



**JST Pty Ltd**  
Bonds Spinning Mill  
Social Impact Assessment

November 2015



# Executive summary

The former Bonds Spinning Mills Site, located at 190-220 Dunmore Street, Pendle Hill has been proposed for rezoning from industrial to residential, commercial and recreation/community uses. GHD has been engaged to undertake a Social Impact Assessment (SIA) to understand the potential social benefits and impacts that may result from the proposed rezoning and redevelopment of the Bonds Spinning Mill site. The SIA also considers the quantum and quality of open space to be delivered in the proposed scheme.

This report has adopted a framework based on the key social policy principles and objectives identified by Holroyd City Council in the *Holroyd City Council Social Impact Assessment Guidelines*, and other leading practice frameworks such as the Planning Institute of Australia *Social Impact Assessment Practice Note*. The former Bonds Spinning Mill site provides a unique opportunity for the Holroyd Local Government Area (LGA) to revitalise the area with a new mixed-use development. Consistent with their social policy objectives, the site has the potential to meet social sustainability objectives of Holroyd City Council

The Bonds Spinning Mill Project is an important step in providing additional and diverse housing in the Pendle Hill area and for western Sydney. The development, and other housing projects across the LGA, will help to retain and attract key workers and residents to areas close to the Parramatta CBD. It is important to communicate these and other benefits to the community and stakeholders to seek broad acceptance and develop strong, diverse and inclusive communities.

## Existing community profile

A community profile was prepared for the suburb of Pendle Hill. The key characteristics for existing residents compared to the average for the Holroyd LGA include:

- A higher proportion of young families, who require child care and schools.
- A higher proportion of elderly residents (aged 70 years and over), which is likely due to the Churches of Christ Retirement Village located in Pendle Hill, increasing a need for social infrastructure and good access and mobility.
- More people born in Non-English speaking countries, particularly countries in Southern Asia.
- A third of dwellings are medium density flats/units/apartments.
- Higher rates of public transport use.

## Future community profile

It is important to understand the potential future community of the Bonds development to understand how the development may impact on the existing community and future community needs. The future community profile describes:

- 4,080 new residents as a result of the development, as well as around 245 new workers, will lead to a significant increase in the population of Pendle Hill leading to more people using local facilities and services, and changes to the character and amenity of the neighbourhood.
- Compared to the existing community of Pendle Hill, the majority of new residents are expected to be young adults, many with young children. This will change the demographic profile of Pendle Hill and may have implications for community interaction and cohesion and demand for community facilities such as childcare.

## **Stakeholder consultation**

Consultation was undertaken with Council, local residents and relevant government agencies and emergency service providers between March and August 2015 to discuss and understand the context, issues and opportunities of the proposed development. Key implications from these discussions included:

- New open space provided within the development should be integrated within the existing heritage buildings.
- There is a lack of affordable community space and indoor sports facilities in the LGA.
- There are a lot of older people in the area, which will need to be considered during the design and construction stages.
- There are opportunities for provision of new community facilities within the site, such as a new community hub, multipurpose spaces and offices for use by community and health organisations, and arts/cultural uses.
- The area is well serviced by the Westmead Public, Children's and Private Hospitals, however there is limited capacity within the community health sector in the LGA.
- Emergency services are likely to have capacity to service future residents and workers of the development.
- Local primary schools have very limited capacity however there is room to grow. There is existing capacity in high schools.
- Key health issues within Western Sydney include diabetes, heart disease and obesity. Provision of new quality open spaces within the development may provide opportunities for improved health and wellbeing outcomes.

## **Community Meeting 26 August 2015**

On the 26 August 2015, the proponent, JBA planning and PTW Architects held a meeting with key stakeholders including local residents to present the revised draft Master Plan and seek feedback. Participants raised a number of concerns about the revised plan including:

- Concerns around the proposed heights of buildings and potential visual and shadowing impacts.
- Potential impacts on local businesses and the existing commercial strip at Pendle Hill if the development includes a supermarket.
- Concerns about the increased population in the local area which may lead to traffic and parking impacts.
- Questions about how development contributions to Council would be spent and whether there would be direct benefits for the local community.
- Potential construction impacts (e.g. noise, vibration, dust) and the potential timeframes associated with staging of the development.

The comments have been considered by the Master Plan team and in this SIA. There will be further opportunities for community and stakeholder feedback on the Master Plan and this report during public consultation on the development application.

## **Open Space**

The provision of open space has been identified as an area of opportunity by Council. The revised Master Plan prepared by PTW proposes provision of a total of 2.51 ha of publically accessible open space on site for 4,080 persons. This is close to the rate required by Council's Section 94 Plan (i.e. 2.93 ha) provided that publically accessible open space contributes towards the provision of local informal parks. This is large enough to provide for the needs of not only the new residents, but also the

wider Pendle Hill community by increasing access to public open space and providing broader community benefits including contributing to green linkages within the local area.

The publically accessible open space includes a 5,310m<sup>2</sup> park, a 6,190m<sup>2</sup> public plaza and 13,620m<sup>2</sup> of pocket parks and linkages. Overall, 4.3ha of open space is to be provided onsite, and 56% of this open space (i.e. 25,120m<sup>2</sup>) will be publically accessible.

The development will also include private open spaces including communal areas (10,420m<sup>2</sup> in total) which will be accessible by residents.

## Social Impacts

The adoption and implementation of the recommendations within this SIA will assist with delivering on the objectives of Holroyd City Council SIA Policy and will provide socially sustainable outcomes. These recommendations are outlined below.

| Social Impact                                       | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Population change</b>                            | <p>The provision of recommended multipurpose community centre/spaces would help to meet existing and future community needs and would provide opportunities for interaction between existing and new community members.</p> <p>The traffic and transport report for the development should be updated based on the revised Master Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Housing</b>                                      | <p>Provide a range of dwelling sizes (one, two and three bedroom) to meet housing needs of a range of households e.g. lone person, older people, families with/without children.</p> <p>Design 10% of new dwellings to be adaptable.</p> <p>Consider designing additional dwellings in line with universal housing principles.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Mobility and access</b>                          | <p>Ensure good access and walkability throughout the site and connectivity to the Pendle Hill shopping strip and station.</p> <p>Work with Council and Transport for NSW over time to monitor the public transport needs and, if required, increase the bus services in the area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Community and recreation facilities/services</b> | <p>Existing and new residents and workers have access to new/upgraded multipurpose community facilities.</p> <p>The Master Plan should maximise the provision of public open space on site through provision of a public local park that is a minimum of 3,000m<sup>2</sup>. The park should be designed to be multipurpose to meet the needs of a range of user groups. This may include providing seating, shelters, BBQs, informal kick-around areas, toilets and play equipment for various age groups.</p> <p>Consider providing a new indoor recreation facility with basketball courts.</p> <p>Potential opportunity to provide child care services within the development.</p> <p>Consider locating an OOSH service at recommended community/recreation facilities.</p> <p>Programs targeting needs of young people provided from recommended community/recreation facilities.</p> <p>Provision of new local park and public open space within development.</p> <p>Programs targeting needs of older people provided from recommended community/recreation facilities.</p> <p>Design 10% of new dwellings to be adaptable.</p> |

|                                             |                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             | <p>Consider designing additional dwellings in line with universal housing principles.</p> <p>Consultation with emergency services should continue as the project progresses to best inform the safe design and management of the site.</p> <p>The development should be designed in a way that provides good access for emergency services.</p>                               |
| <b>Cultural values/beliefs</b>              | <p>Ensure design of the development reflects the existing character of surrounding neighbourhoods and the history of the site through retention and reuse of existing heritage buildings.</p> <p>Consideration should be given towards providing interpretive and public art works as part of the public domain.</p>                                                          |
| <b>Community identity and connectedness</b> | <p>Ensure design integrates the new development with neighbouring communities to build a sense of identity for new residents and workers that links with the existing communities.</p> <p>Establish a community welcome program to welcome new residents to the area.</p>                                                                                                     |
| <b>Health and wellbeing</b>                 | <p>Ensure the construction management plan includes measures to mitigate potential impacts from construction.</p> <p>Include multipurpose bookable spaces within recommended community centre/space if provided for community health services.</p> <p>Ensure the park is accessible to the public and meets the local community's needs.</p>                                  |
| <b>Crime and safety</b>                     | <p>The design should incorporate Crime Prevention through Environmental Design principles e.g. encouraging passive surveillance from apartments.</p> <p>Provide recommended community welcome program to activate spaces and create feelings of security and safety.</p>                                                                                                      |
| <b>Local economy and employment</b>         | <p>Provide space for local organisations to provide employment/training programs within recommended multipurpose community centre/spaces if provided.</p> <p>Provide affordable office/workshop spaces within recommended community spaces.</p> <p>Register the development with NBN Co to ensure the development has access as soon as possible to high quality internet</p> |

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# 1. Introduction

## 1.1 Background

The Bonds Spinning Mills Site, located at 190-220 Dunmore Street, Pendle Hill has been proposed for rezoning from industrial to residential, commercial and recreational/community uses. GHD has been engaged to undertake a Social Impact Assessment (SIA) to understand the potential social benefits and impacts that may result from the proposed rezoning.

In 2009, Pacific Brands, the original owner of the site, ceased manufacturing operations in Pendle Hill. In 2010 Pacific Brands met with Holroyd Council to discuss a potential rezoning of the Pendle Hill site for “residential and associated development”.

In April 2011, Pacific Brands presented the concept for the future redevelopment of the site to Holroyd City Councillors. Following this, in August 2011 Council resolved to prepare a Planning Proposal for submission to the Department of Planning for Gateway Determination.

Following the resolution of Council to prepare the Planning Proposal to the Department of Planning and Infrastructure, the site was sold to Dylam and an amended proposal was submitted to Council in 2013.

On 29 October 2013 the Council meeting resolved:

*That Council provide ‘in principle’ support for the rezoning of the Bonds Spinning Mill site for residential and commercial purposes generally.*

In 2014 the proponent engaged with Council and its staff on the preparation of a revised Master Plan. Following this, Council requested additional information including this SIA. In 2015, a revised Master Plan was prepared by PTW based on discussions with Council and outcomes of the SIA and other studies. The revised Master Plan will be submitted to Council as part of the rezoning of the site.

## 1.2 Purpose of this report

This SIA looks at the potential social opportunities and impacts that may result from the proposed redevelopment of the Bonds Spinning Mill site. The SIA provides:

- A consideration of how the development may change people’s way of life and how they live, work, play and interact with one another.
- Identification of potential benefits and negative impacts of the proposal, along with the stakeholder groups which may be affected by each impact.
- Consideration of open space requirements.
- Mitigation strategies for each identified impact.

## 1.3 Methodology

This report has adopted a framework based on the principles and objectives identified by Holroyd City Council in the *Holroyd City Council Social Impact Assessment Guidelines* and other leading practice frameworks such as the Planning Institute of Australia *Social Impact Assessment Practice Note*.

In line with Council’s guidelines, this report has been prepared according to the following tasks:

- Scoping and Profiling – including Social Impact Comment and a site visit.
- Prediction.
- Assessment and Evaluation – which included community consultation and assessing the community and social infrastructure available.
- Recommendations – based on the assessment above.
- Impact Mitigation Plan – based on the recommendations and assessment.

Council's Social Impact Comment scoping document has been completed as part of this report and is included in Appendix A. The figures and conclusions within this scoping document are based on preliminary investigations and have not been updated.

GHD has assessed the existing provision of community and social infrastructure available to the community and consulted with community service providers in the area. It has considered the existing physical constraints and opportunities of the site.

## **1.4 Scope and limitations**

This report: has been prepared by GHD for JST Pty Ltd and may only be used and relied on by JST Pty Ltd for the purpose agreed between GHD and the JST Pty Ltd as set out in section 1.2 of this report.

GHD otherwise disclaims responsibility to any person other than JST Pty Ltd arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by JST Pty Ltd Planning and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

## 2. The proposed development

Located approximately 30 kilometres from the Sydney CBD and 400 metres from the Pendle Hill train station and town centre, the former Bonds Spinning Mills at 190-220 Dunmore Street, Pendle Hill were established by George A. Bond in 1923. At its peak, Bonds Spinning Mills employed approximately 2,000 workers and was operational on a 24 hour basis, seven days a week.

Over time, the operation of the factory was scaled down due to broader restructuring by Pacific Brands and the practical difficulties of maintaining full operations on a site with in part, older buildings and increasingly higher density housing nearby.



**Figure 1 Bonds Spinning Mill site location**

(Source: Google, 2015)

The existing site comprises of a total area of approximately eight hectares with approximately 47,000 square metres of industrial / warehousing uses over multiple buildings contained on a single allotment of land. It is bounded by Dunmore Street to the north, which is characterised by medium-density apartments towards the railway, and Jones Street to the east, which consists of townhouses/villas and detached residential dwellings. More townhouses/villas and detached residential dwellings are located to the south of the site.

A nursing home and retirement village (the Churches of Christ Retirement Village) including the heritage listed Dunmore House and gardens are located to the west of the site.

The current draft Master Plan (shown in Figure 2 below) prepared by PTW may provide approximately 1,700 dwellings under the following unit mix scenario:

- 20% one bedroom apartments.
- 70% two bedroom.
- 10% three bedroom apartments.

In addition to the residential uses, the development proposes 6,000 m<sup>2</sup> of retail, business and commercial space, to potentially be provided in retained heritage buildings, and 33,940m<sup>2</sup> of open space which includes a total of 25,120m<sup>2</sup> of public open space made up of:

- a multipurpose public park – 5,310m<sup>2</sup>
- a public plaza – 6,190m<sup>2</sup>
- pocket parks and linkages – 13,620m<sup>2</sup>.



**Figure 2 Bonds development overview**

## 3. Leading practice frameworks

This section provides an overview of the leading practice frameworks which have informed the SIA. These include SIA guidelines and rating tools developed to increase the social sustainability of projects.

### 3.1 Social Impact Assessment: Guidance for Assessing and Managing the Social Impacts of Projects 2015

The International Association for Impact Assessment defines SIA as the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment. The principles relevant to Social Impact are:

1. Equity considerations should be a fundamental element of impact assessment and of development planning.
2. Many of the social impacts of planned interventions can be predicted.
3. Planned interventions can be modified to reduce their negative social impacts and enhance their positive impacts.
4. SIA should be an integral part of the development process, involved in all stages from inception to follow-up audit.
5. There should be a focus on socially sustainable development, with SIA contributing to the determination of best development alternative(s) – SIA (and EIA) have more to offer than just being an arbiter between economic benefit and social cost.
6. In all planned interventions and their assessments, avenues should be developed to build the social and human capital of local communities and to strengthen democratic processes.
7. In all planned interventions, but especially where there are unavoidable impacts, ways to turn impacted peoples into beneficiaries should be investigated.
8. The SIA must give due consideration to the alternatives of any planned intervention, but especially in cases when there are likely to be unavoidable impacts.
9. Full consideration should be given to the potential mitigation measures of social and environmental impacts, even where impacted communities may approve the planned intervention and where they may be regarded as beneficiaries.
10. Local knowledge and experience and acknowledgment of different local cultural values should be incorporated in any assessment.
11. There should be no use of violence, harassment, intimidation or undue force in connection with the assessment or implementation of a planned intervention.
12. Developmental processes that infringe the human rights of any section of society should not be accepted.

These principles have been considered in the preparation of this SIA.

### **3.2 Planning Institute of Australia Social Impact Assessment Position Statement**

The Planning Institute of Australia states that their position on SIA is that:

1. Impact assessment is an important part of planning and decision making processes.
2. Proposals for change which require an environmental or economic impact assessment also require a social impact assessment.
3. Social impact assessment of policies or plans should be sufficiently robust to anticipate the impact of proposals made under the plan and minimise the need for further assessment.
4. Without limiting the matters in regard to which a social impact assessment may be appropriately required, proposals for:
  - larger developments, including: major retail, sports or social infrastructure proposals
  - a significant change of land use, including: new highways, loss of agricultural land
  - sale or rezoning of publically owned land
  - new planning policies and plans amendments to them, and/or
  - controversial uses or increases in intensity (e.g. brothels or gun shops, or of gaming or liquor outlets) should be fully assessed for their social impacts in a SIA.
5. Social impact assessment should be undertaken by appropriately trained and qualified personnel using rigorous social science methodologies and with a high degree of public involvement.
6. A social impact assessment should be a public document.

This position has been considered in this SIA.

### **3.3 Holroyd City Social Impact Assessment Policy 2012**

The *Holroyd City Social Impact Assessment Policy* identifies the importance and rationale for a Social Impact Assessment and provides a framework for ensuring that a SIA is effectively integrated into Council's decision-making processes.

Specifically, it provides a guide as to when a SIA is required, how the SIA is to be conducted and how the outcomes of a SIA are to be implemented and managed.

The specific objectives of this Policy are to:

- Ensure that the social impacts of all relevant interventions (new policies, plans, projects or proposed development) are assessed and understood in Council's decision-making and planning.
- Enhance consistency and transparency in Council's assessment of social impacts.
- Maximise positive social impacts and eliminate (or minimise) negative social impacts.

- Generally support the objectives of Council's Social Plan 2010-12 and the Living Holroyd Community Strategic Plan and delivery program.

The key themes and issues for consideration include:

- A clear understanding of the need to do SIA (in terms of relevant values and principles and consistency with statutory requirements).
- The clarification of when, in what circumstances and at what level SIA is required.
- The development of clear, relevant and practical guidelines, for the conduct of SIA (for Council officers, developers and other change agents).

This SIA has been prepared according to Council's SIA policy which has included:

- Preparation of the initial scoping document (see Appendix A), which was discussed with Council in March 2015
- Consideration of temporary and permanent impacts
- Direct and indirect impacts
- Potential for cumulative impacts
- And the significance of potential impacts.

As per Council requirements, the Social Impact Management Plan is found in (Section 9)

### **3.4 Recreation and Open Space Planning Guidelines for Local Government 2010**

These guidelines were prepared by the NSW Department of Planning in 2010. They were developed as a resource for NSW councils to develop their own recreational and open space policies.

The guidelines do not provide a definitive source of information for open space planning but explain that, especially in urban areas, it is the quality of open space and not just the amount provided that should be focused on.

The directions and techniques contained in the guidelines can be selectively used at different scales, for example for a suburb, a demographic group in the community, or type of recreational facility, program and service.

### **3.5 People Places: A Guide for Public Library Buildings in New South Wales (2013)**

In 2000 the State Library of NSW developed *People Places: A Guide for Public Library Buildings* in New South Wales to guide the development of public library buildings. The planning tools, needs assessment process and benchmarking outlined in *People Places* has been widely used and accepted by councils across NSW.

The third edition of *People Places* was re-released in 2013, placing increased emphasis on the changing nature and role of libraries. The new edition provides information on:

- The continuing popularity of libraries in the digital age.
- Future trends that will impact on library design.
- Processes for determining the need and size of a new facility or increasing capacity of an existing library.

- Designing and building a library that meets the needs of existing and potential future communities.
- Conducting a post occupancy evaluation on an existing library.

### **3.6 Green Star Communities 2014**

This Guide was developed by the Green Building Council of Australia as a resource for councils to encourage community development projects in their LGA. It explains how councils can use the *Green Star – Communities National Framework* and the *Green Star – Communities Rating Tool* to support and achieve improved economic, social and environmental outcomes across different elements of the built environment.

The Guide details actions for local councils such as embracing best practice community engagement and adopting a sustainable and long-term approach to the planning and provision of community infrastructure.

### **3.7 EnviroDevelopment 2013**

EnviroDevelopment is a national rating tool which provides independent verification of a project's sustainability performance. It is an initiative of the Urban Development Institute of Australia (Queensland) and was established to drive the delivery of more sustainable communities and spaces.

These rating tools are useful for this SIA when looking at its "community" elements which look for projects that encourage healthy and active lifestyles, community spirit, local facilities, alternative transport modes and accessible and flexible design that welcomes a diversity of people and adapts to their changing needs.

### **3.8 Social Determinants of Health 2013**

The World Health Organisation's Social Determinants of Health provide evidence-based research on the socio-economic conditions which are important for people to grow, live, work and age, including the health system. These circumstances are shaped by the distribution of money, power and resources (Social Determinants of Health Alliance, 2013). The Social Determinants of Health are concerned with the key aspects of people's living and working circumstances, their lifestyles, and with the health implications of economic and social policies (World Health Organisation, 2003).

The social determinants for health and community wellbeing have been identified through a large body of research and evidence from across the globe (World Health Organisation, 2003).

The research into the social determinants of health confirms that community wellbeing and health is dependent on a range of factors, all of which are linked to how communities are planned and the built environment. Considering the social determinants of health in how the site is planned will help to create a healthy, high functioning connected community where residents enjoy a high quality of life.

### **3.9 Summary of implications**

- Assessing the social consequences of developments early in the planning process is important to increase socially sustainable outcomes.
- For urban infill developments, due to lack of available space, the quality of open space is the key consideration rather than the quantity.
- Providing community facilities, active transport modes and accessible and flexible design are key elements to creating liveable places that encourage healthy, connected and cohesive communities.
- This SIA has been prepared according to Council's SIA policy and leading practice frameworks for social sustainability.

## 4. Social policy context

This section provides information about the social policy context of the proposed development and identifies specific strategies which inform this assessment. These include NSW Government and Holroyd City Council documents.

### 4.1 A Plan for Growing Sydney 2014

*A Plan for Growing Sydney* has been written to guide land use planning decisions for the next 20 years. Decisions that determine where people will live and work and how they move around the city. The plan presents a strategy for accommodating Sydney's future population growth. The strategy attempts to balance the acceleration of housing production with the desire for high levels of amenity and the creation of strong and resilient communities within a highly liveable city.

Holroyd Council is located within the "West Central" subregion of Greater Sydney. The West Central subregion will be a significant focus for infrastructure investment and intensive growth over the next 20 years, due to its proximity to Parramatta. Greater Parramatta will continue to be Sydney's second CBD and a focus for jobs growth and services delivery in Sydney's west.

### 4.2 Holroyd City Living Holroyd Community Strategic Plan 2013

The Community Strategic Plan identifies priorities, strategies and sets the long-term vision for Holroyd. The five key issues raised by the community were:

- **Willingness to be involved:** the community wants to be involved in the growth, development and life of Holroyd.
- **Urban planning, growth and development:** the community identified the need for adequate foresight in planning for the future. This is key for this assessment in ensuring that infrastructure, accessibility to services and transport is managed effectively.
- **Barriers to communication:** the plan states that this was most evident when discussing available services concerning social and community-based groups and the provision of local business support and education programs.
- **Community facilities and accessibility:** the maintenance, location and range of community facilities were a key topic of conversation throughout the creation of the plan.
- **Social diversity and safety:** the plan identified concerns around cultural respect and community safety, highlighting the need to foster community understanding throughout Holroyd and working towards strategies to improve safety and celebrate diversity.

### 4.3 Living Holroyd City Progress Report 2012

The City Progress Report is structured to report on the outcomes and strategies in the Living Holroyd Community Strategic Plan. The report focuses on the initiatives that council has direct responsibility in meeting its responsibility in delivering on the community's aspirations. Council's progress towards achieving its goals was measured through the use of a community survey.

Key goals that the report focuses on and seeks to address and improve upon include:

- I am included and involved in my city.
- I have services available to me when I need them.

- I am part of a safe and inviting city.
- I have access to parks, facilities and services that build on my sense of well-being.
- I can get to where I need to go.
- A car is not my only option.
- I can travel around my city safely.

#### 4.4 Holroyd City Council Cultural Plan 2006-2011

Holroyd City Council developed a Cultural Plan to create and enhance opportunities for its communities to “participate in cultural expression and increase cultural vitality in Holroyd City”.

The plan states that the majority of cultural activity in Holroyd City is organised by community groups and occurs in neighbourhood and community centres, libraries, places of worship and informal spaces such as public meeting places. It is therefore important to provide adequate facilities and venues to support the development of cultural and arts practice in the community.

The plan also identifies outdoor lifestyle and recreation as being a big part of the culture of Holroyd’s communities, and that this is evident in the recent rejuvenation of parks, swimming pools, indoor sporting centres and particularly the development of cycleways by Council.

The plan outlines 10 principles which are relevant to this assessment.

- **Local Identity** (Distinctive sense of place): Encourage greater awareness, promotion and preservation of the local identity of the community and the places within Holroyd City.
- **Cultural Diversity**: Promote awareness, recognition and respect for cultural diversity and support opportunities for social interaction and cultural expression.
- **Participation and Collaboration**: Encourage active community participation in cultural initiatives and encourage active collaboration between the community, council, business and organisations to foster cultural initiatives.
- **Access and Equity**: Support the improvement of access and equity for the community to participate in cultural initiatives that support their health and wellbeing. This includes access to places, activities, events and projects.
- **Advocacy and Leadership**: Actively advocate for the progression and development of cultural initiatives and provide a leadership role in encouraging the community to undertake cultural initiatives.
- **Creativity and Innovation**: Promote, encourage, recognise and support the development of creative and innovative initiatives as a means to improve the quality of life of the communities in Holroyd City.
- **Valuing Cultural Heritage**: Preserve, support and promote the cultural heritage of the communities in Holroyd City.
- **Valuing the Environment**: Seek to promote, preserve and enhance the natural and built environments where cultural activities take place through the adoption of sustainable principles.
- **Cultural Assets** (objects, infrastructure, resources): Recognise the value of cultural assets, promote the resources that support cultural initiatives, enhance places to support the community’s needs and encourage opportunities for cultural expression.

- **Creative Industries and Economic Renewal:** Recognise the value of the creative industries in the local area.

#### 4.5 Holroyd City Social Plan 2010-2012

The *Holroyd City Social Plan 2010 – 2012* is an aspirational plan for the Holroyd community. The plan: identifies six key areas which have been considered in the preparation of this SIA.

- **A connected, harmonious and respectful community** Holroyd Council want to see the community as more friendly, harmonious, and welcoming with people understanding differences and being respectful of all others. Council want to increase the level of cultural harmony between all groups and individuals within neighbourhoods and across the whole LGA.
- **A safe place for all** Council want the LGA to be a place where everyone who lives, works or visits here feels safe, and is safe. They want neighbours to look out for each other and for everybody to have the opportunity to take part in social life and use public spaces. We want everyone to feel safe visiting all parts of the LGA.
- **Aware, involved and informed** Holroyd Council want people who live and work in Holroyd to be involved and informed about what is going on and know where to go for information. Council want them to be able to participate in community decision-making.
- **A healthy and active community** Holroyd Council want people of all ages and abilities who live in the area to have opportunities to live healthy and active lives and to access high quality community resources that contribute to this.
- **A supported community with accessible services and facilities for all** Holroyd Council want quality and relevant services and facilities that are available to everyone and that everyone can get to. They need to be affordable and welcoming to all in the community.
- **A vibrant community with a sense of place and culture** Holroyd Council want their local area to be vibrant and interesting. They want to promote what is unique in the area and in the suburbs and build a sense of community.

#### 4.6 Holroyd City Living Holroyd Community Engagement Strategy 2011-2012

Holroyd City Council is committed to ensuring that all groups in its community have an equal opportunity to participate and be involved in decision making.

The strategy is structured to employ a range of communication mediums, taking into account the demographics, cultural groups and social concerns of our population, while also focusing on the role of Councillors and staff, in planning for the LGA. The strategy highlights the need to include the community in all major decisions that affect it.

The proponent is currently engaging with key stakeholders and agencies to inform the landscape Master Plan and development application. As this is a rezoning, there will be further opportunities for stakeholder and community engagement as the planning and approval process continues, including for future DAs associated with the development.

#### **4.7 Holroyd Section 94 Development Contributions Plan 2013**

The Plan has been prepared following the finalisation of the *Holroyd Local Environmental Plan 2013* to meet the demands for local infrastructure generated by up to an additional 15,150 dwellings and between 38,330 and 42,420 people until 2031.

The anticipated increase in local infrastructure was identified as an increased demand for:

- Community facilities – libraries, child care, community centres and youth services.
- Local and city-wide open spaces and parks.
- Public domain works.
- Roads and public transport facilities.
- Car parking.

#### **4.8 Summary of implications**

- The importance of providing a range of community facilities in a good location to meet community needs.
- Ensure that community concerns around cultural respect and community safety are addressed by local government and developers, and this is incorporated into the design.
- Ensure the community is involved in any process which will affect them.

## 5. Existing community profile

This section presents the community profile for the suburb of Pendle Hill, where the Bonds Spinning Mill site is located. A summary of key demographic indicators of the existing community are outlined below.

### 5.1 Existing residents

#### 5.1.1 Population

At the time of the 2011 Census, there were 6,663 people living in the suburb of Pendle Hill in 2,226 dwellings. Holroyd LGA grew from 89,766 people in 2006 to 99,163 in 2011, which is an increase of 9,937 persons or an average annual increase of 1.8%.

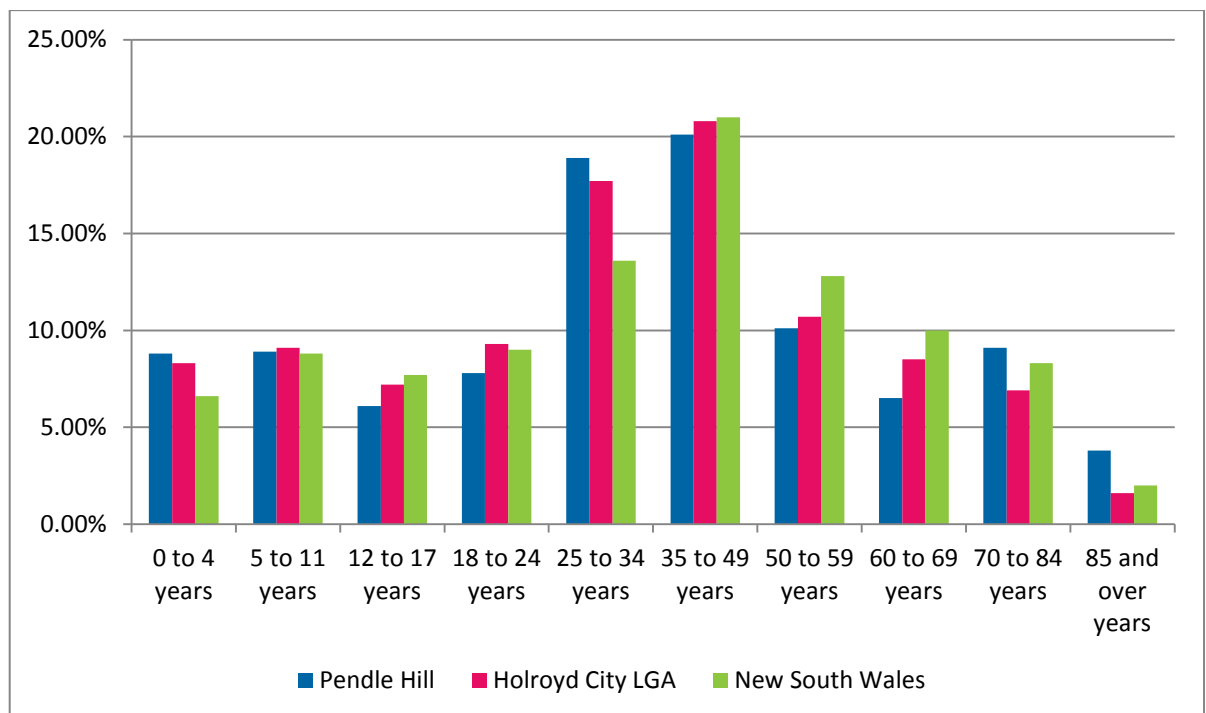
The 2014 NSW Department of Planning and Environment population projections for the LGA estimate that by 2031, 136,000 people will be living in the Holroyd LGA, which is an average annual increase of around 1.3% from 2011. Comparable data for the suburb of Pendle Hill was not available.

The traditional owners of Holroyd LGA are the Darug nation. In 2011, Aboriginal and Torres Strait Islander people made up 0.8% of the population, which is consistent with the LGA, but lower than the NSW average at 2.5%.

The median age of Pendle Hill in 2011 was 36 years. This is slightly higher than the LGA at 34 years, but slightly lower than the state average of 38 years.

The age profile for Pendle Hill compared to Holroyd LGA and NSW is shown in Figure 3.

**Figure 3 Age profile**



Source: ABS, Census of Population and Housing 2011

The graph demonstrates that compared to the LGA, Pendle Hill has slightly more families with young children, less families with high school aged children and young adults aged 18 to 24 years, less older people between 60 to 69 years, but significantly more people over 70 years.

As a culturally diverse suburb, Pendle Hill has a comparable number of people who speak only English at home (40.3%) compared to the LGA (43.2%) but much lower than the rest of the State (72.5%). Other languages spoken at home included Tamil (12.7%), Hindi (4.5%), Arabic (4.4%), Gujarati (4.2%) and Punjabi (2.1%).

In Pendle Hill, 56.9% of people were born overseas, which is a higher rate than the LGA at 49.6% and is a much higher rate of overseas born residents than the rest of the state at 31.4%. The most common countries of birth for Pendle Hill were India (14%), Sri Lanka (9.2%), Philippines (2.3%), China (2.1%) and New Zealand (2.1%).

### **5.1.2 Families and households**

In 2011, the majority of households in Pendle Hill were family households at 71.3%. This was followed by single households at 26.4% and group households at 2.3%. This is comparable to the LGA average, with 76.4% family households, single at 20.9% and group households at 2.7%.

Couple families with children made up over half of all families in Pendle Hill in 2011 (51.5%) which is consistent with the LGA average (50.7%) and higher than the state average (45.5%). There were less single parent families at 15.6% compared to the LGA average 17.6%.

In 2011, Pendle Hill was primarily made up of separate houses (50.5%) followed by flats/units/apartments (30%), and semi-detached housing (18.4%).

In 2011 the majority of dwellings in Pendle Hill were rented (40% compared to 35% for the LGA), followed by those owned with a mortgage (31% compared to 33%), and those owned outright (23.6% compared to 30%).

The median weekly income for households in Pendle Hill in 2011 was \$1,188 which was lower than LGA average of \$1,209. In 2011 in Pendle Hill 26.9% of households had a weekly household income of less than \$600, which is higher than the LGA average at 24%. There were also less high income households earning more than \$3,000/week (8.7%) compared to the LGA (9.4%).

### **5.1.3 Transport**

In Pendle Hill, 15.7% of households did not own a car, which is higher than the LGA average at 12%. Over half of employed residents travel by car to work either as a driver or as passenger (57%) which is lower compared to the LGA (63.2%). Almost a third of employed residents (28%) travel by public transport to work, which is higher compared to the LGA at 20.4%.

### **5.1.4 Employment and education**

In 2011, 8% of Pendle Hill residents in the labour force were unemployed. This is consistent with the unemployment rate for the LGA at 7.2%, but much higher than the state average at 5.9%.

The most common occupations in Pendle Hill included Professionals (23.8%), Clerical and Administrative Workers (19.4%), Technicians and Trades Workers (12.8%), Labourers (9.1%), and Sales Workers (8.6%).

### 5.1.5 Socio-economic index

The index of relative socio-economic disadvantage is derived from Census variables related to disadvantage, such as low income, low educational attainment, unemployment, and dwellings without motor vehicles (Australian Bureau of Statistics, 2013). A higher score on the index indicates a lower level of disadvantage, while a lower score indicates a higher level of disadvantage.

The 2011 Index of Relative Socio-economic Disadvantage for Pendle Hill compared to Holroyd LGA presented in Table 1. The table shows that Pendle Hill has a similar level of disadvantage compared to the LGA, and is more disadvantaged than Greater Sydney and NSW.

**Table 1 Index of relative socio-economic disadvantage for the study areas**

| Area            | 2011 index |
|-----------------|------------|
| Pendle Hill     | 957.7      |
| Holroyd City    | 965.6      |
| Greater Sydney  | 1,011.3    |
| New South Wales | 995.8      |

## 5.2 Existing workers and visitors

The suburb is primarily a residential area. A commercial strip near Pendle Hill Station provides some employment opportunities (see Figure 4 below), but most residents would be employed outside Pendle Hill, including employment areas in Parramatta or other suburbs where work would be more readily available. Due to the highly residential nature of the area and lack of significant attractors, few visitors to the suburb are expected.

At its peak the Bonds Spinning Mill employed approximately 2,000 workers and was operational on a 24 hour basis, seven days a week. The site is now largely unused, apart from a few remaining workers.



**Figure 4 Pendle Hill commercial strip**

### 5.3 Existing social infrastructure

The following provides a summary of the community facilities, services and programs currently providing for the local community near the site, within a 400 metre radius. In addition to the social infrastructure located within the Study Area, there are some facilities and services located within close proximity in surrounding suburbs. A full list is provided in Appendix A.

Figure 5 shows a map of the social infrastructure described below.

#### **Aged care**

The Churches of Christ Retirement Village is located directly next to the development site (see Figure 5 below), and consists of 86 one bedroom villas. The retirement village was contacted but did not provide a response for input into this report.

#### **Health**

There are two medical centres located within walking distance of the site. Pendle Hill Medical Centre and Civic Park Medical Centre are both located in the Pendle Hill Commercial strip, just south of Pendle Hill Station.

#### **Public open space**

There are four local parks accessible around the site, Sheehan Street Playground, Boyne Avenue Park, Yulunga Reserve and Daley Street Park.

Thorne Avenue Playground is situated within a 400m walking radius of the site, but is located over the other side of the railway tracks, reducing its accessibility.

#### **Preschool**

Three preschools are located within close proximity of the site, these are:

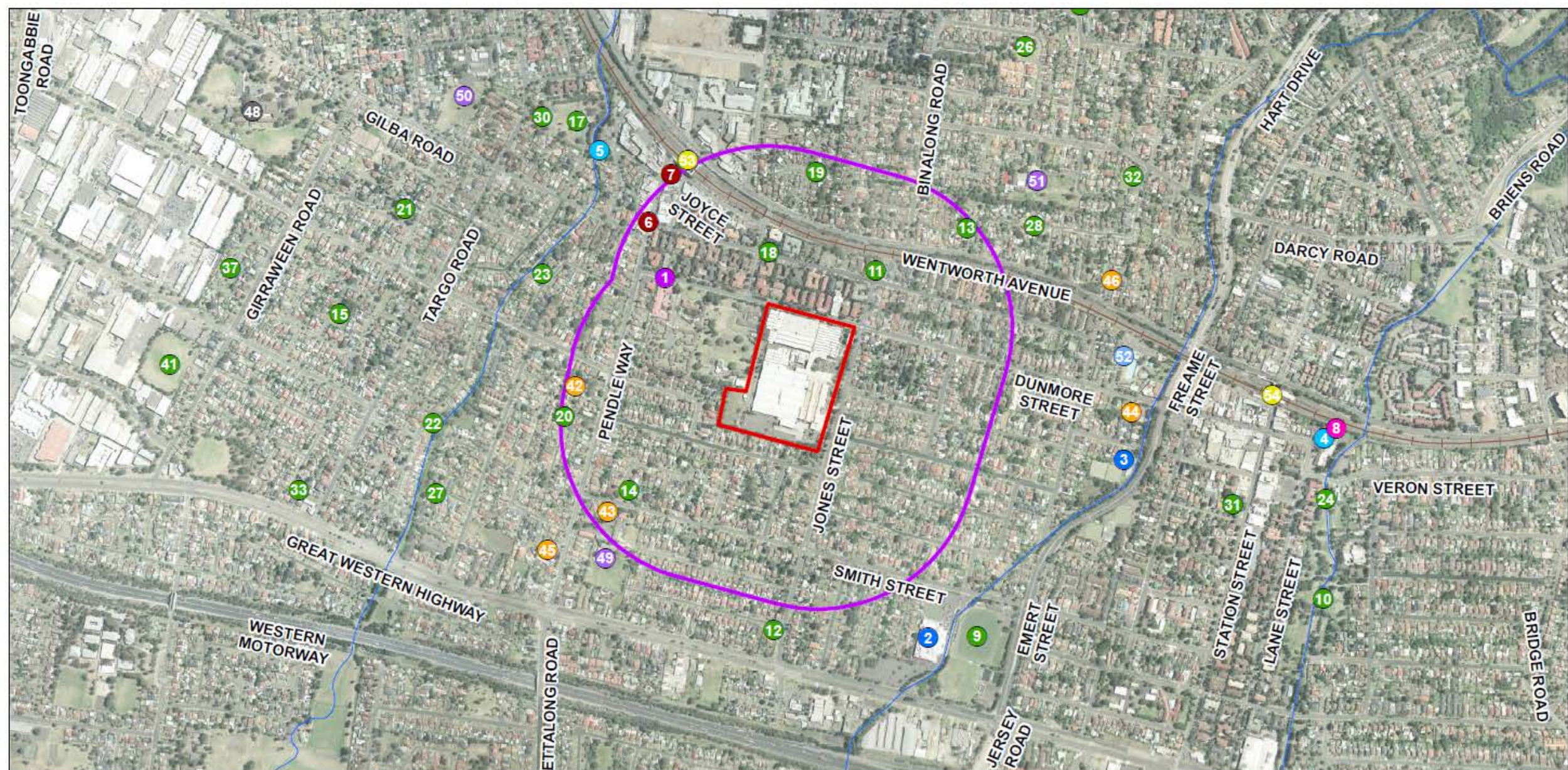
- Kinder Kapers Preschool.
- Pendle Hill Early Learning Centre.
- Goodstart Early Learning.

#### **Public School**

Pendle Hill Public School is the closest public school and is within walking distance to the site.

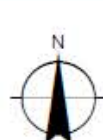
#### **Public Transport**

Pendle Hill Train Station is located to the north-west of the site. The station is well-utilised and is currently under-going an easy-access upgrade which will provide better accessibility for older mobility impaired residents. The upgrade is currently expected to be completed in 2017. Hills Bus runs a twice daily service (number 708) which stops directly in front of the site on both Dunmore and Jones Street, and which travels to Parramatta in the morning (approximately 9.30am) and returns from Parramatta in the afternoon (around 2.30pm). This service may be suitable for some people (e.g. retirees) but would not be appropriate for commuters.



|                                          |                               |                               |                              |                            |                                     |                                  |
|------------------------------------------|-------------------------------|-------------------------------|------------------------------|----------------------------|-------------------------------------|----------------------------------|
| Aged care                                | 5, Cassia Community Centre    | 15, Linlee Street Park        | 23, McClennan Park           | 32, Darcy Road Reserve     | 44, Goodstart Early Learning        | 50, Girraween Public School      |
| 1, Churches of Christ Retirement Village | <b>Health</b>                 | 9, Ringrose Park              | 17, Civic Park               | 24, Veron Street Park      | 45, Goodstart Early Learning        | 51, Darcy Road Public School     |
| <b>Bowling club</b>                      | 6, Pendle Hill Medical Centre | 10, Lytton Street Park        | 18, Yulunga Reserve          | 26, Thane Street Reserve   | 46, Tralee Gardens Preschool Centre | <b>Swimming centre</b>           |
| 2, Wentworthville Memorial Bowling Club  | 7, Civic Park Medical Centre  | 11, Stapleton Street Park     | 19, Thorne Avenue Playground | 27, Nancy Street Park      | 41, Harold Read Park                | 52, Wentworthville Swimming Pool |
| 3, Wentworthville Memorial Bowling Club  | <b>Library</b>                | 12, Frederick Street Park     | 20, Daley Street Park        | 28, Frank Hayes Playground | <b>Public High School</b>           | <b>Train Station</b>             |
| Community Centre                         | 8, Wentworth Branch Library   | 13, Sheehan Street Playground | 21, Dandie Park              | 30, Targo Road Reserve     | 48, Girraween High School           | 53, Pendle Hill Train Station    |
| 4, Wentworthville Community Centre       |                               | 14, Boyne Avenue Park         | 22, Bombala Street Park      | 31, Friend Park            | 49, Pendle Hill Public School       | 54, Wentworthville Station       |

Paper Size A4  
0 50 100 200 300 400  
Metres  
Map Projection: Transverse Mercator  
Horizontal Datum: GDA 1994  
Grid: GDA 1994 MGA Zone 56



**LEGEND**  
Site  
400m walking radius  
Watercourses  
Rail

Aged care  
 Bowling club  
 Community Centre  
 Health  
 Library  
 Park  
 Preschool  
 Public High School  
 Public School  
 Swimming centre  
 Train Station



JBA Planning  
Bonds SIA

Social Infrastructure

Job Number 21-24419  
Revision A  
Date 14 Apr 2015

Figure 1

N:\AU\Sydney\Projects\21\24419\GIS\Maps\Working\21\_24419\_z001\_Social\_infrastructure.mxd  
Level 15, 133 Castlereagh Street Sydney NSW 2000 T 61 2 9239 7100 F 61 2 9239 7199 E sydney@ghd.com.au W www.ghd.com.au  
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Data source: General Topo: NSW LPI DTDB 2012, Imagery: GOOGLE 2015. Created by:jrichardson

Figure 5 Social infrastructure in and surrounding the Local Area



**Figure 6 The Churches of Christ Retirement Village**

### **Key implications**

Overall, the key characteristics of for existing residents in Pendle Hill compared to the average for the Holroyd LGA include:

- A higher proportion of young families, who require child care and schools.
- A higher proportion of elderly residents (aged 70 years and over), which is likely due to the Churches of Christ Retirement Village, increasing a need for social infrastructure and good access and mobility.
- More people born in Non-English speaking countries, particularly countries in Southern Asia.
- A third of dwellings are medium density flats/units/apartments.
- Lower household income levels and higher unemployment rate.
- Higher rates of public transport use.
- Limited existing social infrastructure within a minute walking radius of the site.

## 6. Future community profile

It is important to understand the potential future community of the Bonds development to understand potential impacts on existing communities in Pendle Hill and future community needs. This section provides an overview of the indicative profile of future residents, workers and visitors of the Bonds development.

### 6.1 Indicative future resident profile

In order to understand the potential future residential profile of the Bonds development, GHD has undertaken indicative population projections based on similar recent high density developments in Western Sydney. As there has been little higher density development in Holroyd LGA prior to the 2011 Census, two development areas which have similar dwelling compositions and likely future populations have been identified. These are North Parramatta in the Parramatta LGA, which is primarily made up of two and three bedroom apartments, and Wentworth Point in the Auburn LGA, which is primarily made up of one and two bedroom apartments.

The North Parramatta development was analysed based on the 2011 census data of six SA1 level profiles, while for the Wentworth Point development, the profile of the suburb was analysed. Detailed demographic summaries can be found in Appendix C.

Based on the 2011 Census profiles for these developments, an occupancy rate and age profile for the Bonds site has been developed. This is presented in Table 2 below.

Based on the proposed dwellings for the Bonds site of 1,700 dwellings, the likely future population would be approximately 4,080 new residents. Based on the proposed age profile, and the existing profile for Pendle Hill and the Holroyd LGA, future residents of the Bonds development are likely to include:

- Significant numbers of young couples with and without children.
- First home buyers and established families who are looking to stay in the local area.
- Single households.
- Older people looking to downsize their homes.
- People born overseas including India, Sri Lanka, Philippines, China and New Zealand.

**Table 2 Expected new resident profile**

|                   | Bonds Spinning Mill |             | Pendle Hill | Holroyd LGA |
|-------------------|---------------------|-------------|-------------|-------------|
| Age Profile       | Population          | %           | %           | %           |
| 0 to 4 years      | 302                 | 7.4%        | 7.8%        | 8.3%        |
| 5 to 11 years     | 224                 | 5.5%        | 8.7%        | 9.1%        |
| 12 to 17 years    | 175                 | 4.3%        | 5.8%        | 7.2%        |
| 18 to 24 years    | 506                 | 12.4%       | 8.0%        | 9.3%        |
| 25 to 34 years    | 1204                | 29.5%       | 17.8%       | 17.8%       |
| 35 to 49 years    | 959                 | 23.5%       | 20.5%       | 20.8%       |
| 50 to 59 years    | 355                 | 8.7%        | 10.7%       | 10.7%       |
| 60 to 69 years    | 212                 | 5.2%        | 7.1%        | 8.5%        |
| 70 to 84 years    | 110                 | 2.7%        | 9.4%        | 6.9%        |
| 85 years and over | 24                  | 0.6%        | 4.1%        | 1.6%        |
| <b>Total</b>      | <b>4,080</b>        | <b>100%</b> | <b>100%</b> | <b>100%</b> |

## 6.2 Future workers and visitors

As a result of the development, new commercial space is estimated to generate employment for 245 new workers (Hill PDA, 2014).

The Economic Impact Assessment for the proposal undertaken by Hill PDA also notes that as housing in the proposed development will be concentrated close to jobs, services and facilities, there is expected to also be an increase in local shoppers to the project area as retail, hospitality, education and commercial uses are expanded.

It has been proposed there are opportunities to provide space for community facilities within the development, subject to further discussions with Council. Depending on what is provided, people from outside the local area may visit these facilities (see Section 8.6).

### Key implications

- 4,080 new residents as result of the development, as well as around 245 new workers will lead to a significant increase in population of Pendle Hill leading to more people using local facilities and services and potential changes to the character and amenity of the neighbourhood.
- Compared to the existing community of Pendle Hill, the majority of new residents are expected to be young adults, many with young children. This will change the demographic profile of Pendle Hill, and may have implications for community interaction and cohesion as well as demand for specific community facilities and social infrastructure.

## 7. Summary of consultation outcomes

Consultation was undertaken with Council, local residents, relevant government agencies and emergency service providers between March and August 2015 to discuss and understand the context, issues and opportunities of the proposed development.

A summary of consultation outcomes is shown in the tables below.

**Table 3 Outcomes from meetings with Holroyd City Council**

| Timing     | Stakeholder                                              | Key Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| March 2015 | Holroyd City Council – Planning                          | <ul style="list-style-type: none"> <li>Recent Council LEP submissions noted a recurring theme of concern around crime and safety.</li> <li>The need to highlight positives of the proposal, for example housing provision and community and recreation facilities.</li> <li>The project should consider the implementation of public art.</li> <li>The heritage interpretation of Bonds Mill is important due to the site's importance to the local community and its social heritage.</li> <li>Heritage buildings should be integrated with the open space provided with the project.</li> <li>There are opportunities to link parks to the main street, through pathways or cycleways.</li> <li>There is existing demand for childcare in the area.</li> <li>Who will be responsible for the management of community facilities is an important consideration.</li> <li>The site has potential to provide a new community hub.</li> <li>The heritage buildings in the Bonds site would be ideal for an arts related facility (studio or gallery or both) given its heritage quality and size. This would need to be subject to feasibility analysis however.</li> <li>Similarly, there may be options for 'relocating' the Youth Centre or Community Centre to the Bonds site. This would have to be considered in conjunction with options (if any) for disposal or adaptive re-use of the existing facilities as well as suitability of the Bonds buildings.</li> </ul> <p>GHD also received emails from Council providing advice regarding the increased provision of community facilities and services as a result of the development based on Council's Section 94 Plan. This advice will be considered during VPA negotiations</p> |
| July 2015  | Holroyd City Council – Community services and facilities | <ul style="list-style-type: none"> <li>There's a lot of older people in the area (the retirement village adds to this) – many of the older people are still mobile (i.e pre-residential care) but may need to move into care soon..</li> <li>Large Indian and Tamil population in Pendle Hill, often with multi-generations in one house.</li> <li>There are revitalisation plans for Wentworthville which may be relevant for Bonds, particularly a public art project that is being implemented there with cultural groups</li> <li>Pendle Hill and Wentworthville have a similar image (of being "less desirable" suburbs), but Wentworthville has a better shopping centre.</li> <li>Pendle Hill Station is very well utilised, lots of people are using it to commute to work.</li> <li>Toongabbie Community Centre is not too far from the site (2.5km from the north of the Bonds Site).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Timing | Stakeholder | Key Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |             | <ul style="list-style-type: none"> <li>Wentworthville Community Centre (Holroyd Council owned) is identified in the S94 plan for upgrading but no detail on what this might involve – Council is focusing on providing larger community hubs rather than small dispersed facilities.</li> <li>Cassia Community Centre (community owned) community development programs for local residents provide English lessons, playgroups etc.</li> <li>There's a need for office spaces for community services to rent out and run their services out of.</li> <li>Open space is important, people from culturally and linguistically diverse groups like to congregate in open spaces, need bigger spaces with equipment and attractive places. Need areas large enough to run events, to try and get people mixing, and have areas suitable for older people.</li> <li>Youth services run from Wentworthville Youth Centre (directly behind swimming pool). This is a Council-run service, and there are a lot of programs happening. Lack of affordable space in LGA, during the day others use the centre (e.g. mothers groups, play groups).</li> <li>Council recently completed a review of youth services which found that what young people want is changing, no longer just drop-in services. Currently need to provide more outreach services (e.g. going out to schools rather than within the youth centres) Young people also want technology – internet, video games, etc.</li> <li>There is a newly refurbished youth centre at Guildford, it contains a media room, indoor spaces. (Guildford 8km from the Bonds site)</li> <li>Indoor sports facilities – there's a half court at the Wentworthville youth centre however there are no indoor basketball facilities large enough for competitions in the area, these could be very popular.</li> </ul> |

**Table 4 Outcomes from meetings with state government agencies**

| Timing     | Stakeholder                          | Key Outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| April 2015 | Western Sydney Local Health District | <ul style="list-style-type: none"> <li>Key health issues within Western Sydney include diabetes, heart disease and obesity which providing good quality open space will help manage.</li> <li>Residents in new developments are not "typical" Western Sydney residents, lots of Culturally and Linguistically Diverse groups with a higher risk of gestational diabetes.</li> <li>Need to encourage walking/cycling.</li> <li>Hospitals well catered for in the area with Westmead Public, Children's and Private all located close by.</li> <li>High rates of private health insurance in the area.</li> <li>Community health has limited capacity in the Holroyd LGA/Pendle Hill area.</li> <li>Co-location with the aged care facility. Relatives could move into the new development, while parents/family members move into the aged care facility.</li> <li>New multipurpose community spaces could be booked by primary care staff including:</li> </ul> |

|            |                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            |                                             | <ul style="list-style-type: none"> <li>– Clinical space for child and health</li> <li>– Community nursing, podiatry</li> <li>– Counselling interviewing space</li> <li>• Commercial space could be used for GPs.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| April 2015 | NSW Department of Education and Communities | <ul style="list-style-type: none"> <li>• Primary schools in the area are at or near capacity for enrolments, though there is some site capacity for schools to grow bigger.</li> <li>• The closest high school, Pendle Hill High School is at around 50% capacity, so has room to cater for more students.</li> <li>• The NSW Department of Education and Communities are currently investigating methods on how to meet projected demands in areas of urban renewal.</li> </ul>                                                                                                                                                                                                                                      |
| April 2015 | NSW Fire and Rescue                         | <ul style="list-style-type: none"> <li>• The site is located close to the existing Wentworthville Fire Station, so could expect good response times.</li> <li>• Wentworthville Fire Station is busy, but the new development would not be likely to push them over capacity or require further upgrades.</li> <li>• It was not expected that the new development would cause any major issues or concerns.</li> </ul>                                                                                                                                                                                                                                                                                                 |
| April 2015 | NSW Ambulance                               | <ul style="list-style-type: none"> <li>• Demographic information particularly regarding the breakdown of age groups is used to assess demand for additional ambulance resources. NSW Ambulance calculates demand based on an average number of ambulance call-outs per age group. The population group over the age of 75 have the highest number of call outs. The location of retirement villages assists in identifying demand.</li> <li>• NSW Ambulance is currently reviewing its planning approach for services and resources. Based on this, there may be a future need for more ambulance services in the area, and further consultation is recommended with NSW Ambulance to determine this need.</li> </ul> |
| May 2015   | NSW Police                                  | <ul style="list-style-type: none"> <li>• Wentworthville Station, the closest station to the development site, is a substation of Parramatta Station, and is only serviced by one officer at a time so may require improvements to its services.</li> <li>• GHD were not provided with information of the impacts of future growth on the area.</li> </ul>                                                                                                                                                                                                                                                                                                                                                             |

## 7.1 Community Meeting 26 August 2015

On the 26 August 2015, the proponent, JBA planning and PTW Architects held a meeting with key stakeholders including local residents to present the revised and seek feedback.

Participants raised a number of concerns about the revised plan including:

- Concerns around the proposed heights of buildings and potential visual and shadowing impacts.
- Potential impacts on local businesses and the existing commercial strip at Pendle Hill if the development includes a supermarket.
- Concerns about the increased population in the local area which may lead to traffic and parking impacts..
- Questions about how development contributions to Council would be spent and whether there would be direct benefits for the local community.

- Potential construction impacts (e.g. noise, vibration, dust) and the potential timeframes associated with staging of the development.

The comments have been considered by the Master Plan team and in this SIA. There will be further opportunities for stakeholder and community feedback on the Master Plan and this report during public consultation of the development application.

### **Key implications**

- New open space provided within the development should be integrated within the existing heritage buildings.
- There is a lack of affordable community space and indoor sports facilities in the LGA.
- Key health issues within Western Sydney include diabetes, heart disease and obesity. Provision of new quality open spaces within the development may provide opportunities for improved health and wellbeing outcomes.
- There are a lot of older people in the area, which will need to be considered during the design and construction stages.
- There are opportunities for provision of new community facilities within the site, such as a new community hub, multipurpose spaces and offices for use by community and health organisations, and arts/cultural uses.
- The area is well serviced by the Westmead Public, Children's and Private Hospitals, however there is limited capacity within the community health sector in the LGA.
- Emergency services are likely to have capacity to service future residents and workers of the development.
- Local primary schools have very limited capacity however there is room to grow. There is existing capacity in high schools.
- Potential construction, traffic and parking and amenity issues associated with the development which will need to be assessed and mitigated to reduce impacts on local communities.

## 8. Social Impact Assessment

This section provides an assessment of the potential social impacts and opportunities that may result from the development of the Bonds Spinning Mill site. This assessment is based on the social policy context, existing and future community profile, consultation with key stakeholders, and technical information prepared as part of the Development Application.

Social impacts are defined as significant changes to:

- People's way of life and how they live, work, play and interact on a daily basis.
- Their culture including shared beliefs and customs.
- Their community, its cohesion, stability, character, services and facilities.
- Their health including physical and mental health.

The SIA has been prepared in line with the Holroyd City Council's Social Impact Assessment Policy (2012), as well as the other leading practice frameworks identified in Section 3.

### 8.1 Population change

The proposal would provide approximately 1,700 new apartments in Pendle Hill, leading to an increase of around 4,080 new residents when complete. According to the Department of Planning and Environment projections (2014), the total population of Holroyd LGA is estimated to be around 128,200 persons by 2026, when it is expected that the Bonds development would be complete.

According to the 2011 census, the existing population of Pendle Hill is 6,663 persons. Although projections for Pendle Hill are not available, significant growth beyond the Bonds development is not expected. Therefore an increase of 4,080 people as a result of the Bonds development is expected to be significant for the area. The increase in population would lead to more people using local infrastructure, such as roads, public transport, shops and community facilities such as parks. This has been raised as a concern by local residents during consultation on the Master Plan, particularly in relation to local parking and traffic issues resulting from the increased population. The Master Plan proposes that all parking for the site will be underground, including parking for visitors and proposed commercial uses, limiting impacts on parking availability in existing streets. In addition, the development is within a five to ten minute walk of Pendle Hill train station. It is expected that many new residents would commute by train, reducing potential traffic impacts. This is supported by census data, which shows an increase of 23% to 30% from people commuting to work on public transport between 2006 and 2011 (from 23% to 30%). However a traffic management study should be updated to assess and mitigate potential impacts on local traffic and parking.

With the *Plan for Growing Sydney* focusing on Parramatta as a second Sydney CBD, it is expected that the Bonds development would be attractive to people who work in Parramatta due to its proximity and convenient access by public transport. The existing community of Pendle Hill has a high number of young families as well as a high proportion of older residents. The Bonds development is expected to lead to relatively significant increase in the number of young families in the area. This will change the structure of the Pendle Hill population, which may lead to a change in community needs and cohesion between residents. The increased population will lead to an increased demand for local infrastructure. However the provision of new community facilities and open space would help to meet existing and future community needs, as well as foster opportunities for interaction between community members.

The development would also lead to an increase in the number of workers in the local area, with almost 250 new jobs expected to be generated by the proposed commercial space within the Bonds development. This would lead to an increase in the number of people visiting the site each day from current conditions, which may have a small impact on how public spaces are used and the character of the local area from primarily residential to a mixed employment and residential area. However given the previous use of the site as a large employer, this change is expected to be minor.

### Recommendations

- The provision of the community facilities and open space recommended in this report will help to meet existing and future community needs, as well as provide new opportunities for interaction between community members.
- The traffic and transport report for the development should be updated based on the revised Master Plan.

## 8.2 Housing

The Bonds development would increase the supply of smaller dwelling types (i.e. one, two and three bedroom apartments) in Pendle Hill and the LGA more broadly, which are predominantly characterised by separate houses, terrace/townhouses, and three to four storey flats/units. This would contribute to increased housing supply and diversity in the local area, which is important to ensure different household types (e.g. single households, families) have access to appropriate housing, whilst supporting a diverse community.

Housing affordability is a key issue for metropolitan Sydney, and addressing this is identified in the *Plan for Growing Sydney* as a key goal. The Bonds development will contribute to increased housing supply in the LGA and the housing targets set by *A Plan for Growing Sydney*.

In line with the Seniors Housing SEPP, 10% of the development will be adaptable. Adaptable housing is designed to be easier and less expensive to modify if an occupant's abilities decline in the future. Consideration should also be given to incorporating universal design principles into additional dwellings to facilitate independent living and ageing in place. Universal design is concerned with meeting the needs of people of all ages and the widest range of abilities, avoiding future modification and associated costs.

Given the significant number of older people in the local area and Holroyd LGA, inclusion of universally designed and adaptable housing as part of the proposed redevelopment would be a long-term, positive social outcome for the community.

### Recommendations

- Provide a range of apartment sizes (one, two and three bedroom) to meet housing needs of a range of households e.g. lone person, older people, families with/without children.
- Consideration should also be given to incorporating universal design principles into additional dwellings to facilitate independent living and ageing in place.

## 8.3 Mobility and access

Incorporating accessibility into design of the built environment is a key requirement to ensure older people, people with a disability, young people and parents with prams can move freely and independently throughout the community. It is vital to ensure that the Bonds development is

designed to be accessible for all community members. Providing high quality access is also important for the health and wellbeing of those who live in the community.

The provision of public transport, walking and cycling facilities are essential to ensuring quality of life and socially sustainable communities. Design measures for the Bonds development need to consider connections through the development and to surrounding neighbourhoods, including to existing pathways to the Pendle Hill station, and community facilities such as Wentworthville Community Centre and Library. This would ensure the development is open and accessible to all, whilst encouraging residents and workers to walk or cycle.

The site is within 400m of the Pendle Hill train station, which is equivalent to a 5 minute walk for most people. The Pendle Hill train station is on the Cumberland Line which travels between Schofields and Campbelltown and the Western Line, which travels from Richmond to Berowra.

Hills Bus runs a twice daily service (number 708) which stops directly in front of the site on both Dunmore and Jones Street, and which travels to Parramatta in the morning (approximately 9.30am) and returns from Parramatta in the afternoon (around 2.30pm). This service may be suitable for some people (e.g. retirees) but would not be appropriate for commuters. Over time, the increased population at the Bonds development may warrant additional bus services throughout the day or to other locations.

The inclusion of service type uses and small scale retail (cafes, local GP, supermarket) would benefit the local community, who currently need to travel outside the local area for many of these facilities.

### Recommendations

- Ensure that design measures for the Bonds development consider accessible connections through the development and to surrounding neighbourhoods, including to existing pathways to community facilities and public transport.
- Work with Council and Transport for NSW over time to monitor public transport needs and if required increase the bus services in the area.

## 8.4 Community and recreation facilities and services

The increased resident and worker population will increase demand for community facilities and services. The existing services provided in the local area are described in Section 5.3.

To reduce the impact of the development on the local community and to provide opportunities for interaction between new and existing community members, new community infrastructure should be considered for provision within the development.

The needs assessment of community and recreation facilities considers community infrastructure needs based on four key indicators including:

- **Demographic need** - consideration of the socio-demographic profile of the existing and additional population and their resultant need for community infrastructure.
- **Identified need** - based on needs identified through consultation with Council staff and service providers.
- **Comparative need** – which considers need based on service equity across the LGA and in other areas, and according to leading practice benchmarks.
- **Leading practice need** - which considers service issues and new facility models.

The assessment has been undertaken based on the provision of 1,700 new dwellings and 4,080 persons.

#### 8.4.1 Multipurpose community centres and spaces

Community spaces and facilities directly support positive social and health outcomes for local communities by providing important places for social interaction, learning, enterprise development and civic participation.

The *Holroyd City Council Section 94 Plan 2013* identifies that by 2031 an additional 3,000m<sup>2</sup> of additional multipurpose community floor space would be required to meet the needs of the LGA. This is based on a rate of 70.7 m<sup>2</sup> per 1,000 persons.

Based on this rate of provision, 288.5m<sup>2</sup> of multipurpose community space would be required for the Bonds development:

Leading practice for the provision of community facilities recommends that a multipurpose community centre should be no smaller than 500m<sup>2</sup> to incorporate space for offices, programs and services. Discussions with Council have indicated that while there is a need for increased community space in the LGA, their preference is to expand existing facilities, such as the existing community centre at Wentworthville, though Council's Section 94 provides no detail on what these upgrades would involve. The existing Wentworthville Community Centre is 1.4km away from the development and provides two separate rooms for hire. In line with the Section 94 plan, there is potential for the Bonds development to provide contributions towards the upgrade and expansion of the Wentworthville community centre.

However, the Bonds development would also provide an opportunity for provision of new community spaces. Up to 5,000m<sup>2</sup> of the existing heritage buildings at the Bonds site have been identified to potentially be retained, with potential for some to be used for community facilities (see Figure 7 below). The suitability of these buildings for community use should be discussed further with Council. If deemed suitable, between 500m<sup>2</sup> to 700m<sup>2</sup> would be appropriate for a district-level multipurpose community centre. Should a new multipurpose centre be located at the Bonds development, further discussions would be required to establish an appropriate location on site to meet leading practice locational requirements including:

- Clustered with/near other community facilities.
- Within walking distance to good transport connections.
- Highly visible location with good pedestrian activity.
- Facilitates high levels of safety by surveillance from surrounding activities, including activity at night.
- Allows for universal and equitable access.

There may also be opportunities to provide multipurpose or office spaces for local community services to use, such as community health providers. This would require negotiation with the service and council to establish an appropriate space and ownership/management model, but could provide a short or long term way of activating the heritage buildings while increasing access to local services.

#### Recommendations

- Further discussions are required with Council to establish the suitability for a new multipurpose community centre located within the Bonds development, potentially within one of the existing heritage buildings.
- Office or multipurpose spaces for local community services could also be provided within the heritage buildings. This could be a short or long term use.

- If a new centre/office space is not provided at the Bonds development, contributions may be required to upgrade the existing Wentworthville Community Centre in line with Council's Section 94 Plan.



**Figure 7 Potential location for community space within existing heritage buildings on site**

#### **8.4.2 Libraries**

Libraries are an important community facility, providing access to education and information, as well as places for communities to interact. They are particularly important for people from disadvantaged groups and providing opportunities for them to participate in society e.g. providing access to the internet to use online services.

The closest library to the Bonds development is the Wentworthville Library, which is located next to the Wentworthville Community Centre, around 1.4km from the site. According to Council's Section 94 Plan the Wentworthville Library has capacity to be expanded. A contribution will be levied from the development towards this and library stock in line with Council's Section 94 Plan.

#### **Recommendations**

- Upgrades to Wentworthville Library shall be provided under Council's Section 94 Plan.

#### **8.4.3 Public open space**

Public open space provides important opportunities for physical activity, social interaction and general improvements in wellbeing for communities. An equitable distribution of appropriate and high quality public open space is required to meet the needs of future residents, workers and visitors of the Bonds development, and ensure access for the existing community is maintained or improved. GHD prepared a detailed memorandum regarding open space provision for the Bonds site which can be seen in Appendix D.

The Bonds site is located within walking distance (400 metres) of several public parks. These include:

- Yulunga Reserve which includes a children's playground.
- Thorne Avenue Playground which includes a children's playground.
- Daley Street Park which includes a children's playground, seats and grass.
- Boyne Avenue which includes a children's playground and seats.
- Sheehan Street Playground which includes a children's playground.

The closest sports fields (within an approximate 2.5km radius) include:

- Ringrose Park, which provides two full sized fields.
- CV Kelly Park .which has one athletics field.
- Pendle Hill Park has one full sized field.
- Harold Reid Park contains one full sized field.
- Girraween Park includes one full size field, and two three-quarter sized fields.

Holroyd City Council's position, as expressed in the *Holroyd Recreation and Open Space Strategy 2007* and the *Holroyd Open Space and Recreation Study 2013*, is that existing public open space in the Holroyd Local Government Area has little capacity to provide for the forecast future demands of new populations. Therefore new developments should consider opportunities for provision of new public open space where feasible to increase provision across the LGA.

The provision of public open space in urban infill developments is a challenge due to lack of available and affordable land. Maintaining existing rates of provision for public open space in urban areas will be unachievable as populations continues to grow. Considering alternative and locally appropriate rates of provision is therefore important for urban areas as traditional rates of provision are often based on planning for greenfield developments where land is readily available and less constrained by existing development. The focus for open space provision in urban infill areas therefore needs to be on increasing access to and quality of existing public open spaces.

For the Bonds development, Council's Section 94 rate of provision recommends 2.93ha of public open space is required. The revised Master Plan prepared by PTW proposes provision of a total of 2.51ha of publicly accessible open space on site. This is close to the rate required by Council's Section 94 Plan (i.e. 2.93ha) provided that publicly accessible open space contributes towards the provision of local informal parks. Based on the comments in Council's *Open Space and Recreation Needs Assessment – Bonds Spinning Mills Site 2013* on the previous Master Plans, Council would consider the publicly accessible open space as contributing towards this provided it is high quality and useable.

The publicly accessible open space includes a 5,310m<sup>2</sup> park, a 6,190m<sup>2</sup> public plaza and 13,620m<sup>2</sup> of pocket parks and linkages. The development will also include 8,820m<sup>2</sup> of communal open space, which will be accessed by residents.

The provision of 2.51ha of publicly accessible open space on site is equivalent to about 32% of the total site area. This is considered to be high for an infill development. Typically, infill developments provide 10 to 15% of site area as open space including parks, pathways, linkages etc. The open space memorandum in Appendix D provides examples of high quality open spaces provided in urban communities.

There are difficulties for the Master Plan to achieve Council's Section 94 rate of provision for local informal open space without compromising the quality of built form and open spaces provided between the buildings. However it is recommended that the Master Plan maximises the provision of public open space by including a public local park on-site.

In 2014 GHD was commissioned to recommend guidelines that would assist with the planning of social infrastructure across NSW. Upon completion of the review, GHD developed a set of guidelines and recommended rates of provision that could assist with the planning and development of social infrastructure. Importantly, GHD's review confirmed that rates of provision need to be able to be tailored to the geographical context of the area that is being planned.

GHD's research found that due to the lack of available land in urban infill areas, local parks should be embellished with additional facilities and features typically installed in a district-level park such as public toilets, a large kick-around area, a varied range of play equipment and play themes for all ages, and BBQs. This enables local parks to be more multipurpose and cater to larger populations. Based on the outcomes of GHD's research and leading practice requirements, GHD determined that 3000m<sup>2</sup> is the **minimum** size for a local park required for up to 5,000 residents in urban infill contexts.

The draft Master Plan proposes provision of a local park of 5,310m<sup>2</sup> for 4,080 persons. This is large enough to provide for the needs of not only the new residents, but also the wider Pendle Hill community by increasing access to public open space and providing broader community benefits including contributing to green linkages within the local area.

Based on the Section 94 rate of provision for sports fields the Bonds development would require 4.4ha of active public open space. A new sports field will not be provided at the Bonds site, therefore a contribution towards existing sports fields in Holroyd would be required to meet future demand generated by the development.

### **Recommendations**

- The Master Plan should maximise the provision of public open space on site through provision of a public local park that is a minimum of 3,000m<sup>2</sup>.
- The park should be designed to be multipurpose to meet the needs of a range of user groups. This may include providing seating, shelters, BBQs, informal kick-around areas, toilets and play equipment for various age groups.
- In line with Council's Section 94 Plan, contributions will be levied from the development towards acquiring land for new sports fields in the LGA, or upgrading existing sports fields (e.g. CV Kelly Park and Monty Bennett Oval at Ringrose Park) to meet needs for sports facilities.

#### **8.4.4 Recreation facilities**

Recreation facilities can be either indoor or outdoor, and include basketball courts, netball courts, cricket yards and aquatic centres. The recreation needs of the community can also be met by fitness venues and multipurpose community centres. The closest recreation facilities to the Bonds site include the Wentworthville Aquatic Centre, which is 600 metres east of the site. This is a large facility which provides for the recreation needs for the local community. Other facilities include three bowling clubs located within Wentworthville.

The potential reuse of existing heritage buildings at the Bonds development presents an opportunity to provide new indoor recreation facilities on-site, such as basketball, netball, volleyball, indoor soccer or squash. Consultation with Council's Community Services Manager indicated there are currently no indoor basketball facilities in the Holroyd LGA, and a new facility would be particularly popular with young people, and provide positive health outcomes to the community.

### Recommendations

- Consider providing a new indoor recreation facility within one of the on-site heritage buildings.

#### 8.4.5 Education facilities

Pendle Hill is well serviced by a number of public primary and high schools. Table 5 below provides details on the closest public schools.

**Table 5 Education Facilities**

| School                    | Enrolments in 2014 | Distance from site   |
|---------------------------|--------------------|----------------------|
| Pendle Hill Public School | 242 enrolments     | 400m from the site   |
| Girraween Public School   | 829 enrolments     | 1.4kms from the site |
| Darcy Road Public School  | 476 enrolments     | 1.3kms from the site |
| Pendle Hill High School   | 337 enrolments     | 1.5kms from the site |
| Girraween High School     | 756 enrolments     | 1.5kms from the site |

Pendle Hill contains a much higher proportion of public primary (78%) and public high school (71%) students compared to the rest of the LGA (62% public primary students and 56% public high school). There are no private schools located in close distance to Pendle Hill, which may contribute to this.

The Bonds development is expected to result in an additional population of approximately 224 primary school aged children and 175 high school aged students.

The Department of Education and Communities have identified that primary schools in the area are at or near capacity, however the inclusion of demountable classrooms can increase capacity. The closest high school, Pendle Hill High School is currently at around 50% capacity, so has room to cater for additional students in the future.

### Recommendations

- Continue to consult with Department of Education and Communities to ensure community needs.

#### 8.4.6 Child care

Child care includes long day care, preschool, Outside of School Hours (OOSH) care, and vacation care. The provision of child care services is a key requirement to support productivity and ensure working families are supported.

The closest child care services to the Bonds site include:

- Kinder Kapers Preschool.
- Pendle Hill Early Learning Centre.
- Goodstart Early Learning.

Council has indicated there is existing demand for child care in the LGA. The Bonds development is expected to lead to additional demand in the local area, with a high proportion of new residents expected to be young working families, while over time, new young couples and singles who have moved into the Bonds development are likely to start a family, contributing to

this demand. In order to address this impact, it is recommended that the provision of a child care centre within the development is considered. This will place child care close to homes and jobs and provide a long-term, positive benefit for those families with children.

The Bonds development would lead to approximately 302 additional children aged 0 to 4 years who may require child care services.

Outside of School Hours (OOSH) Care may also be required to meet the needs of the approximate 224 primary school aged children.

Table 6 below shows the child care places required for the additional population as a result of the Bonds development.

**Table 6 Child care requirements**

| Service type             | Rate of provision                                                                          | Bonds requirements                                                                         |
|--------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Long day care            | 1 place for every 5 children aged 0-4 years<br><br>1 child care place for every 75 workers | 60 places long day care places required for residents<br><br>3 places required for workers |
| Pre-school               | 1 place for every child aged 4-5 years                                                     | 32 pre-school places required                                                              |
| Out of school hours care | 1 place for every 5 children aged 5-11 years                                               | 45 pre-school places required                                                              |

There is potential to locate a new long day care services as part of the Bonds development, which would help to address both existing and future demand in the LGA. The National Quality Framework requires 3.25 m<sup>2</sup> per child of indoor space and 7m<sup>2</sup> of outdoor space. This would mean that for a 60 place centre, a site area of 615m<sup>2</sup> is required with 195m<sup>2</sup>GFA. If provided, the size of the centre should be explored further during the detailed design phase, as a larger size may be more viable for an operator, and would help to address broader community needs.

While many child care services provide preschool programs, these are often provided by community-based providers and are often targeted towards lower income families. It is recommended that opportunities for the provision of preschool services are also explored for the development. This would require consultation with Holroyd Council, DEC and community preschool providers.

If a multipurpose community centre/spaces or indoor sports facility is provided on-site, there may be potential for an OOSH service to operate from the facility, provided it meets the requirements for indoor and outdoor space.

#### **Recommendations**

- Consider provision of a new long day care centre within the development that is a minimum of 60 places.
- Consider locating an OOSH service at recommended community/recreation facilities.

#### **8.4.7 Youth services**

Youth services are provided by Council's Wentworthville Youth Centre. The Bonds development is expected to have a reasonably sized population of young people, with approximately 175 high school students (12 to 17 years) and 506 young adults (18 to 24 years).

A recent Council review of youth services found there is a need to provide more outreach services, rather than just providing programs within the youth centres themselves. There may be opportunity to provide youth services from the recommended community/recreation facility on-site. Providing open space (see Section 8.4.3) at the site will also provide young people with opportunities for recreation.

#### **Recommendations**

- Youth-specific programs provided at the development, either within recommended community/recreation facilities or open space areas by existing providers such as Council.

#### **8.4.8 Services for older people**

Providing high quality access to appropriate facilities and services is essential to ensure older people remain independent as their needs increase with age. This includes an efficient and accessible public transport service and walking/cycling network to ensure the ongoing independence of older people, as well as health and support services.

The Bonds development is expected to increase the population of older people over 70 years, and with the existing older population of Pendle Hill, the needs of older people will be an important consideration.

Future public buildings, open space, public domain areas and walking/cycling facilities will need to meet the *Australian Standard 1428 Design for access and mobility* to ensure older people can access community spaces and move relatively independently throughout the community.

Programs and activities which are targeted towards the needs of older people could be provided at the recommended multipurpose community centre/spaces (see Section 8.4.3). These programs may include Home and Community Care (HACC), lifelong learning programs, health services and fitness and leisure programs. If a multipurpose community centre/space is not provided, access to existing services and facilities, such as the Wentworthville Community Centre should be strengthened. This may include providing a bus between the development and the centre to ensure residents can participate in the programs.

The Bonds development site is also located directly next to an existing aged care facility, the Churches of Christ Retirement Village. There may be opportunities to create links with this facility and the Bonds site, particularly through provision of community facilities that are accessible to surrounding communities. This would support the integration of existing and new communities, whilst delivering positive social and health benefits for residents of the aged care facility.

The open space to be provided within the development (see Section 8.4.3) will also be important for older people by promoting healthy lifestyles e.g. through organised activities and programs (e.g. Tai Chi) or through passive recreation (e.g. walking).

#### **Recommendations**

- Programs and activities which are targeted towards the needs of older people could be provided from the recommended community/recreation facilities on-site.
- Consider providing a shuttle bus between the development and the Wentworthville Community Centre.

#### **8.4.9 Emergency services**

There are a number of emergency service facilities located around the Bonds site:

- Wentworthville Police Station located 1.5km east of the site.

- Wentworthville Fire Station is located 1.2km east of the site.
- Westmead Hospital is located 3kms east of the development site.

Preliminary consultation with NSW Fire & Rescue confirmed the capacity of existing fire services to meet the needs of the future site population.

NSW Police were consulted for this SIA and did not identify any major issues or concerns with the development at this stage, but stated that there may be a need to expand their existing facility at Wentworthville in the future. Ambulance NSW indicated that there may be need for further facilities in the future, and it is recommended they are kept up-to-date with the project as it progresses.

It is important to ensure that the development is designed in a way that provides good access for emergency services. It is recommended that emergency services be consulted with as the project progresses to ensure this is done.

### **Recommendations**

- It is recommended consultation with emergency services continue as the project progresses to best inform the safe design and management of the site.
- The development should be designed in a way that provides good access for emergency services.

## **8.5 Cultural values/beliefs**

Holroyd City Council's Social Impact Assessment Policy (2012) defines cultural values as 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.

Retaining and reusing the existing heritage buildings on the site would assist with maintaining the cultural value of the site and the area. The concept design outlines measures to retain key features and maintain links with Dunmore House. The revised Master Plan aims to improve the activation of the heritage buildings within a new public plaza which may be used for cultural/community events as well as increasing local access to open space, and providing improved recreation and wellbeing outcomes.

The provision of public art and interpretative works is important in creating an identity for new communities. In many new developments, public art plays an important role in helping to recognise important community characteristics and features such as heritage and celebrating what makes communities unique.

As the planning process proceeds, opportunities also exist to provide for interpretive and public art works as part of the public domain. This would assist with creating tangible links between the character and cultural values of the existing community with the new development, and further support integration between existing and new communities. The current Master Plan proposes a number of locations for public art in open community spaces where it will be easily seen, contributing to the character of the development. It is recommended that a strategy be prepared that along with the locations for each piece, outlines the intent for each work, timing and approach for delivery. A public art strategy will ensure that each work contributes to the overall aim and story for the development.

## Recommendations

- Ensure design of the development reflects the existing character of surrounding neighbourhoods and the history of the site through retention and reuse of existing heritage buildings.
- Prepare an interpretive and public art works strategy.

### 8.6 Community identity and connectedness

One of the most important factors impacting on people's quality of life is their connection with other community members. The proposed Bonds development would lead to an increase in the number of residents and workers in the local area, which may change the structure of the local community and how people interact, particularly between new residents and workers, and the existing residents.

The proposed community facilities and open space would provide opportunities for integration between the new and existing communities, particularly through any community programs and activities provided from the proposed community/recreation facilities. Design treatments such as new pathways and linkages with surrounding areas should be implemented to encourage residents of the existing community to use the facilities within the development.

GHD recommends that a "community welcome program" be implemented for the Bonds development. The program would assist new residents in the area with a particular focus on making new residents feel welcome and part of the community. The program could be run from the recommended on-site multi-purpose community centre/spaces, or if not provided, from existing local community facilities such as the Wentworthville Community Centre.

The program could potentially be delivered in partnership with a non-profit/community-based organisation. This partnership has the benefit of supporting community/non-profit groups; connecting to local community networks; utilising grant funding/sponsorship where available and facilitating the transfer of the program to other providers and the community ensuring its long-term sustainability.

Actions within the welcome program should be targeted towards the diverse needs of different age groups in Pendle Hill, with a particular focus on making new residents feel welcome and part of the community. The program should also focus on provision of information to new residents about local services, facilities and activities to encourage participation and activation of the new community.

## Recommendations

- Ensure design integrates the new development with neighbouring communities to build a sense of identity for new residents and workers that links with the existing communities.
- Provide a community welcome program to build connections between new and existing residents and improve the sense of community.

### 8.7 Health and wellbeing

The Holroyd City Social Plan 2010-2012 outlines several areas with social implications for the LGA including:

- Women face a number of specific needs around family, childcare, domestic violence, health, wellbeing, and employment.

- Men also face specific needs including isolation. Service providers who assist homeless people advised that 70% of referrals were from males and the majority of service users are males aged between 15 - 34 years.
- Holroyd residents have a lower broadband connectivity than Sydney. The plan explains that 36.4% of households do not have broadband connection, much higher than the Sydney average of 29.0%.
- The percentage of Holroyd residents engaging in adequate physical activity was lower than NSW. Holroyd LGA residents had slightly higher prevalence of overweight, obesity, and diabetes and reported high and very high level of psychological distress compared to the Western Sydney Local Health District and NSW as a whole.
- Young people, older people, and families do not have many informal spaces to gather.
- Holroyd LGA had a slightly lower proportion of risk alcohol drinkers and a higher proportion of current smokers compared to the rest of the South Western Area Health Service.

The Bonds development presents a number of opportunities to improve the health and wellbeing of existing and new community members. This includes the provision of a new local public park, which would provide opportunities for passive recreation and informal sports. In addition the park would provide an informal space for use by community members, which was identified as a community need in the social plan.

As discussed in Section 8.3, the Pendle Hill train station is located within a five minute walk of the development site, which would encourage residents and workers to use public transport, and decrease reliance on cars. There are existing pathways between the train station and the site which provide good access for pedestrians. Opportunities to improve these pathways, as well as provide dedicated cycle routes, could also be explored with Council. Facilities for bicycles, such as bicycle parking and storage lockers should be provided at the development to encourage residents and workers to cycle.

Provision of new housing close to Parramatta CBD and employment opportunities may also lead to benefits for those residents working in Parramatta, who may benefit from reduced commuting times.

Potential issues that may result from the Bonds development include noise and dust impacts during construction. Mitigation measures would be included in a construction management plan which would be developed in line with government requirements. The length of time required for construction may be an impact for local residents, but the staged nature of the development means that construction activities are likely to be carried out over a number of years and will allow them to be spread out over the large site area, reducing the opportunities for cumulative impacts.

NSW Health benchmarks indicate that one GP is required per 1,300 persons, one primary health care nurse or early childhood nurse for every 2,500 person and one community health staff member is required for 3,000 people. Based on the projected population of 4,080 new residents, the development will generate a requirement for three new GPs, one primary health care nurse and one community health staff member.

NSW Health recommended that bookable spaces for hire by community health service providers such as early childhood nurses would be beneficial within the development to meet existing demand in the LGA. This could be included in the recommended multipurpose community centre/spaces if provided. Further consultation with NSW Health would be required to understand space and other requirements needed.

There are also opportunities for commercial space within the development to be leased by GPs, which will provide and convenient access to primary health care for new and existing community members.

### Recommendations

- Ensure the construction management plan includes measures to mitigate construction impacts.
- Include multipurpose bookable spaces within recommended community centre/space if provided for community health services.

## 8.8 Crime and safety

There is some concern in the Holroyd LGA regarding community safety. Consultation with Holroyd City Council suggests that in recent years, community concerns have strongly reflected their fear of crime and lack of personal safety in the home, street and public places. These perceptions of crime and safety impact the wellbeing of a community.

Crime across the LGA has been on a slight increase with an average annual percentage change of 5.6% between January 2009 and December 2013 (Bureau of Crime Statistics and Research, 2014). The *NSW Recorded Crime Statistics 2009-2013* identifies that Holroyd is in the top 20 LGAs in NSW for the following crimes:

- Robbery without a weapon - 6<sup>th</sup> highest LGA.
- Fraud – 12<sup>th</sup> highest LGA.

With an increase in the population density of the area, there may be a perception within the community about increased opportunities for crime and antisocial behaviour. Well-designed buildings and public spaces can improve the actual and perceived safety of a development. To ensure the development does not provide opportunities for crime and antisocial behaviour, the design should incorporate Crime Prevention through Environmental Design principles including:

- Clear sightlines between public and private places.
- Effective lighting of public places.
- Landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.

Providing new public open space, community/recreation facilities and the community welcome program would also activate public spaces within the development and create a sense of safety and security for community members.

### Recommendations

- Incorporate Crime Prevention through Environmental Design principles into design of the development and undertake further consultation with NSW Police as planning for the development progresses.
- Provide recommended public open space, community/recreation facilities and community welcome program to activate spaces and create feelings of security and safety.

## 8.9 Local economy and employment

The economic impact assessment undertaken for the development (Hill PDA, 2014) identifies that there is enough need locally to support additional businesses in the area, and that new

trading opportunities would not threaten the viability of existing commercial areas. The assessment concludes that any added price competition as a result from the proposed development should be viewed positively, contributing to the local economy.

The economic impact assessment found that up to 245 jobs would be created by the development, including retail, personal services and within shopfront spaces. Some of these jobs may be available for Pendle Hill residents, which would be a direct benefit for an area with a high unemployment rate (8% in 2011 compared to 7.2% for the LGA and 5.7% for Greater Sydney).

During construction, the project would provide some employment opportunities associated with construction activities. When the project is complete, new residents and businesses to the area would provide new economic and employment opportunities which could see the existing businesses in the area grow and succeed.

The proposed community facilities including the multipurpose community centre/spaces could also provide opportunities for the provision of employment and training programs to assist local residents to find employment.

The multipurpose centre/spaces could also incorporate affordable office space to be leased by small businesses or start-ups. This would support the economic diversity of the LGA whilst activating these spaces. These could also be shared work spaces similar to an enterprise hub, which provide a range of workshop and office spaces for short and long term tenants. Enterprise hubs also deliver benefits of co-location for small businesses/start-ups, including collaboration and sharing of ideas.

The National Broadband Network (NBN) is provided for all new developments. It is recommended that the development is registered with NBN Co to ensure that all dwellings and commercial spaces have access to high quality information and communication technology. This will help support small businesses and provide more opportunities for residents to work from home.

### **Recommendations**

- Provide space for local organisations to provide employment/training programs within recommended multipurpose community centre/spaces if provided.
- Provide affordable office/workshop spaces within recommended community spaces.
- Register the development with NBN Co to ensure the development access as soon as possible to high quality internet.

## 9. Impact Management Plan

As per Council's Social Impact Policy, the Impact Management Plan (IMP) in Table 7 below documents and guides the implementation of impact mitigation and enhancement strategies for development projects. Based on the outcomes of the social research undertaken for this report, including the demographic analysis, community consultation, impact assessment, the potential social benefits and risks that may result from the development have been identified, along with recommended strategies to address/enhance these impacts.

This IMP should be regularly reviewed and updated at each stage of the development process to ensure that all impacts are appropriately addressed, particularly with any significant changes to the development design. The community should be provided with the opportunity to review and comment upon this plan during the assessment process.

**Table 7 Impact Management Plan**

| Social risk or opportunity                                                                                                                                                                    | Assessment of impact                                                                                                                                                                                                                                                                                                                                                                  | Target group                                                                                                                        | Recommended management strategy                                                                                                                                                                                                                                                                                                    | Outcome                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Population change</b>                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                       |
| <p>Additional population generates demand for increased local infrastructure provision.</p> <p>Increase in the number of residents and change to the population structure of Pendle Hill.</p> | <p><b>Positive</b><br/>The increased population will result in the provision of more infrastructure for the local community.</p> <p><b>Negative</b><br/>The development will lead to significant increase to the population of the suburb leading to increased and demand for local infrastructure. Community needs may also alter as a result of the changed population profile.</p> | <p>Existing residents in surrounding areas</p> <p>New residents</p> <p>Existing workers in surrounding areas</p> <p>New workers</p> | <p>The provision of recommended multipurpose community centre/spaces would help to meet existing and future community needs and would provide opportunities for interaction between community members.</p> <p>The traffic and transport report for the development should be updated based on the revised Master Plan.</p>         | <p>Provision of new local community facilities.</p> <p>Increased opportunities for community interaction.</p>                                                                                                                                                                                                                                                         |
| <b>Housing</b>                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                       |
| <p>The project will result in a significant increase in new dwellings and increased population density in Pendle Hill.</p>                                                                    | <p><b>Positive</b><br/>New dwellings will help to meet targets set by the NSW Government and to support population growth in Holroyd LGA.</p>                                                                                                                                                                                                                                         | <p>New residents to the area</p> <p>Existing residents in surrounding areas who are looking for new housing options.</p>            | <p>Provide a range of dwelling sizes (one, two and three bedroom) to meet housing needs of a range of households e.g. lone person, older people, families with/without children.</p> <p>Design 10% of new dwellings to be adaptable.</p> <p>Consider designing additional dwellings in line with universal housing principles.</p> | <p>A range of dwelling sizes are provided for diverse household types.</p> <p>Independent living is facilitated through provision of appropriate housing for older people.</p> <p>Affordable housing options are available for key workers, which supports Holroyd's economic diversity.</p> <p>Population diversity and social cohesion in the LGA is supported.</p> |

| Social risk or opportunity                                                                                                                 | Assessment of impact                                                                                                                                                                                          | Target group                                              | Recommended management strategy                                                                                                                  | Outcome                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                            |                                                                                                                                                                                                               |                                                           |                                                                                                                                                  |                                                                                                                                         |
| <b>Mobility and access</b>                                                                                                                 |                                                                                                                                                                                                               |                                                           |                                                                                                                                                  |                                                                                                                                         |
| Accessibility is provided throughout the development through good design measures.                                                         | <b>Positive</b><br>Seniors, people with a disability and parents with prams can move throughout the development comfortably and safety. Connectivity to Pendle Hill commercial strip and station is provided. | Seniors<br>People with a disability<br>Parents with prams | Ensure good access and walkability throughout the site and connectivity to the Pendle Hill shopping strip and station.                           | Development is walkable and destinations can be accessed by all community members.                                                      |
| Over time, the increased population at the Bonds development may warrant additional bus services throughout the day or to other locations. | <b>Positive</b><br>Current bus timetable for services near the site is quite limited. Additional bus services would provide benefit to residents and commuters                                                | Existing and new residents.<br>Existing and new workers   | Work with Council and Transport for NSW over time to monitor the public transport needs and, if required, increase the bus services in the area. | Improved accessibility within the local area.                                                                                           |
| <b>Community and recreation facilities/services</b>                                                                                        |                                                                                                                                                                                                               |                                                           |                                                                                                                                                  |                                                                                                                                         |
| The additional population will lead to increased demand for multipurpose community facilities.                                             | <b>Positive</b><br>Opportunity to provide new multipurpose community spaces within the development and contribute to upgrade of existing community centre at Wentworthville through Section 94 Contributions. | Existing residents in surrounding areas<br>New residents  | Existing and new residents and workers have access to new/upgraded multipurpose community centre.                                                | Community facilities provide spaces for targeted programs and activities to meet community needs, and spaces for community interaction. |
| The additional population will lead to increased demand for                                                                                | <b>Positive</b><br>Provision of a new high quality local park within the                                                                                                                                      | Existing residents in surrounding areas                   | The Master Plan should maximise the provision of public open space on site through                                                               | New public domain and public open space areas for new and existing community                                                            |

| Social risk or opportunity                                                                                                  | Assessment of impact                                                                                                                                                                                                                                   | Target group                  | Recommended management strategy                                                                                                                                                                                                                                                                             | Outcome                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| public open space.                                                                                                          | development which can be accessed by both new and existing residents, contributing to increased provision of public open space in Pendle Hill.                                                                                                         | New residents                 | provision of a public local park that is a minimum of 3,000m <sup>2</sup> . The park should be designed to be multipurpose to meet the needs of a range of user groups. This may include providing seating, shelters, BBQs, informal kick-around areas, toilets, and play equipment for various age groups. | members to use.<br><br>Opportunities for community interaction and improved health and wellbeing.            |
| Increased demand for recreation facilities.                                                                                 | <b>Positive</b><br>Consultation with Council's Community Services Manager indicated there are currently no indoor basketball facilities in the Holroyd LGA, and a new facility within the development would be particularly popular with young people. | Existing and new residents    | Consider providing a new indoor recreation facility with basketball courts within a heritage building.                                                                                                                                                                                                      | Increased access to indoor recreation facilities, particularly for young people in the local area.           |
| Increased demand for childcare services with expected additional population of 302 infants and 224 primary school children. | <b>Negative</b><br>Additional population may lead to increased pressure on existing childcare services<br><b>Positive</b><br>Potential for childcare facilities to be provided on site.                                                                | New and existing families     | Potential opportunity to provide child care services within the development.<br><br>Consider locating an OOSH service at recommended community/recreation facilities.                                                                                                                                       | New child care facilities meet needs of new and existing families in the area, particularly working parents. |
| Increased demand for youth services/programs, with expected additional population of                                        | <b>Positive</b><br>Potential to provide programs for young people from recommended community/recreation                                                                                                                                                | New and existing young people | Programs targeting needs of young people provided from recommended community/recreation facilities.<br>Provision of new local park                                                                                                                                                                          | Opportunities for increased youth engagement and improved health and wellbeing.                              |

| Social risk or opportunity                                                                                               | Assessment of impact                                                                                                                                                                                                                                                                                             | Target group                                                                                                                     | Recommended management strategy                                                                                                                                                                                                                                                                  | Outcome                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| 680 young people between 18 – 24 years.                                                                                  | facilities at the development, or help fund upgrade of the existing youth facility at Wentworthville Youth Centre..<br><br>Informal recreation opportunities provided by on-site park.                                                                                                                           |                                                                                                                                  | within development.                                                                                                                                                                                                                                                                              |                                                                                                                                   |
| Increased demand for older people's services/facilities with expected additional population of 346 people over 60 years. | <b>Positive</b><br>Potential to provide programs for older people from recommended community/recreation facilities or to work with the Churches of Christ Retirement Village adjacent to the development to provide programs to the community<br><br>Informal recreation opportunities provided by on-site park. | New and existing older residents.                                                                                                | Programs targeting needs of older people provided from recommended community/recreation facilities.<br>Provision of new local park within development.<br>Design 10% of new dwellings to be adaptable.<br><br>Consider designing additional dwellings in line with universal housing principles. | Opportunities for improved health and wellbeing for older community members. Independent living and ageing in place is supported. |
| Additional population may impact on capacity of emergency services.                                                      | <b>Positive</b><br>Consultation with NSW Fire & Rescue has indicated no impact on service is expected.<br><br>Access to development required for emergency services.                                                                                                                                             | Existing residents in surrounding areas.<br><br>New residents.<br><br>Existing workers in surrounding areas.<br><br>New workers. | Consultation with emergency services should continue as the project progresses to best inform the safe design and management of the site.<br><br>The development should be designed in a way that provides good access for emergency services.                                                   | Maintain community health and safety.                                                                                             |

| Social risk or opportunity                                                                                               | Assessment of impact                                                                                                                                                                                            | Target group                                                             | Recommended management strategy                                                                                                                                                                                                                                                                  | Outcome                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Cultural values/beliefs</b>                                                                                           |                                                                                                                                                                                                                 |                                                                          |                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                |
| Potential loss of community character and identity.                                                                      | <b>Positive</b><br>Perception that development may lead to a significant change to the character of the local area, particularly due to the change in use of the site, and increased density in the local area. | Existing residents in surrounding areas.                                 | Ensure design of the development is sympathetic to the surrounding neighbourhoods and the history of the site through retention and reuse of existing heritage buildings.<br><br>Consideration should be given towards providing interpretive and public art works as part of the public domain. | Development complements existing community character and contributes to community identity.<br><br>Adaptive reuse of heritage buildings and interpretive/public artworks provides opportunities to retain and build community identity around heritage values. |
| <b>Community identity and connectedness</b>                                                                              |                                                                                                                                                                                                                 |                                                                          |                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                |
| Increase in the number of residents and workers in the local area, which may change the structure of the local community | <b>Positive</b><br>New community meeting spaces and public open space provide opportunities for interaction between community members. .                                                                        | New residents and workers<br><br>Existing residents in surrounding areas | Ensure design integrates the new development with neighbouring communities to build a sense of identity for new residents and workers that links with the existing communities.<br><br>Establish a community welcome program to welcome new residents to the area.                               | Community identity of Pendle Hill is strengthened.<br><br>Increased connections between existing and new communities.<br><br>New community focal and gathering places provided which enhance local identity and values.                                        |
| <b>Health and wellbeing</b>                                                                                              |                                                                                                                                                                                                                 |                                                                          |                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                |
| Potential noise and dust impacts resulting from construction activities.                                                 | <b>Negative</b><br>Negative amenity and health impacts associated with construction.                                                                                                                            | New residents and workers<br><br>Existing residents in surrounding areas | Ensure the construction management plan includes measures to mitigate negative construction impacts.                                                                                                                                                                                             | Reduced health impacts from construction activities on community members.                                                                                                                                                                                      |
| Increased demand for community health services.                                                                          | <b>Negative</b><br>Additional population may lead to increased pressure                                                                                                                                         | New residents and workers<br><br>Existing residents in                   | Include multipurpose bookable spaces within recommended community centre/space if provided for community health                                                                                                                                                                                  | Improved access to community health services leading to improved health and wellbeing outcomes                                                                                                                                                                 |

| Social risk or opportunity                                                                    | Assessment of impact                                                                                                                | Target group                                                         | Recommended management strategy                                                                                                                                                                                                                                   | Outcome                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                               | on existing community health services which have limited capacity.                                                                  | surrounding areas                                                    | services.<br>Potential for health services (local GP) to be provided within commercial spaces.                                                                                                                                                                    |                                                                                                                                                                                                              |
| Additional public open space provided within the development.                                 | <b>Positive</b><br>The provision of a new local public park would provide opportunities for passive recreation and informal sports. | New residents and workers<br>Existing residents in surrounding areas | Ensure the park is accessible to the public and meets the local community's needs.                                                                                                                                                                                | Improved health and wellbeing outcomes are provided.<br><br>The park would provide an informal space for use by community members, which was identified as a community need in Holroyd Council's Social Plan |
| <b>Crime and safety</b>                                                                       |                                                                                                                                     |                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| Additional population may lead to a perception of increased risk of crime and reduced safety. | <b>Positive</b><br>Well-designed buildings and public spaces can improve the actual and perceived safety of a development.          | New residents and workers<br>Existing residents in surrounding areas | The design should incorporate Crime Prevention through Environmental Design principles e.g. encouraging passive surveillance from apartments.<br><br>Provide recommended community welcome program to activate spaces and create feelings of security and safety. | Activated public spaces leading to improved actual and perceived safety within development and local area.                                                                                                   |
| <b>Local economy and employment</b>                                                           |                                                                                                                                     |                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                              |
| Additional 245 workers in the local area.                                                     | <b>Positive</b><br>New jobs will benefit the local community and support economic development in the LGA.                           | New residents and workers<br>Existing residents in surrounding areas | Provide space for local organisations to provide employment/training programs within recommended multipurpose community centre/spaces if provided.<br>Provide affordable office/workshop spaces within recommended community spaces.                              | Employment and training assistance provided for local community.<br><br>Support for economic diversity of Pendle Hill and LGA.                                                                               |

| Social risk or opportunity | Assessment of impact | Target group | Recommended management strategy                                                                                         | Outcome |
|----------------------------|----------------------|--------------|-------------------------------------------------------------------------------------------------------------------------|---------|
|                            |                      |              | Register the development with NBN Co to ensure the development has access as soon as possible to high quality internet. |         |

## 10. Conclusion and recommendations

The Bonds Spinning Mill site provides a unique opportunity for revitalisation of Pendle Hill.

The Bonds Spinning Mill Project is an important step in providing more housing in the Pendle Hill area and for western Sydney. The development and other housing projects will help to retain and attract key workers and residents to areas close to Parramatta and Sydney. It is important to communicate these and other benefits, as well as seek input throughout the rezoning and future DA stages, from the community and stakeholders to ensure broad acceptance and develop strong, diverse and inclusive communities.

The adoption and implementation of the recommendations within this SIA will assist with delivering on the objectives of Holroyd City Council and socially sustainable outcomes. These recommendations are outlined below.

| Social Impact                                       | Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Population change</b>                            | <p>The provision of recommended multipurpose community centre/spaces would help to meet existing and future community needs and would provide opportunities for interaction between community members.</p> <p>The traffic and transport report for the development should be updated based on the revised Master Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Housing</b>                                      | <p>Provide a range of dwelling sizes (one, two and three bedroom) to meet housing needs of a range of households e.g. lone person, older people, families with/without children.</p> <p>Design 10% of new dwellings to be adaptable.</p> <p>Consider designing additional dwellings in line with universal housing principles.</p>                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Mobility and access</b>                          | <p>Ensure good access and walkability throughout the site and connectivity to the Pendle Hill shopping strip and station.</p> <p>Work with Council and Transport for NSW over time to monitor the public transport needs and, if required, increase the bus services in the area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Community and recreation facilities/services</b> | <p>Existing and new residents and workers have access to new/upgraded multipurpose community centre.</p> <p>The Master Plan should maximise the provision of public open space on site through provision of a public local park that is a minimum of 3,000m<sup>2</sup>. The park should be designed to be multipurpose to meet the needs of a range of user groups. This may include providing seating, shelters, BBQs, informal kick-around areas, toilets, and play equipment for various age groups.</p> <p>Consider providing a new indoor recreation facility</p> <p>Potential opportunity to provide child care services within the development.</p> <p>Consider locating an OOSH service at recommended community/recreation facilities.</p> |

|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             | <p>Programs targeting needs of young people provided from recommended community/recreation facilities.</p> <p>Provision of new local park within development.</p> <p>Programs targeting needs of older people provided from recommended community/recreation facilities.</p> <p>There is potential to work with the adjoining aged care facility (Churches of Christ Retirement Village)</p> <p>Provision of new local park within development.</p> <p>Design 10% of new dwellings to be adaptable.</p> <p>Consider designing additional dwellings in line with universal housing principles.</p> <p>Consultation with emergency services should continue as the project progresses to best inform the safe design and management of the site.</p> <p>The development should be designed in a way that provides good access for emergency services.</p> |
| <b>Cultural values/beliefs</b>              | <p>Ensure design of the development reflects the existing character of surrounding neighbourhoods and the history of the site through retention and reuse of existing heritage buildings.</p> <p>Consideration should be given towards providing interpretive and public art works as part of the public domain.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Community identity and connectedness</b> | <p>Ensure design integrates the new development with neighbouring communities to build a sense of identity for new residents and workers that links with the existing communities.</p> <p>Establish a community welcome program to welcome new residents to the area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Health and wellbeing</b>                 | <p>Ensure the construction management plan includes measures to mitigate construction impacts.</p> <p>Include multipurpose bookable spaces within recommended community centre/space if provided for community health services.</p> <p>Ensure the park is accessible to the public and meets the local community's needs.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Crime and safety</b>                     | <p>The design should incorporate Crime Prevention through Environmental Design principles e.g. encouraging passive surveillance from apartments.</p> <p>Provide recommended community welcome program to activate spaces and create feelings of security and safety.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Local economy and employment</b>         | <p>Provide space for local organisations to provide employment/training programs within recommended multipurpose community centre/spaces if provided.</p> <p>Provide affordable office/workshop spaces within recommended community spaces.</p> <p>Register the development with NBN Co to ensure the development has access as soon as possible to high quality internet.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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## Appendix A – Scoping document

This preliminary scoping document for Holroyd City Council was completed in March 2015. Figures and conclusions have been updated since first completed.

| Social Impact Initial Review                                                                                                   |     |                                                                                       |                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <b>Contact Details:</b>                                                                                                        |     | <b>Proposal Details:</b>                                                              |                                                                                                      |
| Name                                                                                                                           |     | Lot Number & Registered Plan Number                                                   |                                                                                                      |
|                                                                                                                                |     | Lot 1 in DP 735207                                                                    |                                                                                                      |
| Postal Address                                                                                                                 |     | Site Address                                                                          |                                                                                                      |
|                                                                                                                                |     | 190-220 Dunmore Street. Pendle Hill                                                   |                                                                                                      |
| Email                                                                                                                          |     | Brief Description of Development Proposal                                             |                                                                                                      |
|                                                                                                                                |     | Rezoning of site from IN2 Light Industrial to a mix of zones including R4, RE1 and B2 |                                                                                                      |
| Phone                                                                                                                          |     | Mobile                                                                                |                                                                                                      |
|                                                                                                                                |     |                                                                                       |                                                                                                      |
| <b>1. POPULATION CHANGE</b>                                                                                                    |     |                                                                                       |                                                                                                      |
| <i>Will the development result in significant change/s to the local area's population (either permanent and/or temporary)?</i> | Yes | If 'Yes', briefly describe the Impacts below                                          | Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below |

|                                                                                                                                                                                                                                                                                                                                                |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                |                   | <p>The proposal would provide approximately 1,300 – 1,400 new apartments in Pendle Hill, leading to an increase of over 3,000 new residents when complete (population projections yet to be confirmed). This would lead to an increase in the number of people using local facilities and services, and changes to the character and amenity of the neighbourhood, particularly due to increased density and building heights.</p> | <p>To reduce the impact on local facilities, new community facilities would be provided within the development, including a new local park. Other facilities are to be discussed with Council, and may include a community room/flexible space that may be accessed by residents of the local area, including residents of the adjacent aged care facility, and community groups. This would encourage integration between the new residents and workers and the existing community. The new park would also be accessible by neighbouring residents, providing opportunities for social cohesion. The revised concept design demonstrates design elements which would reduce the visual impacts, particularly related to the heritage character of the neighbourhood, and the height and scale of buildings.</p> |
| <p><b>Explanation:</b><br/>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</p>                                                                                                    |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>2. HOUSING</b></p>                                                                                                                                                                                                                                                                                                                       |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><i>Will the proposal improve or reduce the quantity, quality, mix, accessibility and/or affordability of housing?</i></p>                                                                                                                                                                                                                   | <p><b>Yes</b></p> | <p><b>If 'Yes', briefly describe the Impacts below</b></p>                                                                                                                                                                                                                                                                                                                                                                         | <p><b>Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>Explanation:</b><br/>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</p> |                   | <p>The proposed scheme would increase supply of smaller dwelling types (i.e. 1, 2 and 3 bedroom apartments) in Pendle Hill and the LGA more broadly, which are predominantly characterised by separate houses, terrace/townhouses, and 3-4 storey flats/units, contributing to diversity of housing in the local area.</p>                                                                                                         | <p>Consideration should be given to providing a proportion of the development as affordable product (e.g. 10%) and offering this below market price.</p> <p>In line with the Seniors Housing SEPP, 10% of the development will be adaptable. Consideration should also be given to incorporating universal design principles into additional dwellings to facilitate independent living and ageing in place.</p>                                                                                                                                                                                                                                                                                                                                                                                                  |

| 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                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Explanation:</b><br>'Access for all' is an essential component of a fair and equitable society.<br>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) |     | The concept design includes a range of pathways throughout the development and which connect to the existing local street network.<br><br>The site is within 800m of the Pendle Hill train station, which is equivalent to a 10 minute walk for most people. | Design measures would consider connections through the development and to surrounding neighbourhoods, including to existing pathways to the Pendle Hill station. This would ensure the development is open and accessible to all, whilst encouraging residents and workers to walk or cycle.                                                                                                                                                                                              |
| 4. COMMUNITY & RECREATION FACILITIES/SERVICES                                                                                                                                                                                                                                                                                                          |     |                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Will the development increase, decrease or change the demand/need for community, cultural and recreation services and facilities?</i>                                                                                                                                                                                                               | Yes | If 'Yes', briefly describe the Impacts below                                                                                                                                                                                                                 | Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Explanation:</b><br>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                                                                                                                       |     | The increased resident and worker population will increase demand for community facilities and services.                                                                                                                                                     | The provision of a new local park in the development would help to address existing and increased demand for local open space.<br><br>The retention of around 5,000m2 of heritage buildings has been identified for potential community uses. The suitability of these buildings for community use will be discussed further with Council.<br><br>Demand for other services (e.g. health, education, emergency services) will be discussed with the relevant agencies as part of the SIA. |
| 5. CULTURAL VALUES/BELIEFS                                                                                                                                                                                                                                                                                                                             |     |                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Will the development strengthen or threaten cultural or community values and beliefs?</i>                                                                                                                                                                                                                                                           | Yes | If 'Yes', briefly describe the Impacts below                                                                                                                                                                                                                 | Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                        |     | The development would lead to a significant                                                                                                                                                                                                                  | Retaining and reusing the existing                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                                                                                                                                                                                                                                                                                                                                           |     |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Explanation:</b><br>Cultural values include places, items or qualities of cultural or community significance or importance.<br>They provide significant meanings and reference points for individuals and groups.<br>The celebration and protection of cultural values is a key element in building strong and resilient communities.                                  |     | change to the character of the local area, particularly due to the change in use of the Bonds site, and increased density in the local area.                                                                                                                                   | heritage buildings on the site would assist with maintaining the cultural value of the site and the area. The concept design outlines measures to retain key features and maintain links with Dunmore House.<br>The revised proposal reduces the heights of buildings to decrease the visual impact as well as the density of the development.                                                             |
| <b>6. COMMUNITY IDENTITY &amp; CONNECTEDNESS</b>                                                                                                                                                                                                                                                                                                                          |     |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>Will the development strengthen or threaten social cohesion and integration within and between communities?</i>                                                                                                                                                                                                                                                        | Yes | If 'Yes', briefly describe the Impacts below<br><br>The proposal would lead to an increase in the number of residents and workers in the local area, which may lead to reduced community cohesion, particularly between new residents and workers, and the existing residents. | Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below<br><br>New community facilities and open space would provide opportunities for integration between the new and existing communities.<br>Design treatments, including new pathways and linkages would also encourage residents of the existing community to use the facilities within the development. |
| <b>Explanation:</b><br>Social cohesion and integration require, in part, places and spaces for informal and safe social interaction.<br>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). |     |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>7. HEALTH &amp; WELLBEING</b>                                                                                                                                                                                                                                                                                                                                          |     |                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>Will the development strengthen or threaten opportunities for healthy lifestyles, healthy pursuits, physical activity &amp; other forms of leisure activity?</i>                                                                                                                                                                                                       | Yes | If 'Yes', briefly describe the Impacts below<br><br>The development will strengthen                                                                                                                                                                                            | Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below<br><br>The public open space would be                                                                                                                                                                                                                                                                 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Explanation:</b><br>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: <ul style="list-style-type: none"> <li>walking, cycling, play and other physical activity;</li> <li>healthy food choices;</li> <li>drinking, gambling and smoking.</li> </ul> |     | opportunities for health and well-being by providing new public open space which is open to all members of the community. With the Pendle Hill train station located within a 10 minute walk of the development, residents and workers would be encouraged to use public transport, decreasing the need for cars. | designed to be accessible to all community members, not just residents and workers within the development.<br><br>Connections to the train station from the development should be strengthened if required.                                                                                                                                                                              |
| <b>8. CRIME &amp; SAFETY</b>                                                                                                                                                                                                                                                                                                                                                                                                           |     |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Will the development increase or reduce public safety and opportunities for crime (perceived and/or actual)?</i>                                                                                                                                                                                                                                                                                                                    | Yes | If 'Yes', briefly describe the Impacts below<br><br>With an increase in the population density of the area, there may be a perception within the community about increased opportunities for crime and antisocial behaviour. Poor design may also lead to actual increased crime or antisocial behaviour.         | Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below<br><br>The design would incorporate Crime Prevention through Environmental Design principles e.g. encouraging passive surveillance from apartments. Providing new public open space and community facilities would also lead to activation of public spaces within the development. |
| <b>Explanation:</b><br>Developments can increase or decrease safety (perceived and actual) (e.g. through generating increased traffic, providing venues that may attract unruly behaviour).<br><br>This can diminish social cohesion and integration – but can be mitigated by appropriate design (CPTED), traffic controls and management                                                                                             |     |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>9. LOCAL ECONOMY &amp; EMPLOYMENT</b>                                                                                                                                                                                                                                                                                                                                                                                               |     |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                          |
| <i>Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary and/or permanent)?</i>                                                                                                                                                                                                                                                                                           | Yes | If 'Yes', briefly describe the Impacts below<br><br>New commercial and retail space will provide new employment opportunities in the local area.                                                                                                                                                                  | Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below<br><br>The SIA will consider the outcomes of the Economic Impact Assessment to understand the quantity and diversity of employment opportunities that may result, as well as the economic benefits associated with the new commercial and retail space proposed.                    |
| <b>Explanation:</b><br>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).                                                                                                           |     |                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                          |

| 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 | If 'Yes', briefly describe the Impacts below                                                                                                                                                                                                      | Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below                                                                                                                                                                                                                           |
| <b>Explanation:</b><br>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).<br><br>Developments can increase inclusiveness through the provision of culturally-appropriate facility design and programs and the avoidance of communication barriers. |     | A significant proportion of existing residents living within the suburb are from Culturally and Linguistically Diverse (CALD) groups, as well as younger and older families. There is also a relatively high unemployment rate within the suburb. | Consultation with Council will provide additional information on local community needs, to be considered in the recommendations for new community facilities. New community facilities could provide space for local organisations to provide programs targeted towards local needs e.g. employment and training programs etc. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                |

## Appendix B Social infrastructure audit

| Category           | Name                                  | Address                                   | Comments                                                                                                                                                                                         |
|--------------------|---------------------------------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Train Station      | Pendle Hill Train Station             | Pendle Hill                               |                                                                                                                                                                                                  |
| Aged care          | Churches of Christ Retirement Village | 280 Dunmore Street, Pendle Hill NSW 2145  |                                                                                                                                                                                                  |
| Health             | Pendle Hill Medical Centre            | 113 Pendle Way, Pendle Hill NSW 2145      |                                                                                                                                                                                                  |
| Health             | Civic Park Medical Centre             | 2-12 Civic Park Ave, Pendle Hill NSW 2145 |                                                                                                                                                                                                  |
| Public School      | Pendle Hill Public School             | Pendle Way, Wentworthville NSW 2145       | 242 enrolments<br>Special needs services offered:<br>Students with Early Intervention Support Needs                                                                                              |
| Public School      | Girraween Public School               | 9 Bando Road, Girraween NSW 2145          | 829 enrolments<br>Special needs services offered:<br><ul style="list-style-type: none"> <li>Students with Moderate Intellectual Disability</li> </ul> Students with Mild Intellectual Disability |
| Public School      | Darcy Road Public School              | 98A Darcy Road, Wentworthville NSW 2145   | 476 enrolments                                                                                                                                                                                   |
| Public High School | Pendle Hill High School               | Cornock Avenue, Toongabbie NSW 2146       | 337 enrolments                                                                                                                                                                                   |
| Public High School | Girraween High School                 | Gilba Road, Girraween NSW 2145            | 756 enrolments                                                                                                                                                                                   |
| Public High School | Greystanes High School                | Beresford Road, Greystanes NSW 2145       | 933 enrolments                                                                                                                                                                                   |

| Category         | Name                                 | Address                                      | Comments                                                                                                                                                                                                                            |
|------------------|--------------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |                                      |                                              | Special Needs services offered: <ul style="list-style-type: none"> <li>Students with Moderate Intellectual Disability</li> </ul> Students with Mild Intellectual Disability                                                         |
| Preschool        | Kinder Kapers Preschool              | 52 Pendle Way, Pendle Hill NSW 2145          | Capacity:<br>45 children aged 3 - 5 years                                                                                                                                                                                           |
| Preschool        | Pendle Hill Early Learning Centre    | 148 Smith Street, Pendle Hill NSW 2145       |                                                                                                                                                                                                                                     |
| Preschool        | Goodstart Early Learning             | 90 Dunmore Street, Wentworthville NSW 2145   |                                                                                                                                                                                                                                     |
| Preschool        | Goodstart Early Learning             | 10 Pendle Way, Pendle Hill NSW 2145          |                                                                                                                                                                                                                                     |
| Preschool        | Tralee Gardens Preschool Centre      | 10 Fryer Avenue, Wentworthville NSW 2145     |                                                                                                                                                                                                                                     |
| Swimming centre  | Wentworthville Swimming Pool         | 115 Dunmore Street, Wentworthville NSW 2145  | Aquatic Centre:<br>50m x 8 lane outdoor heated pool<br>20m x 10m program pool<br>Wading pool<br>Grassed areas with barbecues and seating<br>Amenities, change, kiosk, first aid, storage, club room, office, staff room<br>Car park |
| Bowling club     | Wenty Leagues Club                   | 50 Smith Street, Wentworthville NSW 2145     | Lawn bowling greens x 2                                                                                                                                                                                                             |
| Bowling club     | Wentworthville Memorial Bowling Club | 30 Pritchard Street, Wentworthville NSW 2145 | Lawn bowling greens x 2                                                                                                                                                                                                             |
| Community Centre | Wentworthville Community Centre      | 2 Lane Street, Wentworthville NSW 2145       |                                                                                                                                                                                                                                     |

| Category         | Name                     | Address                                    | Comments                                                                                                                                                    |
|------------------|--------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Centre | Cassia Community Centre  | 18 Billabong Street, Pendle Hill NSW, 2145 |                                                                                                                                                             |
| Park             | Ringrose Park            | Smith Street, Wentworthville NSW 2145      | Sporting fields:<br>2 x full sized fields<br>Netball courts x 2<br>Children's playground<br>Cricket practice nets                                           |
| Park             | CV Kelly Park            | Oramzi Road, Girraween                     | Sporting fields:<br>1 x athletics field<br>Children's playground<br>Amenities building                                                                      |
| Park             | Harold Reid Park         | Girraween Road, Girraween                  | Sports field:<br>1 x full size<br>Children's playground<br>Amenities                                                                                        |
| Park             | Lytton Street Park       | Lytton Street, Wentworthville NSW 2145     | Tennis courts x 2<br>1/3 basketball court<br>Community garden<br>Children's playground<br>Picnic facilities<br>Walking / cycling paths<br>Bush regeneration |
| Park             | Stapleton Street Park    | Stapleton Street, Pendle Hill NSW 2145     | Playground (toddlers)<br>Seats<br>Grass                                                                                                                     |
| Park             | Yulunga Reserve          | Goodall Street, Pendle Hill NSW 2145       | Children's playground<br>Path link<br>Landscaped road closure                                                                                               |
| Park             | Frederick Street Park    | Frederick Street, Pendle Hill NSW 2145     | Children's playground<br>Seats<br>Grass                                                                                                                     |
| Park             | Thorne Avenue Playground | Thorne Avenue, Pendle Hill NSW 2145        | Children's playground                                                                                                                                       |
| Park             | Daley Street Park        | Daley Street, Pendle Hill NSW 2145         | Children's playground<br>Seats                                                                                                                              |

| Category | Name                      | Address                                 | Comments                                                     |
|----------|---------------------------|-----------------------------------------|--------------------------------------------------------------|
|          |                           |                                         | Grass                                                        |
| Park     | Sheehan Street Playground | Sheehan Street, Wentworthville NSW 2145 | Children's playground                                        |
| Park     | Boyne Avenue Park         | Boyne Avenue, Pendle Hill NSW 2145      | Children's playground (shade sail)<br>Seats                  |
| Park     | Dandie Park               | Maunder Avenue, Girraween NSW 2145      | Children's playground\<br>Barbecue<br>Seats<br>Grass<br>Path |
| Park     | Bombala Street Park       | Bombala Street, Pendle Hill NSW 2145    | Children's playground<br>Seats<br>Grass                      |
| Park     | McClennan Park            | Macklin Street, Pendle Hill NSW 2145    | Children's playground<br>Seats<br>Grass                      |
| Park     | Veron Street Park         | Veron Street, Wentworthville NSW 2145   | Wentworthville Library                                       |
| Park     | Josph Knox Park           | Burrabogee Road, Pendle Hill NSW 2145   | Children's playground<br>Seating                             |
| Park     | Thane Street Reserve      | Thane Street, Wentworthville NSW 2145   | Children's playground<br>Seating                             |
| Park     | Nancy Street Park         | Nancy Street, Pendle Hill NSW 2145      | Children's playground<br>Basketball 1/3 court<br>Seats       |
| Park     | Frank Hayes Playground    | Fyall Avenue, Wentworthville NSW 2145   | Children's playground (shade)<br>Seats                       |
| Park     | Girraween Road Park       | Girraween Road, Girraween NSW 2145      | Children's playground<br>Seats<br>Grass                      |

| Category | Name                  | Address                                     | Comments                                                      |
|----------|-----------------------|---------------------------------------------|---------------------------------------------------------------|
| Park     | Linlee Street Park    | Linlee Street, Girraween NSW 2145           | Children's playground<br>Seats<br>Grass                       |
| Park     | Targo Road Reserve    | Targo Road, Girraween NSW 2145              | Playground (toddlers)<br>Seat<br>Grass                        |
| Park     | Friend Park           | Station Street, Wentworthville NSW 2145     | Children's playground<br>Grass                                |
| Park     | Ambrose Hallen Park   | Derbyshire Avenue, Toongabbie West NSW 2145 | Children's playground<br>Seating                              |
| Park     | Darcy Road Reserve    | Darcy Road, Wentworthville NSW 2145         | Playground                                                    |
| Park     | Mansfield Street Park | Mansfield Street, Girraween NSW 2145        | Train play element<br>Seat<br>Grass                           |
| Park     | Bukari Reserve        | Oramzi Road, Girraween NSW 2145             | Children's playground<br>Scout / Guide Hall<br>Seats<br>Grass |
| Park     | Parsons Park          | Dorothy Street, Wentworthville NSW 2145     |                                                               |
| Park     | Doris Sargeant Park   | Chalmers Crescent, Wentworthville NSW 2145  | Children's playground<br>Seats                                |
| Park     | Mardi Street Park     | Mardi Street, Girraween NSW 2145            | Children's playground<br>Seats                                |
| Park     | Mount Street Park     | Mount Street, Girraween NSW 2145            |                                                               |
| Park     | Palm Street Park      | Palm Street, Girraween NSW 2145             | Seat<br>Grass<br>Path                                         |
| Park     | Caloola Reserve       | Caloola Road, Wentworthville NSW 2145       |                                                               |

| Category | Name             | Address                              | Comments                                                                                                                                                                                                                                                |
|----------|------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Park     | Toogagal Reserve | Palm Street, Girraween NSW 2145      | Children's playground<br>Seats<br>Paths<br>Grass                                                                                                                                                                                                        |
| Park     | Keane Park       | Targo Road, Girraween NSW 2145       | Children's playground                                                                                                                                                                                                                                   |
| Park     | Civic Park       | Civic Park Ave, Pendle Hill NSW 2145 | Playground (older children)<br>Playground (toddlers)<br>Tennis courts x 2<br>Practice wall<br>Cricket wicket (concrete)<br>Basketball 1/3 court<br>Netball post<br>Fitness equipment<br>Viewing platform – wetland<br>Barbecue / picnic tables<br>Grass |

## Appendix C Demographic summary

| Suburb                                                     | Wentworth Point |        | North Parramatta |        | Pendle Hill |        | Holroyd LGA |        |
|------------------------------------------------------------|-----------------|--------|------------------|--------|-------------|--------|-------------|--------|
| <b>Population:</b>                                         |                 |        |                  |        |             |        |             |        |
| Total Persons                                              | 2759            | 100.0% | 2,234            | 100.0% | 6663        | 100.0% | 99163       | 100.0% |
| <b>Age groups:</b>                                         |                 |        |                  |        |             |        |             |        |
| 0 to 4 years                                               | 172             | 6.2%   | 166              | 7.4%   | 522         | 7.8%   | 8206        | 8.3%   |
| 5 to 11 years                                              | 109             | 4.0%   | 122              | 5.5%   | 579         | 8.7%   | 8977        | 9.1%   |
| 12 to 17 years                                             | 74              | 2.7%   | 96               | 4.3%   | 385         | 5.8%   | 7144        | 7.2%   |
| 18 to 24 years                                             | 209             | 7.6%   | 277              | 12.4%  | 535         | 8.0%   | 9173        | 9.3%   |
| 25 to 34 years                                             | 1037            | 37.6%  | 658              | 29.5%  | 1189        | 17.8%  | 17602       | 17.8%  |
| 35 to 49 years                                             | 655             | 23.7%  | 526              | 23.5%  | 1366        | 20.5%  | 20662       | 20.8%  |
| 50 to 59 years                                             | 268             | 9.7%   | 195              | 8.7%   | 713         | 10.7%  | 10602       | 10.7%  |
| 60 to 69 years                                             | 161             | 5.8%   | 117              | 5.2%   | 472         | 7.1%   | 8386        | 8.5%   |
| 70 to 84 years                                             | 58              | 2.1%   | 60               | 2.7%   | 628         | 9.4%   | 6824        | 6.9%   |
| 85 and over years                                          | 16              | 0.6%   | 13               | 0.6%   | 273         | 4.1%   | 1587        | 1.6%   |
| Under 18 years                                             | 355             | 12.9%  | 384              | 17.2%  | 1486        | 22.3%  | 24327       | 24.5%  |
| 15 years and over                                          | 2439            | 88.4%  | 1,910            | 85.5%  | 5361        | 80.5%  | 78408       | 79.1%  |
| Median Age (years)                                         | 32              |        | 31               |        | 36          |        | 34          |        |
| <b>Cultural Diversity:</b>                                 |                 |        |                  |        |             |        |             |        |
| Indigenous persons                                         | 27              | 1.0%   | 19               | 0.9%   | 50          | 0.8%   | 816         | 0.8%   |
| Persons born in Non Main English Speaking countries        | 0               | 0.0%   | -                | 0.0%   | 0           | 0.0%   | 0           | 0.0%   |
| Language spoken at home other than English                 | 1118            | 40.5%  | 1,206            | 54.0%  | 3438        | 51.6%  | 50528       | 51.0%  |
| Speaks English Only                                        | 1276            | 46.2%  | 816              | 36.5%  | 2687        | 40.3%  | 42845       | 43.2%  |
| Speaks other language and speaks English very well or well | 732             | 26.5%  | 841              | 37.6%  | 2279        | 34.2%  | 28996       | 29.2%  |
| <b>Household Characteristics:</b>                          |                 |        |                  |        |             |        |             |        |
| Family households                                          | 749             | 62.9%  | 579              | 65.6%  | 1,616       | 71.3%  | 25,224      | 76.4%  |
| Lone person household                                      | 371             | 31.2%  | 247              | 28.0%  | 599         | 26.4%  | 6,901       | 20.9%  |
| Group household                                            | 70              | 5.9%   | 57               | 6.5%   | 52          | 2.3%   | 889         | 2.7%   |
| Average household size (number of persons)                 | 2.0             |        | 2.3              |        | 2.7         |        | 2.8         |        |
| <b>Family Characteristics:</b>                             |                 |        |                  |        |             |        |             |        |
| Total families                                             | 756             |        | 593              |        | 1,680       |        | 26,388      |        |
| Couple family with children - Total                        | 200             | 26.5%  | 211              | 35.6%  | 866         | 51.5%  | 13,375      | 50.7%  |
| Couple with children under 15 years                        | 155             | 77.5%  | 163              | 77.3%  | 636         | 73.4%  | 9,286       | 69.4%  |
| Couple with children over 15 years                         | 45              | 22.5%  | 48               | 22.7%  | 230         | 26.6%  | 4,089       | 30.6%  |
| Couple family with children                                | 200             | 26.5%  | 211              | 35.6%  | 866         | 51.5%  | 13,375      | 50.7%  |
| Couple family without children                             | 459             | 60.7%  | 267              | 45.0%  | 515         | 30.7%  | 7,781       | 29.5%  |
| One parent family                                          | 79              | 10.4%  | 97               | 16.4%  | 262         | 15.6%  | 4,632       | 17.6%  |

| Suburb                                      | Wentworth Point |       | North Parramatta |       | Pendle Hill |       | Holroyd LGA |       |
|---------------------------------------------|-----------------|-------|------------------|-------|-------------|-------|-------------|-------|
| One parent with children under 15 years     | 47              | 59.5% | 47               | 48.5% | 104         | 39.7% | 2,172       | 46.9% |
| One parent with children over 15 years      | 32              | 40.5% | 50               | 51.5% | 158         | 60.3% | 2,460       | 53.1% |
| Other family                                | 18              | 2.4%  | 18               | 3.0%  | 37          | 2.2%  | 600         | 2.3%  |
| <b>Other characteristics:</b>               |                 |       |                  |       |             |       |             |       |
| Need for assistance                         | 26              | 0.9%  | 62               | 2.8%  | 457         | 6.9%  | 5,014       | 5.1%  |
| <b>Dwellings:</b>                           |                 |       |                  |       |             |       |             |       |
| Separate House                              | 4               | 0.3%  | 35               | 3.3%  | 1,144       | 47.8% | 20,343      | 58.3% |
| Semi-detached, terrace house, townhouse     | 5               | 0.4%  | 61               | 5.7%  | 415         | 17.3% | 4713        | 13.5% |
| Flat, unit or apartment                     | 1183            | 91.8% | 784              | 73.9% | 679         | 28.4% | 7871        | 22.6% |
| Other dwellings                             | 0               | 0.0%  | -                | 0.0%  | 23          | 1.0%  | 71          | 0.2%  |
| Not stated                                  | 0               | 0.0%  | 3                | 0.3%  | 5           | 0.2%  | 15          | 0.0%  |
| Total occupied private dwellings            | 1192            | 92.5% | 883              | 83.2% | 2266        | 94.7% | 33013       | 94.7% |
| Unoccupied private dwellings                | 96              | 7.5%  | 178              | 16.8% | 128         | 5.3%  | 1851        | 5.3%  |
| <b>Tenure Type:</b>                         |                 |       |                  |       |             |       |             |       |
| Fully owned                                 | 121             | 10.3% | 84               | 9.8%  | 536         | 25.0% | 9,578       | 30.1% |
| Owned with a mortgage                       | 409             | 34.7% | 290              | 33.7% | 700         | 32.7% | 10,811      | 33.9% |
| Rented (Total):                             | 650             | 55.1% | 487              | 56.6% | 906         | 42.3% | 11,480      | 36.0% |
| Real estate agent                           | 581             | 89.4% | 373              | 76.6% | 460         | 50.8% | 6,919       | 60.3% |
| State or territory housing authority        | 3               | 0.5%  | 34               | 7.0%  | 221         | 24.4% | 2,165       | 18.9% |
| Person not in same household                | 52              | 8.0%  | 56               | 11.5% | 129         | 14.2% | 1,707       | 14.9% |
| Housing co-operative/community/church group | 3               | 0.5%  | 11               | 2.3%  | 68          | 7.5%  | 304         | 2.6%  |
| Other landlord type                         | 8               | 1.2%  | 4                | 0.8%  | 14          | 1.5%  | 219         | 1.9%  |
| Landlord type not stated                    | 3               | 0.5%  | 9                | 1.8%  | 14          | 1.5%  | 166         | 1.4%  |
| Other Tenure Type                           | 3               | 0.5%  | -                | 0.0%  | 57          | 6.3%  | 254         | 2.2%  |
| Not stated                                  | 10              | 1.5%  | 28               | 5.7%  | 66          | 7.3%  | 889         | 7.7%  |
| <b>Individual Income:</b>                   |                 |       |                  |       |             |       |             |       |
| Median Individual Income (\$/weekly)        | 1,124           |       | 765              |       | 501         |       | 517         |       |
| Negative/Nil Income                         | 177             | 7.3%  | 223              | 11.6% | 550         | 10.3% | 8,144       | 10.4% |
| \$1-\$199                                   | 48              | 2.0%  | 112              | 5.8%  | 354         | 6.6%  | 5,985       | 7.6%  |
| \$200-\$299                                 | 61              | 2.5%  | 124              | 6.5%  | 543         | 10.1% | 9,114       | 11.6% |
| \$300-\$399                                 | 64              | 2.6%  | 71               | 3.7%  | 654         | 12.2% | 7,679       | 9.8%  |
| \$400-\$599                                 | 137             | 5.6%  | 146              | 7.6%  | 545         | 10.2% | 8,475       | 10.8% |
| \$600-\$799                                 | 212             | 8.7%  | 207              | 10.8% | 512         | 9.6%  | 8,367       | 10.7% |
| \$800-\$999                                 | 205             | 8.4%  | 211              | 11.0% | 430         | 8.0%  | 6,808       | 8.7%  |
| \$1,000-\$1,249                             | 287             | 11.8% | 162              | 8.5%  | 420         | 7.9%  | 6,173       | 7.9%  |
| \$1,250-\$1,499                             | 237             | 9.7%  | 161              | 8.4%  | 273         | 5.1%  | 4,115       | 5.2%  |
| \$1,500-\$1,999                             | 326             | 13.4% | 170              | 8.9%  | 325         | 6.1%  | 4,309       | 5.5%  |
| \$2,000 or more                             | 348             | 14.3% | 110              | 5.7%  | 153         | 2.9%  | 2,621       | 3.3%  |
| Individual income not stated                | 334             | 13.7% | 219              | 11.4% | 591         | 11.0% | 6,621       | 8.4%  |
| <b>Household Income:</b>                    |                 |       |                  |       |             |       |             |       |
| Median Household income (\$/weekly)         | 2,034           |       | 1,415            |       | 1,188       |       | 1,209       |       |
| Negative/Nil Income                         | 16              | 1.4%  | 27               | 3.2%  | 35          | 1.6%  | 435         | 1.4%  |

| Suburb                                   | Wentworth Point |       | North Parramatta |       | Pendle Hill |       | Holroyd LGA |       |
|------------------------------------------|-----------------|-------|------------------|-------|-------------|-------|-------------|-------|
| \$1-\$199                                | 8               | 0.7%  | 3                | 0.4%  | 39          | 1.8%  | 584         | 1.9%  |
| \$200-\$299                              | 12              | 1.1%  | 27               | 3.2%  | 94          | 4.4%  | 1,008       | 3.3%  |
| \$300-\$399                              | 15              | 1.3%  | 23               | 2.7%  | 174         | 8.1%  | 2,054       | 6.7%  |
| \$400-\$599                              | 36              | 3.2%  | 59               | 7.0%  | 208         | 9.7%  | 3,010       | 9.8%  |
| \$600-\$799                              | 50              | 4.5%  | 72               | 8.6%  | 164         | 7.7%  | 2,783       | 9.1%  |
| \$800-\$999                              | 47              | 4.2%  | 78               | 9.3%  | 163         | 7.6%  | 2,621       | 8.5%  |
| \$1,000-\$1,249                          | 86              | 7.7%  | 83               | 9.9%  | 209         | 9.8%  | 2,864       | 9.3%  |
| \$1,250-\$1,499                          | 89              | 8.0%  | 79               | 9.4%  | 173         | 8.1%  | 2,535       | 8.3%  |
| \$1,500-\$1,999                          | 180             | 16.2% | 133              | 15.8% | 293         | 13.7% | 4,058       | 13.2% |
| \$2,000-\$2,499                          | 141             | 12.7% | 79               | 9.4%  | 180         | 8.4%  | 2,818       | 9.2%  |
| \$2,500-\$2,999                          | 205             | 18.4% | 77               | 9.2%  | 157         | 7.3%  | 2,251       | 7.3%  |
| \$3,000-\$3,499                          | 105             | 9.4%  | 41               | 4.9%  | 96          | 4.5%  | 1,325       | 4.3%  |
| \$3,500-\$3,999                          | 50              | 4.5%  | 20               | 2.4%  | 32          | 1.5%  | 594         | 1.9%  |
| \$4,000 or more                          | 60              | 5.4%  | 26               | 3.1%  | 49          | 2.3%  | 874         | 2.8%  |
| All incomes not stated                   | 13              | 1.2%  | 14               | 1.7%  | 76          | 3.5%  | 871         | 2.8%  |
| <b>Labour Force:</b>                     |                 |       |                  |       |             |       |             |       |
| Labour force participation               | 1,813           | 74.3% | 1,238            | 64.8% | 2,926       | 54.6% | 45,581      | 58.1% |
| Total employed                           | 1,749           | 96.5% | 1,160            | 93.7% | 2,692       | 92.0% | 42,298      | 92.8% |
| Employed full-time                       | 1,397           | 79.9% | 856              | 73.8% | 1,876       | 69.7% | 28,611      | 67.6% |
| Employed part-time                       | 259             | 14.8% | 230              | 19.8% | 672         | 25.0% | 11,011      | 26.0% |
| Unemployed persons                       | 64              | 3.5%  | 78               | 6.3%  | 234         | 8.0%  | 3,283       | 7.2%  |
| Not in labour force                      | 321             | 13.2% | 481              | 25.2% | 1,921       | 35.8% | 27,665      | 35.3% |
| <b>Occupation:</b>                       |                 |       |                  |       |             |       |             |       |
| Managers                                 | 383             | 22.0% | 129              | 11.1% | 230         | 8.5%  | 3,965       | 9.4%  |
| Professionals                            | 634             | 36.4% | 343              | 29.6% | 640         | 23.8% | 8,478       | 20.0% |
| Technicians and trades                   | 117             | 6.7%  | 135              | 11.6% | 345         | 12.8% | 6,094       | 14.4% |
| Community and personal service           | 110             | 6.3%  | 106              | 9.1%  | 199         | 7.4%  | 3,537       | 8.4%  |
| Clerical and administrative              | 260             | 14.9% | 202              | 17.4% | 522         | 19.4% | 7,915       | 18.7% |
| Sales                                    | 122             | 7.0%  | 91               | 7.8%  | 232         | 8.6%  | 3,797       | 9.0%  |
| Machinery operators and drivers          | 34              | 2.0%  | 59               | 5.1%  | 224         | 8.3%  | 3,636       | 8.6%  |
| Labourers                                | 58              | 3.3%  | 65               | 5.6%  | 245         | 9.1%  | 3,926       | 9.3%  |
| Not Stated                               | 24              | 1.4%  | 30               | 2.6%  | 54          | 2.0%  | 949         | 2.2%  |
| <b>Key Industry:</b>                     |                 |       |                  |       |             |       |             |       |
| Agriculture, forestry & fishing          | 0               | 0.0%  | -                | 0.0%  | 0           | 0.0%  | 68          | 0.2%  |
| Mining                                   | 4               | 0.2%  | 3                | 0.3%  | 6           | 0.2%  | 43          | 0.1%  |
| Manufacturing                            | 153             | 8.8%  | 75               | 6.5%  | 346         | 12.9% | 4,683       | 11.1% |
| Electricity, gas, water & waste services | 8               | 0.5%  | 12               | 1.0%  | 27          | 1.0%  | 422         | 1.0%  |
| Construction                             | 82              | 4.7%  | 51               | 4.4%  | 150         | 5.6%  | 3,452       | 8.2%  |
| Wholesale trade                          | 174             | 10.0% | 92               | 7.9%  | 165         | 6.1%  | 2,556       | 6.0%  |
| Retail trade                             | 147             | 8.4%  | 89               | 7.7%  | 271         | 10.1% | 4,463       | 10.6% |
| Accommodation & food services            | 63              | 3.6%  | 70               | 6.0%  | 124         | 4.6%  | 2,504       | 5.9%  |
| Transport, postal & warehousing          | 71              | 4.1%  | 44               | 3.8%  | 183         | 6.8%  | 2,667       | 6.3%  |
| Information media & telecommunications   | 62              | 3.6%  | 57               | 4.9%  | 83          | 3.1%  | 959         | 2.3%  |

| Suburb                                                     | Wentworth Point |        | North Parramatta |        | Pendle Hill |        | Holroyd LGA |        |
|------------------------------------------------------------|-----------------|--------|------------------|--------|-------------|--------|-------------|--------|
| Financial & insurance services                             | 161             | 9.2%   | 88               | 7.6%   | 196         | 7.3%   | 2,722       | 6.4%   |
| Rental, hiring & real estate services                      | 31              | 1.8%   | 27               | 2.3%   | 27          | 1.0%   | 521         | 1.2%   |
| Professional, scientific & technical services              | 186             | 10.7%  | 125              | 10.8%  | 216         | 8.0%   | 2,816       | 6.7%   |
| Administrative & support services                          | 66              | 3.8%   | 38               | 3.3%   | 93          | 3.5%   | 1,406       | 3.3%   |
| Public administration & safety                             | 96              | 5.5%   | 89               | 7.7%   | 157         | 5.8%   | 2,587       | 6.1%   |
| Education & training                                       | 141             | 8.1%   | 58               | 5.0%   | 161         | 6.0%   | 2,459       | 5.8%   |
| Health care & social assistance                            | 175             | 10.0%  | 161              | 13.9%  | 302         | 11.2%  | 4,637       | 11.0%  |
| Arts & recreation services                                 | 38              | 2.2%   | 22               | 1.9%   | 15          | 0.6%   | 458         | 1.1%   |
| Other services                                             | 56              | 3.2%   | 40               | 3.4%   | 97          | 3.6%   | 1,596       | 3.8%   |
| Not Stated                                                 | 28              | 1.6%   | 19               | 1.6%   | 72          | 2.7%   | 1278        | 3.0%   |
| <b>Educational attainment:</b>                             |                 |        |                  |        |             |        |             |        |
| Completion of Year 12 (or equivalent)                      | 1,700           | 69.7%  | 1,274            | 66.7%  | 2,779       | 51.8%  | 39,522      | 50.4%  |
| Without post-school qualifications                         | 543             | 22.3%  | 601              | 31.5%  | 2227        | 41.5%  | 35476       | 45.2%  |
| <b>Educational institution attending:</b>                  |                 |        |                  |        |             |        |             |        |
| Total                                                      | 751             | 100.0% | 710              | 100.0% | 2,125       | 100.0% | 31,102      | 100.0% |
| <b>Pre-school attending:</b>                               |                 |        |                  |        |             |        |             |        |
| Pre-school                                                 | 22              | 2.9%   | 34               | 4.8%   | 120         | 5.6%   | 1,706       | 5.5%   |
| <b>Infants/Primary education attending:</b>                |                 |        |                  |        |             |        |             |        |
| Government                                                 | 43              | 5.7%   | 61               | 8.6%   | 402         | 18.9%  | 4,838       | 15.6%  |
| Catholic                                                   | 25              | 3.3%   | 15               | 2.1%   | 103         | 4.8%   | 2,514       | 8.1%   |
| Other Non Government                                       | 11              | 1.5%   | 6                | 0.8%   | 11          | 0.5%   | 396         | 1.3%   |
| Total                                                      | 79              | 10.5%  | 82               | 11.5%  | 516         | 24.3%  | 7,748       | 24.9%  |
| <b>Secondary education attending:</b>                      |                 |        |                  |        |             |        |             |        |
| Government                                                 | 21              | 2.8%   | 68               | 9.6%   | 227         | 10.7%  | 3,436       | 11.0%  |
| Catholic                                                   | 16              | 2.1%   | 7                | 1.0%   | 68          | 3.2%   | 2,262       | 7.3%   |
| Other Non Government                                       | 13              | 1.7%   | 9                | 1.3%   | 26          | 1.2%   | 365         | 1.2%   |
| Total                                                      | 50              | 6.7%   | 84               | 11.8%  | 321         | 15.1%  | 6,063       | 19.5%  |
| <b>Technical or Further Educational Institution(a):</b>    |                 |        |                  |        |             |        |             |        |
| <b>Full-time student:</b>                                  |                 |        |                  |        |             |        |             |        |
| Aged 15-24 years                                           | 6               | 0.8%   | 12               | 1.7%   | 35          | 1.6%   | 587         | 1.9%   |
| Aged 25 years and over                                     | 6               | 0.8%   | 11               | 1.5%   | 33          | 1.6%   | 509         | 1.6%   |
| <b>Part-time student:</b>                                  |                 |        |                  |        |             |        |             |        |
| Aged 15-24 years                                           | 6               | 0.8%   | 16               | 2.3%   | 26          | 1.2%   | 591         | 1.9%   |
| Aged 25 years and over                                     | 33              | 4.4%   | 45               | 6.3%   | 68          | 3.2%   | 919         | 3.0%   |
| Full/Part-time student status not stated                   | 0               | 0.0%   | 3                | 0.4%   | 0           | 0.0%   | 51          | 0.2%   |
| Total                                                      | 51              | 6.8%   | 87               | 12.3%  | 162         | 7.6%   | 2,657       | 8.5%   |
| <b>University or other Tertiary Institution attending:</b> |                 |        |                  |        |             |        |             |        |
| <b>Full-time student:</b>                                  |                 |        |                  |        |             |        |             |        |
| Aged 15-24 years                                           | 38              | 5.1%   | 71               | 10.0%  | 145         | 6.8%   | 2,204       | 7.1%   |
| Aged 25 years and over                                     | 27              | 3.6%   | 31               | 4.4%   | 52          | 2.4%   | 650         | 2.1%   |

| Suburb                                                  | Wentworth Point |       | North Parramatta |       | Pendle Hill |       | Holroyd LGA |       |
|---------------------------------------------------------|-----------------|-------|------------------|-------|-------------|-------|-------------|-------|
| <b>Part-time student:</b>                               |                 |       |                  |       |             |       |             |       |
| Aged 15-24 years                                        | 15              | 2.0%  | 10               | 1.4%  | 20          | 0.9%  | 311         | 1.0%  |
| Aged 25 years and over                                  | 77              | 10.3% | 28               | 3.9%  | 59          | 2.8%  | 911         | 2.9%  |
| Full/Part-time student status not stated                | 3               | 0.4%  | 7                | 1.0%  | 0           | 0.0%  | 52          | 0.2%  |
| Total                                                   | 160             | 21.3% | 147              | 20.7% | 276         | 13.0% | 4,128       | 13.3% |
| <b>Other type of educational institution attending:</b> |                 |       |                  |       |             |       |             |       |
| Full-time student                                       | 9               | 1.2%  | 13               | 1.8%  | 25          | 1.2%  | 333         | 1.1%  |
| Part-time student                                       | 16              | 2.1%  | 28               | 3.9%  | 45          | 2.1%  | 541         | 1.7%  |
| Full/Part-time student status not stated                | 0               | 0.0%  | -                | 0.0%  | 5           | 0.2%  | 28          | 0.1%  |
| Total                                                   | 25              | 3.3%  | 41               | 5.8%  | 75          | 3.5%  | 902         | 2.9%  |
| Type of educational institution not stated              | 364             | 48.5% | 235              | 33.1% | 655         | 30.8% | 7,898       | 25.4% |
| <b>Mobility:</b>                                        |                 |       |                  |       |             |       |             |       |
| Lived at same address 1 year ago                        | 1,665           | 60.3% | 1,404            | 62.8% | 5,132       | 77.0% | 79,376      | 80.0% |
| Lived at same address 5 years ago                       | 313             | 11.3% | 671              | 30.0% | 3,122       | 46.9% | 50,985      | 51.4% |
| <b>Transport:</b>                                       |                 |       |                  |       |             |       |             |       |
| Households without a motor vehicle                      | 41              | 3.5%  | 146              | 17.0% | 356         | 16.4% | 4,003       | 12.5% |
| One motor vehicle                                       | 625             | 53.1% | 490              | 57.1% | 1,054       | 48.5% | 13,418      | 42.0% |
| Two motor vehicles                                      | 434             | 36.9% | 191              | 22.3% | 562         | 25.9% | 10,378      | 32.5% |
| Three motor vehicles                                    | 64              | 5.4%  | 27               | 3.1%  | 140         | 6.4%  | 2,767       | 8.7%  |
| Four or more motor vehicles                             | 12              | 1.0%  | 4                | 0.5%  | 62          | 2.9%  | 1,368       | 4.3%  |
| <b>Journey to work (by one method only):</b>            |                 |       |                  |       |             |       |             |       |
| Train                                                   | 243             | 14.5% | 254              | 24.5% | 715         | 28.5% | 7,417       | 18.9% |
| Bus                                                     | 30              | 1.8%  | 69               | 6.6%  | 31          | 1.2%  | 1,204       | 3.1%  |
| Ferry                                                   | 30              | 1.8%  | -                | 0.0%  | 0           | 0.0%  | 10          | 0.0%  |
| Tram (includes light rail)                              | 0               | 0.0%  | -                | 0.0%  | 3           | 0.1%  | 25          | 0.1%  |
| Taxi                                                    | 7               | 0.4%  | 3                | 0.3%  | 7           | 0.3%  | 84          | 0.2%  |
| Car, as driver                                          | 1,179           | 70.1% | 529              | 51.0% | 1,444       | 57.5% | 24,955      | 63.7% |
| Car, as passenger                                       | 99              | 5.9%  | 37               | 3.6%  | 143         | 5.7%  | 2,654       | 6.8%  |
| Truck                                                   | 7               | 0.4%  | 3                | 0.3%  | 25          | 1.0%  | 600         | 1.5%  |
| Motorbike/scooter                                       | 10              | 0.6%  | 7                | 0.7%  | 8           | 0.3%  | 138         | 0.4%  |
| Bicycle                                                 | 11              | 0.7%  | -                | 0.0%  | 8           | 0.3%  | 138         | 0.4%  |
| Other                                                   | 6               | 0.4%  | 6                | 0.6%  | 13          | 0.5%  | 198         | 0.5%  |
| Walked only                                             | 20              | 1.2%  | 106              | 10.2% | 56          | 2.2%  | 923         | 2.4%  |
| Worked at home                                          | 39              | 2.3%  | 24               | 2.3%  | 60          | 2.4%  | 855         | 2.2%  |

## **Appendix D** Open space memorandum



# Memorandum

06 November 2015

|         |                                               |         |              |
|---------|-----------------------------------------------|---------|--------------|
| To      | Tom Copping, Tom Goode                        |         |              |
| Copy to | Shener Dursun, Harry Quartermain, Remon Fayad |         |              |
| From    | Lauren Harding, Matt Satherley                | Tel     | 02 9239 7142 |
| Subject | Bond's Spinning Mill - Open Space             | Job no. | 21/24419     |

This document provides an assessment of public open space needs for the rezoning of the Bonds Spinning Mill site. The assessment has been undertaken as part of an overall Social Impact Assessment for the redevelopment of the Bonds site by GHD Pty Ltd. This memorandum is intended to inform discussions with the project team about recommendations for provision of public open space within the proposed Master Plan.

## Approach

To undertake this open space assessment, GHD has reviewed Holroyd City Council's previous studies for open space provision on the site, outlined in the *Open Space and Recreation Needs Assessment – Bonds Spinning Mills Site 2013*, and a review of *Holroyd City Council's Section 94 Development Contributions Plan 2013*.

## Provision of open space in inner urban areas

Public open space provides important opportunities for physical activity, social interaction and general improvements in wellbeing for communities. The provision of appropriate and high quality public open space is required to meet the needs of the current and future residents, workers and visitors of the Bonds development.

According to the *Holroyd Recreation and Open Space Strategy 2007* and the *Holroyd Open Space and Recreation Study 2013*, existing public open space in the Holroyd Local Government Area has little capacity to provide for the forecast future demands of new populations.

The provision of public open space in urban infill developments across Sydney is a significant challenge due to lack of available and affordable land. Maintaining existing rates of provision for public open space in urban areas is unachievable as populations continue to grow. Already, in many inner Sydney urban areas alternative rates of provision are being investigated as historical rates such as 2.83ha of public open space per 1,000 people are considered inappropriate for the local context. A number of Councils are also considering how existing open spaces could be embellished to allow for increased usage by the community and cater to a diversity of users. For example embellishing local parks to provide district-level facilities, or upgrading sports fields with synthetic turf to allow for a range of sports to play for longer hours. Effectively, Councils are starting to implement strategies which work existing public open space harder, and explore innovative and alternative ways to increase community access to open space.



# Memorandum

## **GHD research into leading practice**

In 2014 GHD was commissioned to recommend guidelines that would assist with the planning of social infrastructure across NSW. In order to undertake this work, GHD conducted a literature review on best practice both nationally and internationally with regards to determining how social infrastructure can be planned and delivered. The research included the following guidelines for provision of public open space:

- The Queensland State Government<sup>1</sup> stated that all local parks should consist of 2000m<sup>2</sup> ha minimum area provided to serve neighbourhood needs within 300m safe walking distance of 90% of all dwellings.
- The Landcom *Open Space Design Guidelines* (2008) and the NSW *Growth Centres Commission Development Code* (2006) determined that local parks of 3000m<sup>2</sup> should be located within an 5 minute walk (400m) of all dwellings.
- Parks and Leisure Australia – Western Australia Division<sup>2</sup> states that a neighbourhood park (located between 400-600m from all dwellings) should be sized between 3000m<sup>2</sup> to 5000m<sup>2</sup>.
- City of Sydney are a metropolitan council facing increasing populations within urban environments. They determined that local parks should be a minimum of 3,000m<sup>2</sup> to 5,000m<sup>2</sup>. unless the site will increase the area of an adjoining open space, or provide a lineal connection to nearby open space<sup>3</sup>. Spaces need to be large enough to have a sense of openness and opportunities to create a green space.

In addition GHD undertook an in-depth consultation program involving:

- Interviews with 20 local Councils across NSW representing a cross-section of local government areas and development scenarios.
- Interviews with relevant government agencies.
- A focus group with developers/industry groups regarding the impact of various rates of provision on development.
- A focus group with peak bodies and non-government organisations regarding their expectations of social infrastructure provision.

Upon completion of the review, GHD developed a set of guidelines and recommended rates of provision that could assist with the planning and development of social infrastructure. Importantly, GHD's review confirmed that rates of provision need to be able to be tailored to the geographical context of the area that is being planned. For this reason, rather than having one set of rates of provision, the document was divided into four sections taking into account the different needs of Greenfield, Infill, Regional/Rural and Seachange/Coastal communities.

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<sup>1</sup> QLD Government (1995), *Queensland Residential Design Guidelines*

<sup>2</sup> Parks and Leisure Australia, (2011) *Public open space planning in Western Australia: New residential developments*

<sup>3</sup> StratCorp Consulting Pty Ltd (2006) *City of Sydney's Open Space and Recreation Needs Study*



# Memorandum

This assessment focused on the leading practice requirements for public open space provision in urban infill developments including local, district and regional passive parks, and active public open space (i.e. sports fields).

GHD's research on leading practice found that due to the lack of available land in urban infill areas, local parks should be embellished with additional facilities and features typically installed in a district-level park such as public toilets, a large kick-around area, a varied range of play equipment and play themes for all ages, and BBQ's. This enables local parks to be more multipurpose and cater to larger populations.

Based on the above research and leading practice requirements, GHD determined that 3000m<sup>2</sup> is the **minimum** size for a local park required for up to 5,000 residents in urban infill contexts.

GHD has provided a sample of recent high quality local public parks that are around 3,000 to 5,000m<sup>2</sup> to demonstrate what can be delivered in a park of this size for urban infill communities in Australia (see page 8)

## **Open space assessment**

GHD has undertaken an assessment of the open space provision for the Bonds site. This is based on existing rates of provision for the Holroyd Local Government area and Pendle Hill area, Council's Section 94 Development Contributions Plan, and leading practice for urban infill developments in NSW. These rates of provision are outlined in Table 1 below. The existing rates of provision are not sustainable for a growing urban population, therefore either the Section 94 provision or leading practice should be considered.

Table 2 provides a comparison of the open space requirements for the Bonds development based on Council's Section 94 rate of provision, leading practice rate of provision, and the proposed provision for the site as outlined in the Draft Master Plan.



# Memorandum

**Table 1 Comparison between public open space rates of provision**

| Source                                                                        |                                                                  | Informal parks                                                                               | Sports fields                                                                          | Natural                                          | Linkage                                                    | Total public open space provision |
|-------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------------------------------------|-----------------------------------|
| <b>Existing rate of provision of public open space (Based on 2011 Census)</b> | Holroyd City Local Government Area                               | 1.18 ha per 1,000 people                                                                     | 1.46 ha per 1,000 people                                                               | 0.73 ha per 1,000 people                         | 0.48 ha per 1,000 per people                               | 3.85 ha per 1,000 people          |
|                                                                               | Pendle Hill / Wentworthville / Girraween <sup>4</sup>            | 0.93 ha per 1,000 people                                                                     | 0.68 ha per 1,000 people                                                               | –                                                | –                                                          | 1.64 ha per 1,000 people          |
| <b>Holroyd City Council Policy</b>                                            | Section 94 Development Contributions Plan 2013                   | Local parks - 0.72 ha per 1,000 people<br>City-wide parks – contribution required            | 1.07 ha per 1,000 people                                                               | –                                                | –                                                          | –                                 |
| <b>Leading practice<sup>5</sup></b>                                           | Leading practice rates of provision for urban infill development | One local or multipurpose park for up to 5,000 people (minimum size of 3,000m <sup>2</sup> ) | One sports ground (comprising two playing fields) per 5,000 people (minimum size 5 ha) | N/A - Land dedicated on its natural significance | To be provided on-site to ensure open spaces are connected | –                                 |

<sup>4</sup> According to the *Open Space and Recreation Needs Assessment – Bonds Spinning Mill Site 2013* the Bonds site is located in the Pendle Hill/Wentworthville/Girraween catchment

<sup>5</sup> Based on GHD research into leading practice requirements for urban infill developments



## Memorandum

**Table 2 Estimated open space requirements for Bonds development**

| Dwellings | Population    | Section 94 Plan                                |              | Leading practice                                                                             |                                                                                    | Proposed Master Plan                 |                                                         |                                                           |
|-----------|---------------|------------------------------------------------|--------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------|-----------------------------------------------------------|
|           |               | Informal park                                  | Sports field | Informal park                                                                                | Sports field                                                                       | Informal park                        | Sports field                                            | Total publically accessible open space                    |
| 1,700     | 4,080 persons | Local - 2.93ha<br><br>City-wide - contribution | 4.4 ha       | One local or multipurpose park for up to 5,000 people (minimum size of 3,000m <sup>2</sup> ) | Contribution to existing sports fields required as not able to be provided on site | One local park – 5,310m <sup>2</sup> | N/A – contribution to be made to existing sports fields | 2.51ha on-site including local park, linkage, small areas |



# Memorandum

## Outcomes of the assessment

Table 2 above demonstrates that Council's Section 94 rate of provision would require a park between 2.93 hectares in size. In comparison, the leading practice rate of provision recommends a local or multipurpose park that is a minimum size of 3,000m<sup>2</sup> be provided for a population of up to 5,000 people. This is a **minimum** size, and larger sized parks should be explored where feasible.

The current draft Master Plan proposes provision of a total of 2.51 hectares of publically accessible open space on site. This is close to the rate required by Council's Section 94 Plan for each development scenario (i.e. 2.93ha) provided that publically accessible open space contributes towards the provision of local informal parks. Based on the comments in Council's *Open Space and Recreation Needs Assessment – Bonds Spinning Mills Site 2013* on the previous master plans, Council would consider the publically accessible open space as contributing towards this provided it is high quality and useable.

The provision of 2.51 hectares on site is equivalent to 32% of the total site area. This is considered to be high for an infill development. Typically, infill developments provide 10 to 15% of site area as open space including parks, pathways, linkages etc.

There are difficulties for the Master Plan to achieve Council's Section 94 rate of provision for local informal open space. However it is recommended that the Master Plan maximises the provision of public open space by including a public local park on-site.

The draft Master Plan proposes provision of a local park of 5,310m<sup>2</sup> for 4,080 persons. This is large enough to provide for the needs of not only the new residents, but also the wider Pendle Hill community by increasing access to public open space and providing broader community benefits including contributing to green linkages within the local area.

Based on the Section 94 rate of provision for sports fields the Bonds development would require 4.4 ha of active public open space. A new sports field will not be provided at the Bonds site, therefore a contribution towards existing sports fields in Holroyd would be required to meet future demand generated by the development.

## Recommendations

Based on the outcomes of the needs assessment for public open space provision at the Bonds site, it is recommended that:

- The Master Plan should maximise the provision of public open space on site through provision of a public local park that is a **minimum** of 3,000m<sup>2</sup>
- The proposed provision of a new 5,310m<sup>2</sup> park on-site would meet the needs of new residents and the existing community of Pendle Hill
- The park should be designed to be easily accessed by neighbouring residents, with legible and accessible pathways linking the park to surrounding areas
- The park should be designed to be multipurpose to meet the needs of a range of user groups. This may include providing seating, shelters, BBQ's, informal kick-around areas, toilets, and play equipment for various age groups.



## **Memorandum**

- Negotiations are required with Council to determine if, in addition to the provision of a new local park, contributions are required towards existing city-wide parks.
- In line with Council's Section 94 Plan, contributions may be required towards acquiring land for new sports fields in the LGA, or upgrading existing sports fields (e.g. CV Kelly Park and Monty Bennett Oval at Ringrose Park) to meet needs for sports facilities.

## Case Studies

### Case Study 1 - Greengate Park, Killara, Ku-ring-gai Council

Greengate Park, located in the suburb of Killara in Ku-ring-gai Local Government Area (LGA), is the first major park to be delivered under Ku-ring-gai Council's *Open Space Acquisition Program*. The program identifies homes or sites to be purchased so they can be transformed into areas of usable public open space. Ku-ring-gai's *Open Space Acquisition Program* was recently awarded the Australian Institute of Landscape Architects NSW Award for Excellence in Planning 2013 and the NSW Open Space Design and Management Award by Parks and Leisure Australia in 2014.

An increasing number of families are moving into Killara, and many are living in apartments and townhouses close to the Pacific Highway. To make sure residents have space to socialise and for children to play, Council purchased three houses on the corner of Greengate Lane and Bruce Avenue for a new park. The original site can be seen in Figure 1 below.

The design concept is to provide a local park with a range of spaces each with a different character and function. The design aims to provide a safe, open and child-friendly venue that is within walking distance (400 meters) for local residents. The park design, seen in Figure 2 below, implemented the following key elements:

- an open grassed area;
- a picnic shelter and meeting area
- a children's playground
- a character garden
- footpaths and access ways
- new kerbs and footpaths along Bruce Avenue and Greengate Lane.

The park is approximately 2,600 m<sup>2</sup> total area, to help meet the demand created by new residents in the local area. Delivery of a new park is important to demonstrate to the community and local developers that Ku-ring-gai Council is committed to meeting its obligations to utilise development contributions for the purpose of delivering new parks in close proximity to new development.

Council allocated a total budget of approximately \$1.2 million for the design and construction of the park. The costs associated with the acquisition and construction of the new park is entirely funded from development contributions.

Council demolished the houses in late 2012; construction started in June 2013 and was completed in December 2013. Images of the park can be seen in Figure 3. News articles regarding the project are found in Appendix A.

More information on Greengate Park can be found at: <http://2020vision.com.au/project/?id=265>



Figure 1 - Aerial of Green Gate site before construction

# Memorandum



**Figure 2 – Design drawing of Green Gate Park**

21/24419/208282

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Figure 3 - Images of Green Gate Park

## Case Study 2 - Buluk Park, Victoria Harbour, City of Melbourne

Buluk Park is a new urban open space square within the City of Melbourne. The square is the new community and retail hub of the Docklands, a place that connects the community and visitors with the Yarra River, Victoria Harbour, City Library and community centre and public transport. An aerial map of the location of the park is shown in Figure 4.

The park is 3,500m<sup>2</sup> in size, and located across the road from a new residential development, Victoria Park. The park is wi-fi enabled and features a central lawn surrounded by large decks and trees. The park provide spaces for activities such as play, gathering, markets and events to occur. (See Figure 5 below)

More information on Buluk Park can be found at <http://aspect.net.au/?p=3544&paged=1&cat=9>



Figure 4 - Aerial drawing of Buluk Park



Figure 5 - Images of Buluk Park

## Case Study 3 - St James Park and John Street Reserve, Glebe, City of Sydney

City of Sydney's ongoing small parks and playgrounds improvement program aims to improve the quality of open space and play experiences, provide a diverse range of play opportunities and improve the amenity of green spaces in our neighbourhoods. As part of this program, the City has renewed St James Park and John Street Reserve in Glebe to allow for better connection between the two spaces, and provide new grassed areas, upgraded facilities, native habitat and new play equipment.

The existing park facilities included two tennis courts and a large tennis amenities building, on-site car parking for the tennis courts, a small scale local playground, and irregular brick paths and seating areas.

As part of the design process, key stakeholders such as surrounding residents, community groups and St James Primary School were consulted with to develop the design for both St James Park and John Street Reserve, enabling the community to help shape the parks' development.

Around 3,000m<sup>2</sup> of public open space is provided across the two areas (excluding the tennis courts and amenities building). Figure 6 below shows the park layout, and Appendix B includes the concept design.



**Figure 6 - St James Park and John Street Reserve aerial drawing**

The playground in St James Park takes advantage of the existing layout of the site, as well as the existing plants which create a structure and shade for the playground. The playground contains a number of park benches (shown in Figure 7). The existing tennis courts have been regraded and resurfaced. Brick paved paths and new stairs connect park visitors to the tennis courts from St James Avenue and the eastern parts of St James Park, as shown in Figure 8.

The atmosphere of John Street Reserve has been retained and enhanced through regrading and native shrubs and understorey planting. Turfed ground and new stairs will provide access from street level into the park. Existing planting beds have been extended, and the new plantings provide suitable habitat for native fauna.

More information on St James Park and John Street Reserve can be found at <http://sydneyyoursay.com.au/glebe-parks>



**Figure 7 - Images of St James Park and John Street Reserve**



**Figure 8 - Images of St James Park and John Street Reserve**

## Appendix A – Newspaper articles regarding Green Gate Park Ku-Ring-Gai

KILLARA

# Park replaces houses



Tony, Roberto, Daniela, Leo and Jessica Bazouni rely on local playgrounds to keep their three children entertained.

Picture: Danielle Dutton

**Fiona Brady**

YOU might think only a developer would fork out \$5.8 million for three Killara homes only to propose bulldozing them a year later.

But that's what Ku-ring-gai Council is planning to do with three houses it has bought in Bruce Ave.

Next year the houses will be knocked down and the 2600sqm space will be turned into a new community park.

It will be the first park to be created as a result of the council's Open Space Acquisition Strategy.

Mayor Jennifer Anderson said the houses were bought after "voluntary negotiations" with the owner, a developer.

"As the properties were zoned for five-storey apartments, they would have been demolished at some stage in the future anyway," she said.

She said the new park was being built in an area where there has been an influx of new apartments in recent years.

Jessica and Tony Bazouni live in an apartment in Lindfield and rely on local playgrounds to keep their three children entertained.

"If you've got a backyard, the kids can entertain themselves to a large extent - you can put in a sandpit, or some swings - whereas in an apartment there is not a lot you can do really," Mr Bazouni said.

The council will begin community consultations about what facilities should go in the new park next month.

Cr Anderson said the project is fully funded from the Section 94 levies on new development.

**STORY SO FAR:**

**WHAT:** Ku-ring-gai Council introduced its Open Space Acquisition Strategy in 2007. The council's aim is to buy suitable properties when they come on the market and turn the land into open space.

**WHY:** A 2005 study that showed that while Ku-ring-gai has lots of bushland reserves, there is a shortage of parks for passive recreation, such as exercising, picnics and children's playgrounds.

**SO FAR:** The council has bought three houses in Dumaresq St, Gordon, three properties in Duff St and Allan Ave, Turramurra and one property in Stanley St, St Ives.

Figure 9 – Newspaper regarding Green Gate Park Ku-Ring-Gai



Figure 10 - Newspaper article regarding Green Gate Park Ku-Ring-Gai



## **Memorandum**

### **Appendix B - St James Park and John Street Reserve Concept Design**



GHD

133 Castlereagh St Sydney NSW 2000

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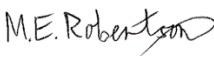
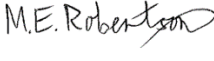
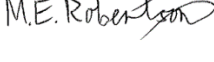
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|         |             | Name      | Signature                                                                           | Name               | Signature                                                                             | Date              |
| A       | M Satherley | L.Harding |  | M Lander           |  | 14 April 2015     |
| B       | M Satherley | L.Harding |  | M Robertson        |  | 31 July 2015      |
| 0       | M Satherley | L.Harding |  | M Robertson        |  | 20 August 2015    |
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