

Holroyd SIC Scoping Review Pro-Forma

Social Impact Initial Review			
Contact Details:		Proposal Details:	
Name		Lot Number & Registered Plan Number	
Think Planners Pty Ltd			
Postal Address		Site Address	
9A O'Connell Street, Parramatta		53-73 Toongabbie Road Toongabbie	
Email		Brief Description of Development Proposal	
adam@thinkplanners.com.au		Planning Proposal to change the land use zone, height, fsr and minimum lot size control.	
Phone	Mobile		
9890 8543			
1. POPULATION CHANGE			
<i>Will the development result in significant change/s to the local area's population (either permanent and/or temporary)?</i>	Yes ☒ No ☐	If 'Yes', briefly describe the Impacts below The proposal will increase housing stock within Toongabbie by allowing residential flat building development adjacent the town centre. The proposal is consistent with the vision for high density development in and around town centres.	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below Future payment of Section 94 contribution will alleviate constraints on infrastructure.
Explanation: Changes to the size, structure and capacity of the population can have significant implications for the provision/adequacy of community facilities/services, community cohesion and/or social sustainability			
2. HOUSING			
<i>Will the proposal improve or reduce the quantity, quality, mix, accessibility and/or affordability of housing?</i>	Yes ☒ No ☐	If 'Yes', briefly describe the Impacts below The proposal will enhance and increase dwelling diversity and housing mix by providing additional apartments / units within the locality. The proposal also provides for a good mix of apartments to cater for a variety of households.	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below Proposal designed to provide a variety of dwelling sizes to meet the housing needs of the community. This includes a mix of 1 and 2 bedroom units.
Explanation: A mix of housing types, sizes and costs is necessary for social diversity (in terms of ages, family life cycles, incomes, cultural backgrounds) and social inclusiveness. Retention/expansion of affordable housing is necessary for social equity and to avoid displacement of low-income persons and families			
3. MOBILITY & ACCESS			
<i>Will the development improve or reduce physical access to and from places, spaces and transport?</i>	Yes ☒	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below

		No ☐	The proposal will result in future development applications that will necessarily be required to provide adaptable units and the proposal will not disrupt existing movement of traffic. As detailed in the traffic report the level of service on the road network will remain unchanged.	Development in future applications will be accessible and provides a lift to all levels to encourage mobility and access.
Explanation: 'Access for all' is an essential component of a fair and equitable society. Additionally, accessible developments foster inclusive communities, maximise access to public transport, pedestrian and cycle networks and provide convenient and continuous paths of travel (thereby promoting healthy, sustainable lifestyles)				
4. COMMUNITY & RECREATION FACILITIES/SERVICES				
Will the development increase, decrease or change the demand/need for community, cultural and recreation services and facilities?		Yes ☒	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
		No ☐	Subject to future development applications the planning proposal will result in a modest increase in population however Section 94 plan in place to provide for community, cultural and recreation needs of the population. Furthermore, there are recreation opportunities immediately adjacent the site and the site is within the town centre precinct where increased densities in close proximity to services is encouraged.	Provisions of adequate private open space areas on site and adjacent; and commitment to paying Section 94 contributions.
Explanation: Access to diverse and adequate community and recreation services and facilities is necessary for physical and mental health, well-being, personal productivity, social cohesion and social sustainability				

5. CULTURAL VALUES/BELIEFS				
Will the development strengthen or threaten cultural or community values and beliefs?		Yes ☐	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
		No ☒	Proposal is for a residential development and no likely impact on cultural values/beliefs.	
Explanation: Cultural values include places, items or qualities of cultural or community significance or importance. They provide significant meanings and reference points for individuals and groups. The celebration and protection of cultural values is a key element in building strong and resilient communities.				

6. COMMUNITY IDENTITY & CONNECTEDNESS

Will the development strengthen or threaten social cohesion and integration within and between communities?	Yes ☒ No ☐	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
Explanation: Social cohesion and integration require, in part, places and spaces for informal and safe social interaction. Developments can increase or decrease these interaction opportunities through their provision (or otherwise) of safe and connected pathways and linkages and attractive gathering places (parks, squares, civic spaces, streets).		Limited change given the nature of the proposal. However, the future development proposals will encourage interaction given common lobby and shared facilities on site; along with CPTED principles such as passive surveillance, territorial enforcement, etc.	Limited, however appropriate linkages to street and appropriate communal areas encourage social contact. Body corporate to manage common areas to give sense of ownership.
7. HEALTH & WELLBEING			
Will the development strengthen or threaten opportunities for healthy lifestyles, healthy pursuits, physical activity & other forms of leisure activity?	Yes ☐ No ☒	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
Explanation: Developments can increase or decrease opportunities for healthy lifestyles through increasing or decreasing the livability of places (in terms of safety, noise, dust, aesthetics) or increasing or decreasing opportunities for: - walking, cycling, play and other physical activity; - healthy food choices; - drinking, gambling and smoking.		Proximity to public transport encourages alternative modes of transport such as walking/cycling. Furthermore, the proposal is within close proximity to reserves, transport, employment, retail and services.	Bicycle parking areas will be provided and appropriate private open space areas will be provided as part of the future development consistent with Council planning requirements.
8. CRIME & SAFETY			
Will the development increase or reduce public safety and opportunities for crime (perceived and/or actual)?	Yes ☒ No ☐	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
Explanation: Developments can increase or decrease safety (perceived and actual) (e.g. through generating increased traffic, providing venues that may attract unruly behaviour). This can diminish social cohesion and integration – but can be mitigated by appropriate design (CPTED), traffic controls and management		The proposal will reduce potential for crime given the passive surveillance of units over both frontages to provide 'eyes' on the street which can contribute towards deterring potential criminal activities.	Orientation of balconies over the street and open space within the subject site.

9. LOCAL ECONOMY & EMPLOYMENT			
<i>Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary and/or permanent)?</i>	Yes ☒ No ☐	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
Explanation: Unemployment and low income are associated with poor health and reduced social inclusiveness and resilience. Accessible and diverse local jobs (suited to the capacities of local populations) reduce the risk of unemployment (and the associated poorer health and social sustainability outcomes).		Short term increase in employment during construction and the proposal will promote increased street level activity and the additional residential units will provide augmented patronage in the locality thus contributing towards boosting the local economy of Westmead	Nil
10. NEEDS OF POPULATION GROUPS			
<i>Will the development increase or decrease inclusive opportunities (social, cultural, recreational, employment, governance) for groups in the community with special needs?</i>	Yes ☒ No ☐	If 'Yes', briefly describe the Impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
Explanation: Council has an Access and Equity Policy which promotes access to life opportunities (e.g. jobs, education, full participation in the cultural life of the community) and inclusiveness for all (including those with special needs – youth, aged, CALD, Aboriginals, people with disabilities, children, women etc). Developments can increase inclusiveness through the provision of culturally-appropriate facility design and programs and the avoidance of communication barriers.		The future apartment proposals will provide for adaptable dwellings and provides accessible access to the proposed RFB's from the street and to the basement and all floors within the proposed building via lift cores.	Ensuring compliance with Holroyd DCP in terms of accessible unit numbers.