

Impact Management Plan

PLANNING PROPOSAL

42-44 DUNMORE STREET WENTWORTHVILLE

January 2016





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Overview

This Impact Management Plan has been prepared consistent with Section 5.8 of the Holroyd City Council Social Impact Assessment Policy (August 2012).

Holroyd Council's Social Impact Policy particularly identifies the preparation of an Impact Management Plan (IMP) to *"document and guide the implementation of impact mitigation and enhancement strategies for development projects."*

It is clear that the IMP is most suited and appropriate where there is a development application and subsequent construction process proposed. In this regard the Council policy makes reference to matters such as the "conditions of consent" and "construction and post-construction phases of the project".

Nevertheless, an IMP has a place in the Planning Proposal process and this IMP has been prepared for this part of the process. It is noted that another IMP may be required as part of the Development Application process to address post approval and construction matters.

The purpose of this IMP is to provide a document that will assist in informing the preparation of the subsequent development application in relation to matters of social impact. The IMP essentially bridges the Planning Proposal "concept" with the Development Application "elements"; and seeks to ensure that the key ideas associated with social impacts are carried through to the DA. The main challenge at this stage of the process is to ensure that the positive elements of the proposal are retained and incorporated into the future development application; and those elements of the proposal aimed to mitigate potential negative impacts are equally retained and incorporated into the future development application.

Potential Impacts

The rezoning will lead to the inevitable demolition of existing structures in-order to construct a large scale mixed use development. The character of the site will alter through the introduction of apartments into an existing commercial precinct. The key impacts of apartment development are as follows:

- Traffic noise;
- Construction noise & noise during occupation;
- Privacy;
- Overshadowing;
- Overland flooding;
- Safety; and
- Streetscape character.

These potential impacts associated with construction are to be dealt with at the appropriate time; as part of the development application assessment and conditioning.

Of greater relevance to the planning proposal is to ensure that the key social benefits and the social mitigation measures associated with increased density and heights remain relevant during the preparation of the Development Application. These comprise:

- Housing Affordability;
- Public Domain Improvements; and
- Open Space.

The table at Attachment 1 guides the way in which the above social issues are to be considered in the subsequent Development Application stage of the process, thereby ensuring that their consideration is captured and included.



Impact Management Plan

Attachment 1 – Impact Management Plan Table

Table 1 – Impact Management Plan

Social Issue	Overview	Enhance or Mitigate Measure	Performance Indicator	Reporting	Community Involvement
Housing Affordability	The Planning Proposal plays a part in improving housing affordability through the provision of additional housing stock and importantly through the provision of 1 and 2 bedroom apartments where there is greatest housing stress (single person and single parent households)	Development applications for housing are to incorporate a range of dwelling sizes and choices. Smaller housing sizes (1 and 2 bedroom apartments) meet a need where there is housing affordability / housing stress in the local market.	Ensure that the Development Application incorporate 1 and 2 bedroom apartments.	To be considered in the Statement of Environmental Effects accompanying the Development Application.	The Development Application will be the subject of community consultation consistent with the requirements of the Act and Regulations and implemented pursuant to Council's notification policy.
Public Domain	The Planning Proposal is predicated on the delivery of the community aspirations of – - centre redevelopment - residential development - retail revitalization - amenity and facilities - community and cultural understanding The community aspirations have led to the development of seven (7) planning and design principles for the site and incorporated into the Planning Proposal of – - introduce a heart - enliven the street - provide community benefit	The seven (7) elements of the Planning Proposal are to be clearly articulated in the development application documentation (plans and Statement of Environmental Effects).	Ensure that the Development Application incorporate the seven (7) principles.	To be considered in the Statement of Environmental Effects and plans accompanying the Development Application.	The Development Application will be the subject of community consultation consistent with the requirements of the Act and Regulations and implemented pursuant to Council's notification policy.

	(civic plaza, community facility, appropriate scale) - design for the pedestrian - enhance the importance of Wentworthville - reinforce Dunmore Street - transition and being a good neighbour				
Open Space	The Planning Proposal proposes the delivery of open space that will serve residents and the community. Consistent with the desires of residents in high density town centre settings, the open space is in the form of co location of community facilities, passive open space, landscaping, retail areas and multi purpose space. These areas provide ideal opportunity for social interaction and community engagement and contribute towards activation and crime prevention in urban centres.	Ensure that the Development Application documentation includes the proposed open space areas as described in the Planning Proposal.	Submission of a CPTED analysis report with the Development Application. The SEE to articulate the delivery of open space.	To be considered in the Statement of Environmental Effects and plans accompanying the Development Application.	The Development Application will be the subject of community consultation consistent with the requirements of the Act and Regulations and implemented pursuant to Council's notification policy.