



Landmark Square Planning Proposal

Social Impact Assessment

Prepared for Dickson Rothschild

Final – June 2017

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LIST OF ABBREVIATIONS

ABS	Australian Bureau of Statistics
BTS	Bureau of Transport Statistics
CBD	Central Business District
CCD	Census Collection District
DCP	Development Control Plan
DP&E	NSW Department of Planning and Environment
EIA	Economic Impact Assessment
FSR	Floor Space Ratio
GCCSA	Greater Capital City Statistical Areas
GFA	Gross Floor Area
GLA	Gross Lettable Area
Ha	Hectares
JTW	Journey to Work
LEP	Local Environmental Plan
LGA	Local Government Area
SEPP	State Environmental Planning Policy
SIA	Social Impact Assessment
SA2	Statistical Area Level 2
Sqm	Square metre
TZ	Travel Zone

EXECUTIVE SUMMARY

HillPDA has prepared this Social Impact Assessment (SIA) to quantify the potential social benefits / impacts resulting from the rezoning of land bounded by Forest Road, Durham Street and Roberts Lane from the existing IN2 Light Industrial to B4 Mixed Use.

This SIA provides commentary in relation to the increased demand for social infrastructure and high level social impacts that would likely eventuate from the proposed mixed use development. Specifically, this report seeks to answer the following questions:

- What are the likely high level social impacts of the proposed development?
- How much additional demand for social infrastructure would the proposed development generate?
- How much and what kind of social infrastructure would be required to service this additional demand? and
- What social impacts would be likely to result from the planning proposal and resulting additional demand for social infrastructure?

In order to inform this Assessment we have reviewed and consulted a range of sources including government policies and research, desktop surveys, industry studies, demographic research and service providers.

Strategic and Policy Context

State planning policies encourage urban renewal of areas with good connectivity to strategic centres and public transport to facilitate housing and employment opportunities. The benefits of providing greater residential densities closer to centres of employment and services is recognised in NSW State planning policies in order to reduce commute times and congestion whilst also increasing productivity, 'work life' balance and access to social infrastructure.

Hurstville is identified within *A Plan for Growing Sydney* as a strategic centre, with potential long term public transportation linkages to Parramatta, Bankstown, Macquarie Park and Sydney Olympic Park. In particular, *A Plan for Growing Sydney* aims to retain the commercial core of the Hurstville area and facilitate mixed use development sites to provide additional retail/commercial employment and residential housing.

The *Hurstville Community Strategic Plan 2025* draws from *A Plan for Growing Sydney* and recognises the need to plan for future commercial and residential growth of the City, including the associated services and facilities for residents. The four pillars of the *Strategy 2025* seek to increase Hurstville LGAs level of income and capital including a redistribution of wealth to the community through local expenditure, services and jobs.

The rezoning of the subject site with residential, visitor accommodation and employment uses (including child care) would deliver increased housing within Hurstville, thereby helping the town centre grow and provide impetus for further investment. These outcomes are in line with the goals and directions of *A Plan for Growing Sydney*.

Local strategies and previous studies identify the importance of accommodating and encouraging residential growth in proximity to existing centres and transport nodes. The rezoning of the subject site would achieve additional housing opportunities close to the town centre, major public transport and commercial/retail services.

Demographic Profile and Forecasting

Demographic analysis of the geography surrounding the Subject Site indicates a growing residential population, with a minor shift towards a younger demographic from 2001 – 2011 despite an ageing population, in line with trends across New South Wales.

The average household size and composition remained relatively consistent from 2001 – 2011. The locality remained attractive for family households and couples with no children, with a higher proportion of family households than the Greater Sydney average.

Residents and households in the locality around the Subject Site have substantially increased their skills, with a 42% increase between 2001-2011, higher than seen across Greater Sydney at 30%. In particular, residents with a postgraduate degree have increased by 309% from 2001-2011.

A large number of residents were employed in the Retail, Accommodation and Food Services and Health and Social Assistance industries, all of which grew over the 2001-2011 period except for Manufacturing, which declined from 2001 – 2011. Industries showing growth through higher employment numbers included Manufacturing, Construction, Retail, Accommodation and Food Services, Financial and Insurance Services, Professional, Scientific and

Technical Services, Administrative and Support Services, Education and Training, as well as Transport, Postal and Warehousing.

The population of the Hurstville LGA is forecast by the DP&E to grow by 37% to 2031, on par with the anticipated growth of the Sydney Metropolitan area. The average household size is anticipated to decline from 2.73 to 2.67, indicating an expected growth in demand for smaller housing forms in line with an ageing population and need for affordable housing options in Sydney.

Forecasts by the Bureau of Transport Statistics (BTS) estimate a growth of 20,274 people to reach a resident population of 41,603 people in the Hurstville SA2 by 2041. Even under the base case (that is no rezoning of the Subject Site) population growth will result in an increase in demand for goods and services.

Social Infrastructure Audit

HillPDA's social infrastructure audit demonstrates a provision of 248ha of land zoned RE1 Public Recreation in the Hurstville LGA. Several large areas of open space are located in close proximity to the subject site, along with some pocket parks.

There are four schools in the Hurstville SA2 area, including two primary, one secondary school and one containing both primary and secondary. Overall, enrolments have increased since 2011 though not significantly.

Library services are located in close proximity to the Subject Site including the Hurstville library and Penshurst library. Numerous aged care options and medical centres are available within the Hurstville SA2 area, with nine facilities being provided. There are also some facilities in the surrounding areas.

Council operates one childcare facility within close proximity to the site, and runs another two centres on the periphery of the Hurstville SA2 area.

Overall, the audit found that the Hurstville SA2 area is well equipped and serviced with a range of social infrastructure to support the needs of the community and subject proposal.

Social Impact Assessment

This Assessment finds that the proposed development would result in some population growth but not to such an extent that would substantially deviate from the forecast population growth. Further,

growth anticipated within the subject area is substantially higher than the surrounding Hurstville LGA and is generally consistent with current and approved planning proposals within the vicinity of the subject site.

The proposal is considered to align with the strategic state and local planning policies in terms of supporting population growth, housing supply, affordable housing and mix of housing. Importantly, the proposed development would accommodate 4% of the forecast population growth of Hurstville within close proximity to transport nodes to services and employment opportunities.

The proposed development is not anticipated to create any significant demands for social infrastructure other than existing. The proposal presents a good opportunity to integrate an employment land use with residential without oversupplying or compromising smaller retail/commercial premises incorporated into mixed use development accommodated in surrounding planning proposals. The transient nature of the visitor accommodation would be anticipated to support surrounding businesses.

Equally, the increased residential population would attract retail, facilities and services, which has the potential to establish a thriving local centre. These changes would have social and economic benefits for residents of the site and its surrounds.

In terms of the social impacts of the Heritage Item on site (Scout Hall), it is recommended that further investigation be undertaken to address the appropriate future of the Item.

Set out in Chapters 5 and 6 is an analysis of specific SIA social infrastructure needs that are likely to arise as a consequence of the proposed staging of the Subject Site.

1 INTRODUCTION

Purpose of Report

HillPDA has been commissioned by Dickson Rothschild to undertake a Social Impact Assessment (SIA) of the proposed redevelopment of 53-71A Forest Road, 108-126 Durham Street and 6-15 Roberts Lane, Hurstville (hereafter referred to as the Subject Site) from its existing IN2 Light Industrial zoning to B4 Mixed Use.

Each component of the Study has been prepared to assist in the assessment of the Planning Proposal to rezone the Subject Site to facilitate a mix of residential and employment generating spaces.

The planning proposal is expected to generate between 440 - 480 new dwelling units, which is estimated to increase the local population by approximately 1,090 -1,190 people.

This SIA provides commentary around the increased demand for social infrastructure and high level social impacts that would likely eventuate from the proposed residential development. Specifically, this report seeks to answer the following questions:

- What are the likely high level social impacts of the proposed development?
- How much additional demand for social infrastructure would the proposed development generate?
- How much and what kind of social infrastructure would be required to service this additional demand? and
- What social impacts would be likely to result from the planning proposal and resulting additional demand for social infrastructure?

What is a Social Impact?

A social 'impact' affects the level of social activity generated in a defined area either positively or negatively as a result of a development, event or the like. The assessment of likely impacts resulting from a particular development allows for the identification (and where possible) quantification of impacts as either likely benefits or negative impacts.

Social impacts may directly affect the social well-being of an area's residents, visitors and employees by changing the social amenity and character of an area, the degree of social interaction, the availability of employment, social perceptions and opportunities. Social impacts

may also alter the level of demand for services and accessibility to those services.

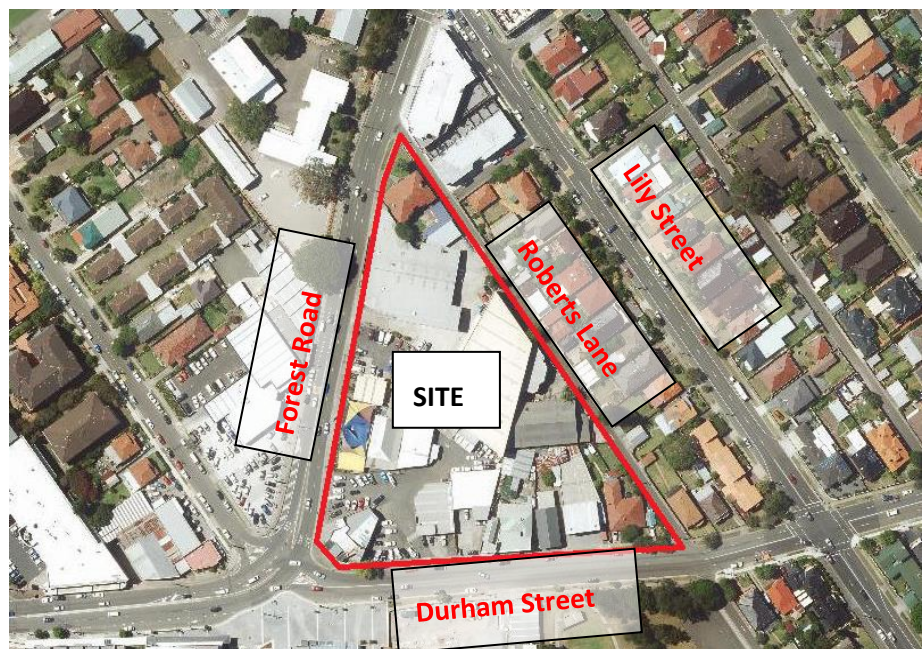
Analysis of likely social impacts can be compiled into a Social Impact Assessment that estimates the consequences of a particular project to an economy or society. In addition to identifying impacts however, an impact assessment should recommend ways to enhance the positive effects and reduce or mitigate the negative ones.

Precinct Context

The Subject Site comprises an area of approximately 1.4ha and is located within the suburb of Hurstville within the Local Government Area (LGA) of Hurstville, in Sydney's south.

The Subject Site is located approximately 700m from Hurstville Westfield Shopping Centre and 500m from Hurstville train station. The building typology is of several small industrial buildings and commercial spaces. The Subject Site is bounded by Durham Street, Forest Road and Roberts Lane and is closely located to King Georges Road. Surrounding land uses include residential, educational and open space.

Figure 1 - Precinct Boundary



Source: Dickson Rothschild Planning Proposal Report 2015

Existing Land use

Currently the subject site comprises a mix of small and large land lots. Building typology predominantly comprises small warehouses, car

show room and commercial businesses as identified through a desktop review.

Proposed Development

The proposed redevelopment of the existing industrial precinct comprises the following:

- Increase maximum building height to 65 metres on corner of Forest Road and Durham Street, with other proposed buildings on the site stepping down from this height to transition to lower scale development to east and north of the site;
- Increase floor space to include a base FSR on most of the site to 3.5:1, while a strip of land on the site along the length of Roberts Lane is proposed to include an FSR of 2:1;
- A bonus FSR of 0.5:1 for hotel accommodation for a portion of the site on the corner of Forest Road and Durham Street;
- Residential land uses which will include 440-480 apartments;
- A 130 room hotel; and
- Retail uses of approximately 6,500sqm.

Methodology and Structure

The conclusions and recommendations of this assessment have been developed using the following methodology and structure:

- Chapter 2 consists of a policy review to establish the strategic policy context of the site and proposed development. This includes a review of State and Local planning policies;
- Chapter 3 summarises the existing and forecast demographics of the Hurstville SA2 (the Study Area) and former Hurstville LGA. This analysis establishes the existing and likely demographic characteristics of the development area to indicate the social needs of the surrounding community. This Chapter also assesses the potential resident population of the proposed development;
- Chapter 4 provides an audit of the existing social infrastructure in the locality to better understand gaps and likely future needs of the resident population for social infrastructure;
- Chapter 5 assesses the high level social impacts of the proposed development, including calculating the additional demand for social infrastructure that would likely be generated as a result of the proposed development, based on State and Industry standards; and

- Chapter 6 sets out what specific additional infrastructure or what augmentation to existing infrastructure is required to accommodate the increased residential population of the site.

2 STRATEGIC POLICY CONTEXT

This Chapter undertakes an appraisal of the planning and legislative context for the proposed rezoning based on State, Metropolitan, Subregional and local planning guidelines. It considers matters relating to the proposed rezoning and development from an economic perspective only.

State and Regional Planning Policies NSW



A Plan for Growing Sydney (2014)

A Plan for Growing Sydney 2014 provides a framework for strengthening the global competitiveness of Sydney (including the South Subregion). To achieve this vision, the Government has set down goals that Sydney will be:

- A competitive economy with world-class services and transport;
- A city of housing choice with homes that meet our needs and lifestyles;
- A great place to live with communities that are strong, healthy and well connected; and
- A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

The Plan sets the following priorities for the South Subregion:

- A competitive economy;
- Accelerate housing supply, choice and build great places to live; and
- Protect the natural environment and promote its sustainability and resilience.

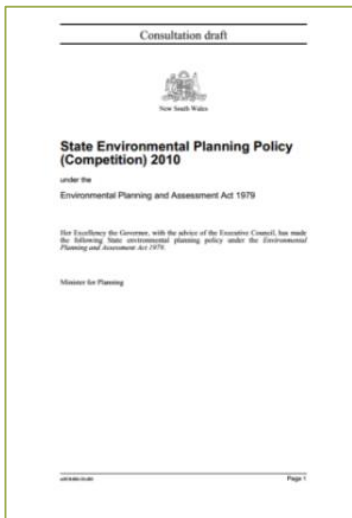
Of relevance to this Study, the strategy stipulates there is a priority to:

- Retain a commercial core in Hurstville, as required, for long term employment growth; and
- Provide capacity for additional mixed-use development in Hurstville including office, retail, services and housing.

The Plan also identifies Hurstville as a Strategic Centre.

Draft SEPP (Competition) (2010)

Following a review undertaken by the DP&E and the Better Regulation Office into how economic growth and competition were



impacted by the planning system, a new Draft State Environmental Planning Policy (SEPP) has been prepared and was placed on public exhibition in July 2010.

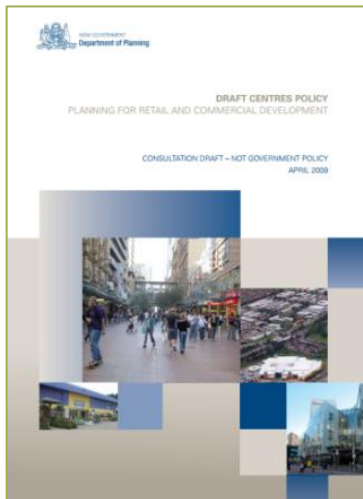
- The proposed state-wide planning policy removes artificial barriers on competition between retail businesses. The draft SEPP proposed that:
 - The commercial viability of a proposed development may not be taken into consideration by a consent authority, usually the local council, when determining development applications;
 - The likely impact of a proposed development to the commercial viability of other individual businesses may also not be considered unless the proposed development is likely to have an overall adverse impact on the extent and adequacy of local community services and facilities, taking into account those to be provided by the proposed development itself; and
 - Any restrictions in local planning instruments on the number of a particular type of retail store in an area, or the distance between stores of the same type, will have no effect.

NSW Draft Centres Policy (2009)

Over the past few years there has been a growing awareness and investigation of barriers to competition in Australia, particularly in the retail industry. As a result of these investigations the Australian Government directed state governments and planning authorities to review the flexibility of planning regulations and policies regarding retail development. In response the NSW Department of Planning (as was, now the DP&E) released the draft Centres Policy in April 2009.

The draft Centres Policy focuses around six key principles. The principles relate to:

1. The need to reinforce the importance of centres and clustering business activities;
2. The need to ensure the planning system is flexible, allows centres to grow and new centres to form;
3. The market is best placed to determine need. The planning system should accommodate this need whilst regulating its location and scale.
4. Councils should zone sufficient land to accommodate demand including larger retail formats;





5. Centres should have a mix of retail types that encourage competition; and
6. Centres should be well designed to encourage people to visit and stay longer.

Draft South District Plan

This draft South District Plan proposes a 20-year vision for the South District, which includes the local government areas of Canterbury-Bankstown, Georges River and Sutherland.

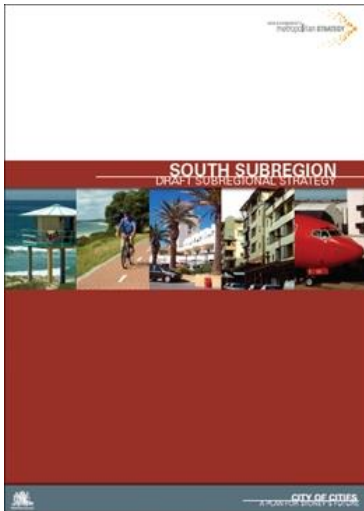
The District Plan baseline target for jobs in the Hurstville centre at 2036 is 15,000, with a higher target of 20,000.

The Draft District Plan states that “Hurstville is an important retail destination for the South District with its high street, Westfield and Central shopping centres. The centre also serves as a commercial precinct for the local population and benefits from a rail station and several bus routes. It has an opportunity to leverage its cultural diversity to grow tourism.”

Proposed priorities for Hurstville are as follows:

- Create a strong sense of place by celebrating Hurstville's cultural diversity;
- Upgrade public areas and create new open spaces;
- Encourage and support improvements to Westfield Hurstville to better integrate it with the public areas of the wider centre;
- Support the expansion of the hospitals in the centre and the growth of allied health services;
- Grow the night time economy;
- Recognise and support the role of Forest Road as an ‘eat street’;
- Activate secondary streets; and
- Improve tree cover and the quality of the public realm.

The District Plan is based on the NSW Department of Planning & Environment 2016 LGA Population Projections for an additional 30,800 persons in the Georges River LGA over the 20 years to 2036.



Draft South Subregional Strategy (2007)

The Department of Planning and Environment together with local councils is currently preparing a new Subregional Plan for the South Region as part of the implementation of *A Plan for Growing Sydney*.

Notwithstanding the release of an updated Subregional Strategy, the former Hurstville LGA falls within the South Subregion of Sydney and therefore relevant policies are set out within the Draft South Subregional Strategy that was prepared in accordance with the 2005 plan City of Cities. The Draft South Subregional Strategy provides a range of actions and objectives for the Region covering themes such as: economy and employment, centres and corridors, housing, transport, environment, heritage and resources, culture and governance.

Relevant to this Study, the Draft South Subregional Strategy provides a number of targets, aims and objectives over a 25 year timeframe to 2031 for both the Region and specific to Hurstville City Council.

- Key visions for the South Subregion by 2031 include:
- Providing a superior lifestyle and amenity, allowing residents to live and work within the subregion;
- Retaining its high quality environmental, tourism and lifestyle attributes; and
- Having a diverse community supported by a greater range of housing choice.

A key direction for the Subregion is to identify and investigate renewal. In addition, an increase in housing densities was seen as a method of improving the mix of housing types in the Subregion (addressing the existing predominance of low density, detached and high value housing stock) whilst meeting broader centre objectives to increase vitality and make better use of existing infrastructure. The Strategy recommends that to achieve housing growth, it will be necessary to increase densities through medium density development in the Region's Major Centres, Towns, Villages and Neighbourhood centres.

One of the key directions for Sydney's South Subregion is to strengthen Hurstville's commercial centre. Hurstville has been identified as a Major Centre for the subregion and is a key retail and service centre, as well as offering a mix of low, medium and high density housing choices.



Visitor Economy Action Plan

The major aim of the Visitor Economy Action Plan is to double the amount of overnight visitor spending by 2020. A major obstacle (amongst others such as technology/online presence and economy conditions) to achieving this aim, as identified in the *Final Report of the Visitor Economy Taskforce*, is the lack of hotel infrastructure within Sydney.

High occupancy rates in the Sydney CBD are driving an increase in visitor accommodation pricing and thereby discouraging visitors due to lack of actual or perceived 'value for money'. A shortage of hotel rooms is identified as a major issue in addition to a lack of business functions and unique NSW experience attractions. Accordingly, the Taskforce recommended (amongst other recommendations) the construction of additional hotels and associated facilities, developing greater authentic tourism experiences and improving the overall quality and skills within the visitor accommodation industry¹.

Hurstville Community Strategic Plan 2025

The Hurstville Community Strategic Plan 2025 is the long term 10 year strategic planning document for all activities of the Council in the City. It sets clear strategic directions and provides a blueprint for building the future of Hurstville. The Community Strategic Plan determines the priorities for the City and the services and projects that Council will deliver over the next 10 years.

The Strategy recognises that, "Hurstville continues to experience great transformation and our challenge is to meet the on-going needs of our ever-changing community while also setting strategies in place to positively shape our City's future."

"The Hurstville City Centre is southern Sydney's primary centre boasting the major concentration of commercial and retail space in the region. The City is the preferred location for small to medium enterprises (SME's) in sectors such as manufacturing, finance, insurance, property, retail and medical services. State and Federal government departments, community services and education services are also an important part of the local economy."

The four pillars of the Strategy 2025 are: Social and Cultural development; Environmental Sustainability; Economic Prosperity and; Civic Leadership.

¹ NSW Department of Industry, *Final Report of the Visitor Economy Taskforce*, Industry Action Plans NSW website

Of relevance, the Economic Prosperity pillar seeks to increase Hurstville's level of income and capital, and distributing this wealth to the community in the form of local expenditure, services and jobs. To achieve economic prosperity, Council needs to support and attract local businesses whilst encouraging local employment.

The Hurstville Community Strategic Plan 2025 recognises the need to plan for future commercial and residential growth of the City and the associated services and facilities for residents.

Hurstville City Centre Concept Masterplan 2004

This concept plan sets a number of key directions for the future of the centre of Hurstville (which includes the Subject Site). The masterplan develops seven key design principles to improve the amenity of the city of Hurstville including:

1. To develop a new bus interchange;
2. To create a new Civic Precinct;
3. To improve the north-south connections;
4. To improve railway station access;
5. To create a new sequence of public spaces;
6. To create parks, green gateways and street trees; and
7. To simplify the traffic system.

Of relevance to this Study, the masterplan also proposes ways to improve development in Hurstville CBD by looking at "value capture" from development to contribute to public domain improvements.

Hurstville LEP 2012

The Subject Site has been zoned IN2 Light Industrial under the Hurstville LEP 2012 with a permissible FSR of 1:1 and height limit of 10m.

The below extract provides the objectives, permitted and prohibited uses of this zone:

"Objectives of zone

- *To provide a wide range of light industrial, warehouse and related land uses.*
- *To encourage employment opportunities and to support the viability of centres.*
- *To minimise any adverse effect of industry on other land uses.*

- *To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.*
- *To support and protect industrial land for industrial uses.*
- *To enable industrial development which does not pollute or adversely affect adjoining land, air or water.*
- *To ensure industrial development creates areas that are pleasant to work in, safe and efficient in terms of transportation, land utilisation and service distribution.*

1. Permitted without consent

Home occupations

2. Permitted with consent

Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Roads; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Water recycling facilities; Any other development not specified in item 2 or 4

3. Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Information and education facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Rural industries; Sewage treatment plants; Tourist and visitor accommodation; Water recreation structures; Water supply systems; Wholesale supplies."

Ministerial Section 117 Direction 1.1 (2009)

Section 117 Direction 1.1 relates to Business and Industrial zones. The objectives of the direction are as follows:

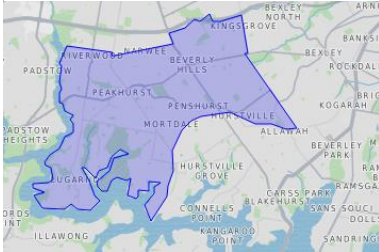
- Encourage employment growth in suitable locations;
- Protect employment land in business and industrial zones; and
- Support the viability of identified strategic centres.

This Direction applies when a planning proposal would affect land within an existing or proposed business or industrial zone. As such this report will address the five key requirements of Direction 117 these being:

- Follow the objectives of the Direction;
- Retention of existing business and industrial zones;
- No net loss of potential floor space for employment uses and related public services in business zones;
- Not reduce the potential floor space area for industrial uses in industrial zones; and
- Be in accordance with a Strategy approved by the Director General of DP&E.

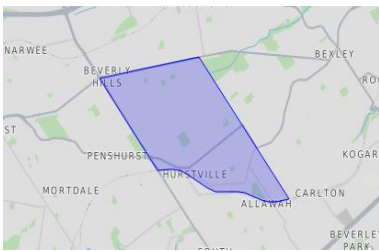
3 DEMOGRAPHIC ANALYSIS

Figure 2 – Former Hurstville Local Government Area Geographical Area



Source: ABS

Figure 3 - Hurstville SA2 Geographical Area



Source: ABS

The following Chapter provides a snapshot of demographic data from the ABS Census of Population and Housing for the census years of 2001, 2006 and 2011 using the Statistical Area Level 2 (SA2) Hurstville. This geographical area is mapped in Figure 3, with Figure 2 showing the whole former Hurstville LGA.

This area has been selected as the most focused area including the Subject Site with comparable data available across three census periods. To support this analysis, data has been compared to results for the former Hurstville LGA where relevant.

Population, household and dwelling projections by the Department of Planning and Environment (DP&E) and Bureau of Transport Statistics (BTS) have also been provided. The DP&E forecasts are only provided at LGA level, whilst the BTS forecasts allow us to closely match the SA2 area through the inclusion of a number of travel zones.

This data establishes the existing and likely demographic characteristics of the area surrounding the subject site to indicate the social needs of the surrounding community and possible social impacts of the proposed development.

A demographic appraisal of the existing population in the locality (including age, income, education and social advantage / disadvantage statistics) and from the revised population forecast determined what social infrastructure is likely to be required in future.

Existing Population

Existing and Forecast Age Characteristics

As indicated in Table 1 below, in 2011 the Hurstville SA2 accommodated 20,501 residents. The population increased by 3,856 people since 2001 (16,645 people) representing 23% growth at an annual growth rate of 2.1%.

Household and Age Characteristics

The predominant age cohort in the Hurstville SA2 in 2011 was the 15 - 29 year age group, making up 26.9% of the resident population. This altered from 2001, when the largest age cohort was 30-44 years, making up 24.4% in 2001 which reduced to 20.7% in 2011, a variance of -3.7%.

Table 1 - Fifteen Year Age Group by SA2 (2001 - 2011)

Age Group	2001	2006	2011	Change
Total Persons	16,645	18,473	20,501	3,856
0-14	18.6%	17.3%	16.2%	-2.4%
15-29	22.6%	24.7%	26.9%	4.3%
30-44	24.4%	23.0%	20.7%	-3.7%
45-59	16.5%	17.6%	18.0%	1.5%
60-74	10.0%	10.2%	10.3%	0.3%
75+	7.9%	7.2%	7.9%	0%

Source: ABS Census- Hurstville SA2 TSP

In 2011, the median age was 33 years, having marginally declined from 35 years in 2001. This is younger than the median age of the Hurstville LGA (37 years in 2011), signifying more young people are moving into the SA2 locality.

The average household size in the Hurstville SA2 in 2011 was 2.9 persons per household, having increased slightly from 2.8 in 2001 but remained consistent from 2006, providing a reasonably stable household size over the three census periods. This is relatively in line with the LGA average of 2.8 and the Greater Sydney average of 2.7 in 2011.

Table 2 Household Composition below indicates that the number of lone person households reduced from 2001 - 2011 from 18.4% in 2001 to 16.2% in 2011. This is likely reflective of the significant growth in family households, increasing from 68.6% to 74.3%, a percentage growth of 5.7%. The category of Group Households has also experienced a 1.7% growth. These figures vary from the Greater Sydney and Hurstville LGA trend where household structures have remained relatively consistent.

While there has been a decline in couple family with children from 53.7% in 2001 to 49.9% in 2011, there has been an increase in the number of couples without children (27.6% 2001 to 30.2% 2011) and one parent families (15.3% 2001 to 16.9% 2011). Despite this, couples with children still remain the dominant family type. These figures are in line with the Greater Sydney trend, which also illustrated a decline in couples with children and an increase in both couples without children and one parent families.

Table 2 - Household Composition by SA2 (2001 - 2011)

Household Composition	2001	2006	2011	Change	% Change
Couple Family with Children	2,144	2,368	2,537	393	18.3%
Couple Family without Children	1,101	1,294	1,534	433	39.3%
One Parent Family	610	772	861	251	41.1%
Other Family	137	126	152	15	10.9%
Total Family Households	3,992	4,560	5,084	1092	27.4%
Lone Person Household	1,071	1,096	1,110	39	3.6%
Group Household	263	341	425	162	61.5%
Other Households	490	360	220	-270	-55%

Source: ABS Census- Hurstville SA2 TSP

Income and Employment Characteristics

In 2011 the median personal income in Hurstville SA2 was \$422 per week, having increased significantly (by 13%) from a median of \$375 per week in 2001. This is significantly lower than the actual (\$538) proportional increase of income in Hurstville LGA (31%) and also below the increase in median personal income across Greater Sydney of 39%.

Comparatively, the median total household income in 2011 had grown by 32% from \$956 per week in 2001 to \$1,193 per week in 2011. However, this was below the proportional growth of both Hurstville LGA (42%) and Greater Sydney (46%). This may indicate smaller working households and also reflects the lower personal incomes.

Where Hurstville LGA's Residents Work

Table 3 - Industry of Employment by SA2 (2001 - 2011)

Industry of Employment	2001	2006	2011	Change	% Change
Agriculture, forestry and fishing	7	7	13	6	86%
Mining	6	6	7	1	17%
Manufacturing	786	719	698	-88	-11%
Electricity, gas, water and waste services	45	50	54	9	20%
Construction	323	468	452	129	40%
Wholesale trade	409	520	505	96	23%
Retail trade	719	940	1,033	314	44%
Accommodation and food services	576	754	909	333	58%
Transport, postal and warehousing	492	552	683	191	39%
Information media and telecommunications	279	191	199	-80	-29%
Financial and insurance services	486	571	662	176	36%
Rental, hiring and real estate services	99	128	155	56	57%
Professional, scientific and technical services	540	583	757	217	40%
Administrative and support services	286	340	406	120	42%
Public administration and safety	309	325	348	39	13%
Education and training	312	409	429	117	38%
Health care and social assistance	510	713	878	368	72%
Arts and recreation services	78	72	104	26	33%
Other services	256	249	275	19	7%
Inadequately described/Not stated	255	276	310	55	22%
TOTAL	6,773	7,873	8,877	2,104	31%

Source: Hurstville SA2 TSP

Table 3 indicates that a large number of residents in the Hurstville SA2 in 2011 were employed in Retail trade, growing by over 44% since 2001. The second largest proportion were employed in Accommodation and Food services, which had also experienced significant growth of over 58% from 2001. The largest growth across the industries was experienced in health care and social assistance with over 368 more people employed in the area.

Comparatively, the number of residents working in the industries of Information media and telecommunications and manufacturing both experienced a decline between 2001 - 2011. Overall, there has been

a growth of 31% of residents working in the different sectors, which is significantly greater than the LGA result of 15% increase in residents working across the industries.

Education Characteristics

The following Table 4 summarises the type of educational institution residents of the Hurstville SA2 nominated they were attending across the three Census periods. Between 2001 and 2011, the number of residents attending pre-school has remained substantially the same from 2001-2011. However, the number of residents attending catholic schools declined significantly by 22%; however an increase of enrolments in other non-government schools by 24% occurred.

In respect to tertiary education, a minor shift away from attendance at a technical or further education institution was substantially compensated by a growth in university or other tertiary education institution from 2001 - 2011 which experienced a growth of 88%.

Table 4 - Type of Educational Institution Attending by SA2 (2001 - 2011)

Type of Educational Institution Attending	2001	2006	2011	Change	% Change
Pre-school	228	226	229	1	.4%
PRIMARY:					
Government	866	1,035	972	106	12%
Catholic	249	206	193	-56	-22%
Other Non-Government	97	134	120	23	24%
Total	1,212	1,375	1,285	73	6%
SECONDARY:					
Government	745	798	946	201	27%
Catholic	213	209	168	-45	-21%
Other Non-Government	122	125	149	27	22%
Total	1,080	1,132	1,263	183	17%
TERTIARY:					
Technical or Further Educational Institution:	634	593	606	-28	4.4%
University or other tertiary Institution:	956	1,381	1,796	840	88%
Other type of Educational Institution:	193	172	268	75	39%
Overseas visitors	259	255	364	105	41%
Total	6,854	7,641	8,359	1,505	22%

Source: Hurstville SA2

The substantial increase of residents attending University or another tertiary institution is reflected in the changing level of non-school qualifications achieved by residents. From 2001 - 2011, there was a 309% increase in the number of residents with postgraduate level degrees (an increase of 1,148 people). There were also increasing numbers of residents with Graduate Diplomas and Certificates, Bachelor degrees, and Certificates level III and IV. The number of residents with a Certificate I or II level, however, decreased significantly.

Overall, this analysis demonstrates an upskilling of the Hurstville SA2 through the generally increased level of education of residents. This was higher than the increasing level of non-school qualification attainment across Greater Sydney, which grew by 30% between 2001 and 2011.

Table 5 Non-School Qualification Level by SA2 (2001 - 2011)

Non-School Qualification Level	2001	2006	2011	Change	% Change
Postgraduate Degree Level	372	966	1,520	1,148	309%
Graduate Diploma and Graduate Certificate Level	104	132	165	61	59%
Bachelor Degree Level	1,557	2,410	3,043	1,486	95%
Advanced Diploma and Diploma Level	922	1,152	1,457	535	59%
Certificate Level:					
Certificate Level, nfd	63	199	192	129	205%
Certificate III & IV Level	1,264	1,227	1,332	68	5%
Certificate I & II Level	290	124	109	-181	-62%
Total	1,617	1,550	1,633	16	1%
Level of education inadequately described	175	256	353	178	102%
Level of education not stated	1,821	1,813	1,153	-668	-37%
Total	6,568	8,279	9,324	2,756	42%

Source: Hurstville SA2 TSP

Social Advantage and Disadvantage

The SEIFA Index of Disadvantage measures the relative level of socio-economic advantage and disadvantage based on various Census characteristics, such as income, education, unemployment and

occupations. In the context of this Index, a lower score indicates an area that is relatively disadvantaged compared to an area with a higher score.

In 2011, Hurstville LGA scored 1018 on the SEIFA index of Disadvantage, ranked 119th in NSW from 152 LGAs and unincorporated NSW. This sat between Ku-ring-gai LGA on the most advantaged end of the scale (ranked 152nd) and Brewarrina LGA on the more disadvantaged end of the scale (ranked 1st).

Forecast Population

The following section employs population forecasts from the NSW DP&E and BTS to demonstrate the projected resident population for former Hurstville LGA and the Hurstville SA2.

Forecasts by Department of Planning and Environment

As set out in Table 6 below the resident population of Hurstville LGA is forecast by the Department of Planning and Environment (DP&E) to grow to 104,950 people by 2031, an increase of 22,150 or 27%. Similar levels of growth are forecast across the Sydney Metropolitan area which is also forecast to grow by 37% by 2031.

Table 6 - Forecast Resident Population (2011 - 2031)

LGA	2011	2016	2021	2026	2031	Total Change	Total % Change
Hurstville	82,800	87,200	93,750	99,600	104,950	22,150	37%
Sydney Metropolitan	4,286,200	4,657,650	5,064,200	5,467,200	5,861,750	1,575,550	37%

Source: Department of Planning and Environment 2014

As shown below in Table 7, the former Hurstville LGA is projected to remain consistent in household type, with marginal change across all household types. Lone person households are forecast to increase by 2%, not dissimilar to the forecast for Sydney Metropolitan, though a much milder growth. As a proportion of household types, couples with children are projected to remain the dominant household type at 38% whilst couples without children are forecast to maintain a 23% household share.

Table 7 - Forecast Household Type Hurstville LGA (2011 - 2031)

Household Type	2011	2016	2021	2026	2031	% of households in 2011	% of households in 2031	% Change
Couple only	6,950	7,350	7,900	8,450	9,000	23%	23%	0%
Couple with children	11,700	12,400	13,400	14,100	14,650	39%	38%	-1%
Single parent	3,100	3,350	3,600	3,900	4,150	10%	11%	1%
Other family households	550	550	550	600	600	2%	2%	0.0%
Multiple-family households	800	850	900	1,000	1,050	3%	3%	0.0%
Total family households	23,100	24,550	26,400	28,000	29,400	77%	76%	-1%
Lone person	5,800	6,250	6,800	7,450	8,200	19%	21%	2%
Group	1,050	1,050	1,050	1,100	1,100	4%	3%	-1%
Total non-family households	6,850	7,300	7,900	8,550	9,300	23%	24%	1%
TOTAL	29,950	31,800	34,300	36,550	38,750	100.0%	100.0%	

Source: Department of Planning and Environment 2014

The average household size surmised in Table 8 for the former Hurstville LGA is forecast to decline from 2.73 in 2011 to 2.67 in 2031. This is in line with an expected decline in household size across the Sydney Metropolitan Area, but remains slightly higher than the expected average household size of 2.62 for the Sydney Metropolitan Area.

This average household size accounts for all types of dwellings. The decline in average household sizes accounts for changing demographics attracted by the forecast increasing numbers of apartments.

Table 8 - Forecast Average Household Size (All Households) Hurstville LGA (2011 - 2031)

LGA	2011	2016	2021	2026	2031
Hurstville	2.73	2.71	2.70	2.69	2.67
Sydney Metropolitan	2.69	2.67	2.65	2.64	2.62

Source: Department of Planning and Environment 2014

Forecasts by Bureau of Transport Statistics

Forecasts by the Bureau of Transport Statistics (BTS) provide analysis for the Hurstville SA2 (through comparable travel zones²) to the year 2041. Using these forecasts, we can understand how the DP&E population growth might be accommodated within the locality of the proposed development.

In Table 9, the BTS projects a resident population of 41,603 people in the Hurstville SA2 by 2041, with a total of 15,299 dwellings. This represents an increase of 20,274 people from 2011 (95%), and a growth of 5,073 dwellings (70%). This corresponds with a projected decline in household size, and indicates that the Hurstville SA2 is expected to grow at a faster rate than the former Hurstville LGA overall.

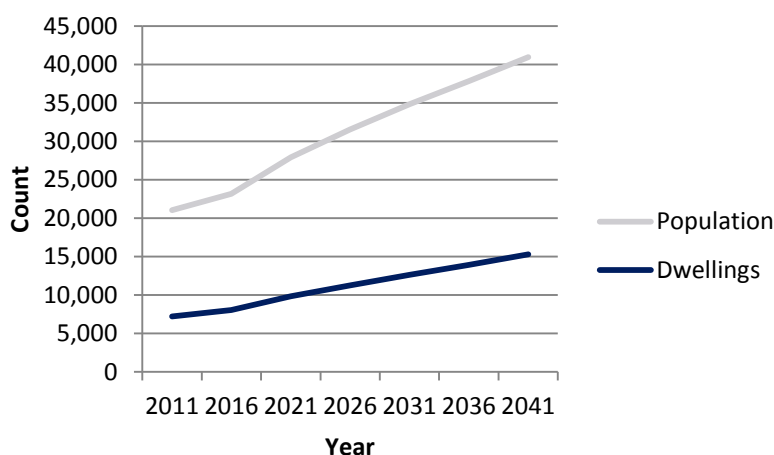
Table 9 - Population and Dwelling Forecasts Hurstville SA2 (2011 - 2041)

Year	Population	Dwellings*
2011	21,329	7,226
2016	23,491	8,064
2021	28,268	9,833
2026	31,914	11,260
2031	35,287	12,617
2036	38,367	13,918
2041	41,603	15,299

*Estimated Occupied Private Dwellings

Source: Bureau of Transport Statistics 2014

² Travel zones are the geographical areas used by the BTS to categorise their population forecasts. See 'Definitions' for more detail.

Figure 4 - Forecast Resident and Occupied Private Dwellings, Hurstville SA2

Source: BTS Population and Dwelling Forecast 2014

The expected age distribution of these forecasts is represented in the following table. These projections indicate a decline of the younger age groups most notably in the 20 - 29 and 30 - 39 year age groups by 2031. Interestingly, in 2021 the 30-39 year age group is going to comprise the largest proportion of the population with people likely to age in place. This is demonstrated in the shift of the largest proportional population from 30-39 in 2021 to the 40-49 age group by 2031. As a whole, the population is aging with the largest variance occurring in the older age groups. This trend is in line with an aging population across the Sydney metropolitan.

Table 10 - BTS Age Forecasts Hurstville SA2 (2011 - 2031)

Age Group	2011	Proportion of Total Population (2011) [%]	2021	Proportion of Total Population (2021) [%]	2031	Proportion of Total Population (2031) [%]	Variance in % Change
0 - 9 years	2,275	10.67%	3,434	12.15%	4,074	11.55%	0.88%
10 - 19 years	2,349	11.01%	2,786	9.86%	3,895	11.04%	0.03%
20 - 29 years	4,889	22.92%	3,584	12.68%	3,995	11.32%	-11.60%
30 - 39 years	3,130	14.68%	6,029	21.33%	4,210	11.93%	-2.74%
40 - 49 years	2,733	12.81%	3,832	13.56%	6,961	19.73%	6.91%

50 - 59 years	2,451	11.49%	3,201	11.32%	4,476	12.68%	1.19%
60 - 69 years	1,608	7.54%	2,654	9.39%	3,343	9.47%	1.93%
70 - 79 years	1,129	5.29%	1,624	5.74%	2,619	7.42%	2.13%
80 - 89 years	599	2.81%	899	3.18%	1,334	3.78%	0.97%
90 - 99 years	162	0.76%	215	0.76%	367	1.04%	0.28%
100+ years	5	0.02%	9	0.03%	14	0.04%	0.02%
Total Population	21,329		28,268		35,287		

Source: BTS 2014

Potential Population of Proposed Development

The redevelopment capacity of the site, in line with the planning proposal at the time of writing, is summarised in the following table. These assumptions have been used to indicate the likely additional demand for social infrastructure in Chapter 5 of this report.

Table 11 - Potential Population of Proposed Development

Type	Vacancy	Occupied Apartments	Occupancy Rate*	Residential Population
Apartment	5%	418-456	2.6	1,088-1,187

Source: ABS Census 2011 Expanded Community Profile for Hurstville SA2

*Attached dwellings only

Full realisation and take up of the proposed development would result in a resident population of some 1,145-1,250 people in the event of zero vacancy within the development.

4 EXISTING SOCIAL INFRASTRUCTURE AUDIT

The following Chapter undertakes an audit of existing social infrastructure to better understand gaps and likely future needs of the resident population in the locality.

This audit also seeks to identify sensitive receivers in proximity to the Subject Site.

For consistency, this audit has been undertaken for the Hurstville SA2 Area. This is referred to as the Study Area.

This analysis has been informed by a desktop analysis of geographic data and resources as well as consultation with sources such as:

- Hurstville City Council Website, including plans, reports and business papers;
- NSW Department of Education and Communities My School Website and My Child Website;
- MapInfo 2014; and
- Consultation with service providers and Council.

Parks and Playing Fields

Hurstville City Council manages more than 248ha of public open space, providing good access for active and passive recreation use by residents and workers in the locality. These facilities include but are not limited to³:

- 165 parks;
- Hurstville Aquatic Centre;
- Hurstville Golf Course;
- Golf practice cages (located at Gannons Park and Olds Park);
- Hurstville Oval (provides facilities for sports including cricket, athletics, cycling, rugby league and soccer);
- 50 sporting fields⁴;
- 2 Tennis Centres comprising 10 tennis courts;
- Netball courts;
- Off-leash dog parks (Riverwood Park, Gannons Park and Evatt Park);
- 1 Skate Park (located at Olds Park, Mortdale);
- Cycling and pedestrian tracks;
- 3 Fitness Stations;
- Heinrich Bushland Reserve

³ Hurstville City Council *Parks and Reserves*, Hurstville City Council Website

⁴ Hurstville City Council *Hurstville Sportsground General Plan of Management*, Hurstville City Council Website

Within the Hurstville SA2 the current HELP 2012 provides large spaces of RE1 public recreation to the south east and west and pocket RE1 open spaces to the west of the subject site. Open Spaces within the Hurstville SA2 area are provided below:

Table 12 - Open Spaces in Hurstville SA2

Facility Name	Address	Facilities	Proximity to the Study Area	Distance to the Subject Site*
Doyle Gardens	1d Thomas Street, Hurstville	Playground	Within the Study Area	2.5km
Binder Reserve	2d Thomond Street, Hurstville	Playground	Within the Study Area	2.3km
Thorpe Park	31 Low Street, Hurstville	Playground and picnic tables	Within the Study Area	1.9km
Molletts Reserve	15a Macpherson Street, Hurstville	Playground	Within the Study Area	2km
Hurstville Oval Velodrome	30 Dora Street, Hurstville	Sports field, velodrome, pavilion, playground, toilets, disability access	Within the Study Area	1km
Emma Edwards Reserve	85 Moore Street, Hurstville	Playground	Within the Study Area	1.4km
Croot Park	20 Romani Avenue, Hurstville	Playground and picnic tables	Within the Study Area	840m
Woodville Park	24 Hudson Street, Hurstville	Playground, picnic tables, toilets, disability access	Within the Study Area	200m
Kempt Field	91 Forest Road, Hurstville	Picnic tables, toilets, disability access	Within the Study Area	90m

Schools

Within the Hurstville LGA, there are 5 high schools, 13 primary schools and 1 combined high school and primary school.

There are 4 schools in the Hurstville SA2 area, including Beverly Hills Public School, Danebank Anglican School for Girls, Hurstville Public School and Hurstville Boys Campus. Four additional schools border the Hurstville SA2 area, Sydney Technical High School, St Mary's Star of the Sea and Kingsgrove High School.

Table 12- Schools within Hurstville SA2

School Name	Address	Type	Sector	Enrolments 2011	Enrolments 2013
Beverly Hills Public School	Stoney Creek & King Georges Rods, Beverly Hills	Primary	Government	474	501
Danebank Anglican School for Girls	80-98 Park Road, Hurstville	Primary and Secondary	Non-government	894	960
Hurstville Public School	Forest Road Hurstville	Primary	Government	1018	1137
Hurstville Boys Campus	Kenwyn Street, Hurstville	Secondary (7-10)	Government	351	328

Libraries

Hurstville Council provides two libraries for use within the Local Government Area, though none are provided in the Hurstville SA2 area. The libraries provided are Hurstville library and Penshurst library, located 1.4km and 3.8km from the subject site respectively.

Child Care Facilities

Hurstville City Council offers long day care centres/preschools, family day care, occasional care, before and after school care and school holiday care across the LGA.

Council operates three long day centres/preschools as identified in the table below. These centres offer care for children aged 6 weeks to five years of age.

Table 13- Council Operated Long Day Care / Preschool Centres Hurstville LGA

Facility Name	Address	Age Cohort	Capacity	Proximity to the Study Area	Distance to the Subject Site*
Hurstville Preschool and Occasional Care Centre	Rooftop Westfield Shopping Centre Hurstville	6 weeks to 12 years	23 children	Within the study area	400m from the Subject Site
Jack High Child Care Centre	70 Vanessa Street, Beverly Hills NSW 2209	aged 6 weeks - 6 years	79 children	600m from the Study Area boundary	3.2km from the Subject Site
Penshurst Long Day Care Centre	5 St Georges Road, Penshurst NSW 2222	aged 6 weeks - 6 years	40 children	950m from the Study Area boundary	2.5km from the Subject Site
TOTAL			142 places		

Source: Hurstville Council website

* Distance to Subject Site is an approximation calculated using Google measurement distances from the closest point of the Subject Site.

There is a high demand for Council child care services with all facilities currently having a waiting list for available positions. As of

July 2015 Council's Family Day Care scheme was also re-sponsored in response.

Due to high demand in the area, a number of other private childcare centres are also located within and around the study area. The following childcare services are also available to families:

Table 14 - Non-Council Childcare Centres Hurstville SA2

Facility Name	Address	Capacity	Proximity to the Study Area	Distance to the Subject Site*
Hurstville Teddy Bear Child Care Centre	588-600 Railway Parade, Hurstville	38 children aged 2 - 6 years	200m from the Study Area Boundary	764m from the Subject Site
SDN Hurstville Children's Education and Child Care Centre	155 Dora Street, Hurstville	39 children aged 2 - 6 years	Within the Study Area	1.6km from the Subject Site
Goodstart Early Learning Hurstville Millett Street	18 Millett Street, Hurstville	50 children aged 6 weeks - 6 years	Within the Study Area	1.6km from the Subject Site
Danebank Outside School Hours Service	80-98 Park Road, Hurstville	30 approved places	Within the Study Area	840m from the Subject Site
Kidz on The Avenue Pty Ltd	84 The Avenue, Hurstville	39 children aged 6 weeks - 6 years	Within the Study Area	915m from the Subject Site
Kindy College - Hurstville	61 Queens Road, Hurstville	29 children aged 6 weeks - 6 years	Within the Study Area	680m from the Subject Site
CASS Hurstville Child Care Centre	48 Queens Road, Hurstville	43 children aged 2 - 5 years	Within the Study Area	715m from the Subject Site
Jenny's Kindergarten - Hurstville	17 Vine Street, Hurstville	45 children aged 6 weeks - 6 years	Within the Study Area	570m from the Subject Site
Teddy Bear Early Learning Centre	33 Vine Street, Hurstville	59 children aged 6 weeks - 6 years	Within the Study Area	540m from the Subject Site
Goodstart Early Learning Hurstville Forest Road	50 Forest Road, Hurstville	40 children aged 2 - 6 years	Within the Study Area	250m from the Subject Site
Little Winners Pty Ltd	20 Wright Street, Hurstville	22 children aged 2 - 6 years	Within the Study Area	160m from the Subject Site
Sherpa Kids Hurstville (Before and After School Care)	24-30 Wright Street, Hurstville	40 approved places	Within the Study Area	200m from the Subject Site
KU Children's Services - Hurstville AMEP Child Care Centre	9-11 The Avenue, Hurstville	Children aged 6 weeks - 6 years	Within the Study Area	405m from the Subject Site
Maher Street Cottage Child Car Centre	33 Maher Street, Hurstville	48 children aged 6 weeks - 6 years	665m from the Study Area	1.28km from the Subject Site

Source: Childcare Website, google map measurements

Aged Care Services / Community Services

There are several aged care village/centres within Hurstville SA2 and the immediate surrounding vicinity. With 32%⁵ of the people in Hurstville over the age of 50 years old, seniors are becoming a more dominant demographic in the locality.

The Australian and NSW governments and community care programme provides assistance to remain independent at home including nursing care, allied health and meals. St George Community transport provides lifts to and from medical appointments, shopping trips and family visits. Several organisations in the area provide meal services, including Meals on Wheels.

St George Community Services Centre is located in Hurstville, 800metres from the site, near Hurstville railway station. Hurstville City library is 500metres from the site in Queens Rd. Hurstville Council provides a number of community multi-cultural programmes to engage residents from culturally and linguistically diverse backgrounds and community life.

There are a number of Aged care residential and care centres in the vicinity of the site. These include:

Table 15 - Aged Care Accommodation Facilities in and surrounding Hurstville SA2

Facility Name	Address	Capacity	Proximity to the Study Area	Distance to the Subject Site*
Bupa Aged Care	741-743 Forest Road, Bexley	70 Beds	185m to Study Area boundary	475m from the Subject Site
Colin McFadyen Independent Living Village	47 Woniora Road, Hurstville	28 dwellings	230m to Study Area boundary	920m from the Subject Site
Botany Gardens Nursing	80-88 Botany Street, Carlton	42 Beds	Within the Study Area	350m from the Subject Site
Regis Gannon Gardens	53-59 Gloucester Road, Hurstville	110 Beds	Within the Study Area	1.6km from the Subject Site
Shangri-La Nursing Home	107 Carrington Avenue, Hurstville	53 Beds	Within the Study Area	1.6km from the Subject Site
Lucy Chieng Aged Care Centre	8-14 Romani Avenue, Hurstville NSW			800metres

⁵ Hurstville City Council website: <http://www.hurstville.nsw.gov.au/Aged-Services.html>

Anglican Retirement Village	857 King Georges Rd, South Hurstville			1km
IBIS Blakehurst Aged Care	16 Cheddar St Blakehurst, NSW 2221			1km
St George Aged Care Centre	3 Verden St NSW 2207 Bexley			800metres

Source: Whereis.com, Website of individual aged care facility, google maps for measurements

Medical

Within SA2, there are 41 medical/optical/dental centres/facilities that are proximate to the site. Immediately south of the railway line, just outside SA2 there are another 7 such centres.

Emergency Services

The St George Hospital, a tertiary referral public hospital with emergency department is located approximately 1km from the site. Hurstville Private Hospital is also within 1km.

Hurstville Police Station and Hurstville Fire Station are within the Hurstville town centre, near the Hurstville railway station.

Youth Centres

Two youth centres are located in the vicinity of the Subject Site, one (Headspace Hurstville) on the periphery of the Hurstville SA2 area and the other (Youth Zone Youth Centre for St George) located approximately 300m away between the Subject Site and Hurstville Train Station. Both youth centres offer numerous youth programs including mental health services, health services, drug and alcohol programs and work / study services.

5 SOCIAL IMPACT ASSESSMENT

This section highlights the high level social impacts of the proposed development. It includes an estimate of the additional demand for social infrastructure that would likely be generated as a result of the proposed development based on State and Industry standards. This section also builds upon the data collated in the preceding chapters and discusses the planning proposals potential impact to housing supply, choice and affordability. An assessment of the planning proposals likely influence on community cohesion, accessibility, residential amenity and social sustainability is also discussed.

The Social Benefits of Housing Supply

The Australian Bureau of Statistics forecasts that the Sydney Metropolitan Area will gain an additional 1.5 to 1.9 million residents by 2036. In light of this change, the NSW State Government forecasts that Sydney will require an additional 664,000 dwellings over the next twenty years⁶.

In order for Sydney to accommodate this growth and distribute the forecast demand, in 2010 the NSW Government released more ambitious housing targets by Subregion. Specifically for the South Subregion, the target was increased to 302,300 dwellings by 2031⁷.

The State Government has identified the importance of providing a range of housing supply, housing options and location, particularly in close proximity to existing infrastructure and centres. The following Chapter discusses how the subject planning proposal relates to these objectives through its location and mix of proposed housing.

Housing Need - Supporting Supply in Sydney

Despite the rapidly growing demand for housing across Sydney and government targets to address the growing need (as discussed above), the provision of new housing in recent years has been relatively low⁸ and the gap between housing demand and supply is becoming increasingly worse.

A report by the federal government's National Housing Supply Council several years ago found that as Australia's strong population growth continues to accelerate, the combined housing shortfall could nationally reach 500,000 homes and apartments by 2029.

⁶ NSW Government, *A Growing Plan for Sydney*, pg 64

⁷ NSW Planning & Environment, *South Subregion*, pg 3

⁸ M Mulligan, RBA minutes note supply shortage in Sydney housing, Sydney Morning Herald June 2015

Furthermore despite Sydney having the greatest share of Australia's population, housing starts in Sydney have been outstripped by Adelaide and Melbourne. Development approvals in the last two years have shown to reverse this trend.

The impact of low housing supply in comparison to high demand will be to drive the cost of housing upwards, exacerbating concerns regarding housing affordability.

In this context, the proposed rezoning and subsequent development of the Subject Site would realise a net increase of some 440-480 residential dwellings towards the South Subregional housing target of 302,300 dwellings by 2031.

Importantly, the proposed redevelopment of the Subject Site would not result in a loss of any housing accommodation but rather a net increase in dwellings, making a true contribution to local and regional supply.

The nature of the dwellings proposed would also assist in providing a range of residential types in line with the growing demand for smaller households and households at a range of price points. This contribution is discussed further below.

Housing Choice – Mix and Affordability

In addition to population growth, demand for housing is driven by demographic and lifestyle trends including the ageing of the population, declining family sizes and fertility rates. As discussed previously, Greater Sydney is experiencing an overall net decline in dwelling occupancy rates and the ageing of its population. Combined these factors are reducing household occupancy rates and in turn increasing demand for housing in Sydney (particularly smaller housing types) above the demand generated by population growth alone. The implications of these trends are such that even if Sydney did not experience any population growth, more dwellings would be needed over time.

In comparison to Greater Sydney SD as a whole, over the next 20 years Hurstville LGA and the Hurstville SA2 area are forecast to maintain the current dominant household types of couples with children and couples without children. These forecasts are reflective of the Study Area's attraction as a more affordable place to live for families, first and second time homebuyers.

The Hurstville SA2 is expected to experience a net increase in the number of persons in older age groups as well as younger people looking to actively engage in the workforce or attend educational

institutions across Sydney. These age groups will be seeking smaller / more compact housing options in highly accessible locations. Accordingly the State Government identifies the importance of meeting the changing demography of Sydney and to help address issues of housing affordability, through the provisions of “smaller housing – for example 1 and 2 bedroom dwellings”⁹.

As a result of these underlying demographic shifts, a range of housing types and affordability’s are required to meet the needs of the future population of the Study Area.

In response to this anticipated need, the planning proposal has been designed to provide a mix of housing types to appeal to as wide a mix of the prospective market as possible. Indicative apartment mixes, to be confirmed at the development application stage, provide a range of 1 - 3 bedroom apartment dwellings which will cater for older residents looking to downsize, young professionals seeking to live in close proximity to Hurstville Centre and its major transport connections to the Sydney CBD as well as smaller families (i.e. 1 or 2 children couples) seeking to purchase their first property.

As a result of the mix of housing proposed for the Subject Site, a range of future residents are likely to be attracted to purchase or invest in the development creating a truly mixed community. Furthermore it is important to note that a mix of housing types and products is not only important for meeting the needs of the existing and prospective community but is also important for providing a choice of options with respect to housing affordability. Encouraging smaller dwellings in existing urban areas is one way in which a range of housing affordability’s can be achieved.

A mix of 1, 2 and 3 bedroom apartments is therefore considered to be in accordance with the South Subregional Strategy and *A Plan for Growing Sydney* to improve the affordability of housing in addition to providing a mix of housing for the Hurstville LGA as a nominated Strategic Centre.

Housing in the Right Location

A Plan for Growing Sydney recognises the importance of meeting the growing demand for housing in suitable locations to minimise the impacts of travel on the environment, contribute affordable housing, reduce congestion and improve quality of life for residents and workers.

⁹ NSW Government, *A Plan for Growing Sydney*, pg 134

To help address this matter, the State Government is encouraging a mix of housing types across the Subregions that have easy access to public transport. These areas are able to support higher density forms of residential development, especially around train stations with connections to the Sydney CBD and other employment areas.

As discussed previously, the Subject Site is located within 1km of Hurstville Town Centre which provides an array of facilities and services. The Subject Site is also located 500m from Hurstville Station and has access to a broader network of employment centres including Sutherland, Sydney CBD, North Sydney and Botany.

The Subject Site and its prospective residents therefore benefit from:

- Close proximity to employment opportunities in both Hurstville Centre and nearby employment lands located in Sutherland, Sydney CBD, North Sydney and Botany; thereby minimising the amount of time spent travelling and away from home, leisure pursuits and families;
- Close proximity to a range of facilities (i.e. library, regional shopping centre, civic services and business services) for residents who are less mobile (i.e. aged, disabled or mothers with children); and
- Close proximity to a range of child care, primary and secondary education facilities as well as health services (as set out in the previous chapter of this Study) thereby reducing dependency on private motor vehicles to the benefit of the environment.

Locating new and higher density housing in appropriate areas can have notable socio-economic benefits for the associated communities. Studies indicate that locating housing close to jobs and services can have a positive influence on mental health by reducing the stress associated with traffic congestion¹⁰. Reduced traffic congestion and the need to travel in turn reduces travel times, which provides an economic benefit in that the time which would otherwise be spent travelling can be put to an alternative productive use. It also lowers travel costs for households, workers and businesses.

¹⁰ Woodcock, J, Edwards P, Tonne C et al. Public health Benefits of Strategies to Reduce Greenhouse Gas Emissions: Urban Land Transport. Lancet 2009.

Meeting the Needs of the Community

Population Growth

The proposed development would increase the resident population of the site by approximately 1,090 - 1,190 people through the provision of approximately 440 - 480 residential apartments. The additional influx of residents is not considered to result in a substantial increase to the population than otherwise forecast.

Potential Social Impacts are identified as:

- Increase of housing supply on the site and the locality;
- Offer of greater diversity of housing forms to accommodate difference household types whilst also creating affordable dwelling units relative to the detached dwellings in the vicinity;
- Whilst apartments are generalised as accommodating lone and couple households, HillPDA's research has indicated that the lower cost of conveniently located apartments are attractive to a range of different households including couples with children; thereby retaining a diverse array of household types;
- The increase in high density development and associated population may change the adjoining low density character of the area to the north and east of the site, creating a 'busier' sense of community overall;
- Population growth may generate an increased demand for social infrastructure and facilities, discussed further in the next chapter of this report;
- The increase in population in the area is likely to activate the areas, especially with consideration of its current use as a Light Industrial site. Numerous planning proposals have been considered or approved in the vicinity of the subject site. In accordance with the HELP 2012 maps, rezoning and activation of the subject site may assist in the frontage activation of the sites located adjacent to the north and south of the subject site. This may create a cohesive retail/commercial active street along Forest Street as opposed to the current inactive industrial/commercial uses; and
- Activation of the site is likely to create a positive economic impact to surrounding retail and commercial businesses whilst also increasing 'eyes on the street' and a sense of safety through active and passive surveillance.

The significance of the impact is considered moderate with regard to the anticipated population growth and required dwelling supply. The population increase of the site does not exponentially increase the current anticipated growth for the area and is considered to support the growth of Hurstville as a Strategic Centre of Greater Sydney.

Social Infrastructure

The increased residential population of the site through the proposed development would result in increased demand for social infrastructure such as child care, educational facilities, open space, aged care services and disability services. However, it is noted that the proposed development would not result in the loss of open space or existing community infrastructure.

The likely residential population of the proposed development would generate demand for local social infrastructure as indicated in the following table:

Table 16 - Social Infrastructure Assessment

Facilities / Service	Benchmark*	Optimum (only one range)	Low Range	Medium Range	High Range
Performing Arts, Cultural Centre	1 : 50-120,000 people		0	0	0
Branch Library	1: 10,000 people	0.1			
Central Library	1 : 20-35,000 people		0.1	0	0
Small Community Centre	1 : 3,500-6,000 people		0.3	0.2	0.2
Large Community Centre	1 : 15-20,000 people		0.1	0.1	0.1
Small Meeting Hall	1 : 10,000 people	0.1			
Large Meeting Hall	1 : 20-30,000 people		0.1	0	0
Youth Centres	1 : 10-30,000 people		0.1	0.1	0
Long Day Child Care Centres	1 : 320 children aged 0-5 years	0.4-0.5			
Pre-Schools	1 : 4-6,000 people		0.3	0.2	0.2

Occasional Child Care Centres	1 : 12-15,000 people		0.1	0.1	0.1
Outside of School Hours Care	1 : 10-30,000 people		0.1	0.1	0
Playgrounds	1 : 500 dwellings	0.6			

*Benchmark based on the NSW Department of Planning and Infrastructure Draft Development Contributions Guidelines (2009), assumes 5% vacancy

The proposed development would generate negligible additional demand on the existing infrastructure such as playgrounds, branch library services, small community centres, youth centres and meeting halls, and child care services. As discussed in the preceding chapter, a significant amount of social infrastructure is available in the vicinity of the subject site. The significance of the impacts by the proposed development on the existing is therefore considered to be slight.

Access, Social Equity and Mobility

The subject site is a corner site and will feature prominently as a landmark development, providing site links along the frontages and act as a buffer between low density residential development and high density residential development. As a result of the development, new access ways will be constructed for pedestrians, cars and hotel patrons. Accordingly, some impacts on the local transport network are anticipated.

The proposed development also provides opportunities to deliver new dwelling stock in line with the relevant legislation and Australian Standards for adaptable housing and disability access, potentially resulting in a positive contribution to the community.

Notwithstanding, the impacts created by a shared tower of hotel accommodation and residential occupants should be addressed to mitigate potential detrimental amenity impacts created by transient occupants on long term residents. It is understood that separate access and lifts are provided to address such concerns.

The significance of these impacts is moderate and should be addressed at the development application stage.

Local Amenity

The proposed development would result in urban renewal of the subject site and public domain. Of particular significance is the way in

which the development interacts with the streetscape on Forest Road and Dunham Street. Whilst the proposal in its current form is high level, opportunities exist to activate the subject site and facilitate inviting/attractive linkages from the northern and eastern low density areas to existing and incoming surrounding commercial development. Additionally, the provision of retail and hotel uses would result in increased services and employment opportunities.

The significance of the impacts cannot generally be addressed at this high level stage; however activation of the site, passive surveillance of the site and surrounds and inviting pedestrian links to surrounding mixed use development is likely to positively contribute to the local area.

Community Structure, Health and Wellbeing

The proposed development would significantly alter the character of the existing site. Consideration of the low density development to the north and east in addition to consideration of the impact on heritage items on site and in the vicinity of the subject site are required, discussed later in the Chapter.

The management of traffic and access including increased traffic around the public school and low density residential areas are identified as potential negative impacts to the community. The locations of the vehicular crossings and interaction between the development and public domain are required.

However, given the proximity of the proposed residential to quality public transport, employment and the Hurstville Town Centre; the co-location of such services provides increased walking opportunities. Studies have shown that a higher level of public transport usage as well as access to services increases the likelihood of walking and thereby levels of activity resulting in health benefits¹¹.

It is considered that the implementation of a traffic management plan, walkable pathways, active frontages and safe crossings are required to mitigate potential impacts.

Social Impacts on Heritage

The Subject Site is adjacent to the locally listed Heritage Item¹², Hurstville Public School, located to the north/north west. The Subject Site primarily faces the school's car park. Given the location of the

¹¹ NSW Heath et al Creating Healthy Environments, NSW Centre for Overweight and Obesity 2005.

¹² Hurstville Local Environmental Plan 2012

Item to the north of the subject site, the proposed development envelope will not impact on the sunlight received by the school. However, the context and setting of the Heritage Item will change as a result of the proposal being a much greater development density and height than existing. Notwithstanding, a change from the unaesthetically appealing industrial show rooms and car dealerships may be an improvement to the setting, subject to the appropriate selection of colours and materials and the inclusion of landscaping at the development application stage.

The Subject Site also contains a Heritage Item, Hurstville Scout Hall, towards the Durham Street and Roberts Lane corner, approximately halfway along the Durham Street frontage. The Item is shown in the HELP 2012 Heritage Map, and detailed in the Hurstville Community Based Heritage Study Review 2013 for Hurstville Council. Whilst listed as a local item, the 2013 Study describes the Item as being one of the oldest Scout Troop Halls in NSW with cultural and social significance. However the 2013 Study notes that little aesthetic quality exists. The Office of Environment and Heritage contains a similar description of the Item as above. The Register recommends that the Item be retained and maintain its existing form and streetscape appearance. It further recommends that public access/community use should also be retained¹³. It is noted that if the Item is to be retained, a redesign of the Concept Plan will be required as a five storey building is shown in the place of the Heritage Item.

Residential Amenity During Construction

During the construction process the proposed development has the potential to affect the amenity of sensitive receivers within the surrounding area. Sensitive receivers generally relate to residents but may also include child care centres, community and recreational facilities or businesses (such as cafes and restaurants) that rely on the amenity of a locality to attract customers.

Owing to potential noise, dust or traffic disturbances, the greatest impact during the construction of the planning proposal would be to residential uses immediately surrounding the Subject Site along Forest Road, Durham Street and Roberts Lane, as well as their offshoots. Short term impacts may also be experienced by users of Hurstville Public School.

¹³ Office of Environment & Heritage, *Hurstville Scout Hall*, NSW Heritage Sites

A range of mechanisms can be applied to minimise impacts to residential amenity. Such mechanisms are employed by most building contractors and implemented through a Construction Management Plan. Such plans tend to focus on issues such as demolition and construction staging, noise, air and water quality, construction traffic management, pedestrian safety and site management. They include simple but effective measures such as screening, noise mitigation at source and varying work hours.

These mechanisms can be as simple as avoiding noisy or disruptive construction activities during the hours when residents are likely to want to enjoy their gardens or rest, for example on evenings and weekends. A further example of an effective mitigation measure is providing residents with a phone number to call if they have concerns regarding construction activities.

6 ASSESSING AND RATING IMPACTS

This Chapter describes the methodology used to rate the significance of the social and economic impacts identified. When assessing impacts, the impacts have been described as either:

- Positive or negative;
- Significant, moderate, slight or neutral; and
- During construction and/or upon operation.

The Table below provides a definition of these terms which have been adapted from the rating levels recommended by the Strategic Merit Test which forms part of the National Guidelines for Transport System Management in Australia (2nd Edition). The definitions have however been amended so that they are suitable for a Social and Economic Impact Assessment of this nature.

Table 17 - Assessment Rating Levels

Rating Level	Description
Significant Negative	Impacts with serious, long term and possibly irreversible effects leading to serious damage, degradation or deterioration of the environment. Requires a major re-scope of concept, design, location, justification, or requires major commitment to extensive management strategies to mitigate the effect.
Moderate Negative	Impacts may be short, medium or long term in duration and most likely to respond to management actions.
Slight Negative	Impacts have minimal effect, could be short term, can be mitigated and would not cause substantial detrimental effects. May be confined to a small area.
Neutral	No discernible or predictable positive or negative impact.
Slight Positive	Impacts have minimal effect, could be short term. May be confined to a small area.
Moderate Positive	Impacts may be short, medium or long term in duration. Positive outcome may be in terms of new opportunities and outcomes of enhancement or improvement.
Significant Positive	Impacts resulting in substantial and long term improvements or enhancements to the existing environment.

Source: Adapted from the Strategic Merit Test, National Guidelines for Transport System Management in Australia (2nd Edition)

It is widely recognised practice for Social and Economic Impact Assessments to not only identify the impacts of a proposed development, but to provide recommendations as to appropriate methods of minimising or mitigating negative impacts. The U.S Inter-organizational Committee on Guidelines and Principles for Social Impact Assessment defines mitigation as a means of,

“avoiding the impact by not taking or modifying an action; minimising, rectifying or reducing the impacts through the design or operation of the project or policy or compensating for the impact by providing substitute facilities, resources or opportunities (1994:15).”

In light of this practice, we rate the social and economic impacts identified both with and without appropriate management and mitigation measures.

ANALYSIS OF SOCIAL IMPACTS

The following Chapter provides a summary of the likely social impacts of the Planning Proposal as discussed throughout this report during the construction phase, upon completion and occupation of the planning proposal.

Table 18 - Summary of Potential Social Impacts (With and Without Mitigation)

Potential Impact and Stage	Impact Without Mitigation	Impact With Mitigation
Ensuring an adequate supply of housing (Occupation Phase)	Significant Positive The planning proposal would make a notable contribution towards the supply of housing within the primary area of influence in support of housing targets for both the LGA and North West Subregion.	No further mitigation identified/required
Housing Choice and Mix (Occupation Phase)	Significant Positive The proposed mix of housing ranges from 1, 2 and 3 bedrooms apartments. This mix and range of price points aligns well with the growing need for smaller households and higher density housing within the Hurstville Area.	No further mitigation identified/required
Housing close to Jobs and Services	Significant Positive The planning proposal would provide	No further mitigation identified/required

Potential Impact and Stage	Impact Without Mitigation	Impact With Mitigation
(Occupation Phase)	additional housing options within close proximity of the Hurstville Centre and Hurstville Train Station. This would create opportunities for residents to live in close proximity to their place of employment and / or education reducing the need to travel longer distances by private car to the benefit of the environment and the health and well-being of existing and future residents.	
Provision of Open Space (Occupation Phase)	Positive The planning proposal incorporates some open spaces for enjoyment by the existing and future community and hotel patrons of the subject site. These quality spaces can be integrated with surrounding open areas to encourage their active use and the health and wellbeing of the local community.	No further mitigation identified/required
Safety Security and Activity (Construction and Occupation Phases)	During Construction - Slight Negative When construction activity is not taking place, such as evenings and weekends, the Subject Site would be quiet with limited passive surveillance, potentially providing an environment for opportunistic crime and an increased feeling of an unsafe environment Upon Operation - Moderate Positive Increasing the level of activity on the Subject Site across the week and evenings in addition to the provision of animated and active spaces would help to create a sense of safety and provide a secure environment. This sense of safety would be enhanced through the incorporation of Secure by Design principles at the more detailed design stage.	During Construction - Neutral By considering this issue within the Construction Management Plan many of these impacts can be mitigated to an acceptable level by for example maintaining secure boundaries and providing on site security as well as suitable lighting. Upon Occupation - No further mitigation identified/required

Potential Impact and Stage	Impact Without Mitigation	Impact With Mitigation
Social Cohesion (Occupation Phase)	Moderate Positive The proposed replacement of a isolated Light Industrial site with a mix of uses including a hotel, retail and residential would facilitate a far greater level of social interaction and engagement on the Subject Site with a broader mix of the community. The proposed mix of housing opportunities would also facilitate a more balanced community. The planning proposal has opportunity to introduce pedestrian linkages integrating the Subject Site with its surroundings and should avoid a sense of a private /exclusive community.	No further mitigation identified/required
Social, Economic and Environmental Sustainability (Occupation Phase)	Moderate Positive The planning proposal, on account of the sites location, mix of uses and potential environment enhancements would notably contribute to working and interacting with local communities and the environment in a sustainable manner.	No further mitigation identified/required
Residential Amenity (Construction and Occupation Phases)	During Construction - Moderate Negative The amenity of the locality for existing residents adjoining the Subject Site and users of surrounding public spaces (i.e. Hurstville Public School) is likely to be affected during the construction phases on account of increased noise and air pollution as well as construction related traffic. Upon Operation - Moderate Positive A detailed design of the planning proposal at the development application stage will play a critical role in ensuring that the project will	During Construction - Slight Negative Subject to subsequent approvals, mitigation strategies will be designed and implemented through a Construction Management Plan and through the use of conditions attached to the consent. These measures could include noise mitigation at source, traffic management measures, controlled hours of work and a resident information line. Upon Occupation - No further mitigation identified/required

Potential Impact and Stage	Impact Without Mitigation	Impact With Mitigation
	not have an adverse impact to the amenity of surrounding uses by way of overshadowing, noise, privacy etc.	
Heritage Amenity	The amenity of adjoining Heritage Items to the north of the site is considered to be relatively unimpeded by the proposed development. A change between the current industrial setting to a high density development setting will need to exhibit a high level of urban design which should mitigate heritage setting concerns. Concerns are raised for the Heritage Item (Scout Hall) on site. The planning proposal is silent as to the retention, adaption or demolition of the heritage item. In this regard, it is recommended that further investigations be had as to the significance of the Item and the impact created by the development.	Moderate negative - significant positive. Further investigations by a qualified heritage expert are recommended to ensure the appropriate adaption, retention or demolition of the Heritage Item (Scouts Hall).

7 CONCLUSION

This Assessment finds that the proposed development would accommodate around 1,090 - 1,190 additional residents within the Hurstville area in close proximity to Hurstville Town Centre and Hurstville Train Station.

The proposed development will contribute towards the forecast population growth of the area as supported by the various strategic policies including *A Plan for Growing Sydney*, *Draft South Subregional Plan* and *Hurstville Community Strategic Plan 2025*. Importantly, the Strategy 2025 clearly recognises the need to plan for future commercial and residential growth of the City and the associated services and facilities for residents. The four pillars of the Strategy 2025 seek to increase Hurstville's level of income and capital including a redistribution of wealth to the community through local expenditure, services and jobs. The subject planning proposal fulfils this purpose.

Whilst the proposal does not necessarily raise social infrastructure concerns in itself, consideration by Council is required for the overall development within the area and how to best manage the challenges of a changing urban environment from low density and industrial uses whilst also maximising the opportunities that renewal of the site brings.

Changes to traffic arrangements both within and surrounding the site to provide hotel and residential access offers improved pedestrian and active transport arrangements. Careful consideration of vehicular access points to the site are required to ensure crossings do not restrict or deter pedestrian use of the pathways along Forest Road and Durham Street to Hurstville Train Station.

The planning proposal would also provide a net increase and choice of housing, recreational and community opportunities which would enable the creation of a mixed and varied community (i.e. young families, professionals, key workers, older persons, downsizers both within the Subject Site and across the broader area. A mix of affordability levels are also anticipated to be accommodated by the proposal given the location and mix of apartments.

Further, the proposal would be in close proximity to convenience retail goods and services, to the benefit of local residents, workers and visitors. This in turn would create employment opportunities and have a positive economic flow on effect to the wider economy.

Whilst the planning proposal could have some adverse impacts during the construction phase to surrounding residents, businesses and community groups, the impacts could be controlled through appropriate construction and traffic management mitigation measures. As a consequence any adverse impacts during the construction phase would be likely to be modest and short term in duration.

Upon occupation the majority of impacts identified would be positive and are considered in accordance with State Government objectives, the actions of the draft South Subregional Strategy and the social and economic objectives of Hurstville City Council. The planning proposal is therefore supported on social grounds subject to the mitigation methods included in this Assessment.

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This valuation is prepared on the assumption that the lender or addressee as referred to in this valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.



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