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HOLDMARK

Social Impact & Community Benefits Assessment

Proposed development: Chester Square (1 Leicester Street, Chester Hill)

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Executive Summary

Cred Consulting is an independent social planning consultancy based in Sydney. Cred was engaged by Holdmark to prepare a Community Benefits Analysis and Social Impact Assessment (SIA) for the proposed development at Chester Square, 1 Leicester Street, Chester Hill (the site).

The proposal is a redevelopment of the site for a mixed-use development of 648 units (1, 2 and 3 bedroom), 16,763m2 of commercial/retail floor space, and a 2,800m2 privately owned, but publicly accessible town square/plaza. The site is currently within the town centre and includes a range of industrial, commercial and retail uses.

Population growth and change

The development proposal is for 648 units resulting in approximately 2,070 residents living within a 1.7ha site (based on a household size of 3.2 persons per household, equivalent to other high-density small areas within the Chester Hill/Canterbury Bankstown area). The forecast population will likely be culturally diverse including Vietnamese, Arabic, Mandarin and Cantonese speaking, couple households, and families with children households. This indicates a need for social and recreational public and communal spaces that respond to the cultural needs and interests of residents and spaces for children and young people, and working aged people to keep fit, healthy and happy. Given the high density of the site, and the high working population likely to live there, there will be a need for an activated public domain both day and night including well-lit parks and plazas (walking the dog, exercising, playing with children at night), cafes and restaurants, places for free (not connected to retail) and informal social gathering (eg shaded tables and seating), and communal rooftop and podium level open space and community spaces.

Access to social infrastructure and open space

The local area is well connected by various transport modes including road, rail and bus and stands as an established commercial and service centre of the local context. The site is in close proximity (within 400m) of community facilities including a library, community centre and neighbourhood centre.

There is currently one existing park within 200m of the site (Nugent Park, north of the rail line). However, in its current state it is not embellished or functional to sustain a large population of up to 2,000 people. Other parks are more than 400m from the site and not easily walkable, particularly at night. The site is within 800m to the Terry Lamb Complex which has sportsfields and a youth facility.

Social infrastructure and open space demand

The forecast increased population, and population density of the site, would require:

- Access to a local park for local uses of at least 0.1 to 0.3ha within 200m walking distance. Greater Sydney Commission and Government Architect's Office set a benchmark of at least one local park of between 0.1ha and 0.3ha within 200m of new high density developments. There is currently one existing park within 200m of the site (Nugent Park, north of the rail line). However, in its current state it is not embellished or functional to sustain a new population of more than 2,000 people. Other parks are more than 400m from the site and not easily walkable, particularly at night.
- Locally accessible community space for community programs, community gathering, community celebrations, co-working, or arts and cultural uses. The forecast population would trigger demand for an additional 160m2 of community floor space. There is sufficient library floor space in the Chester Hill Library to accommodate the new population.

Community benefits of the proposal

The proposed development delivers the following community benefits that will contribute to the existing Chester Hill community and the forecast new population of the proposed development:

- 2,800m2 privately owned, publicly accessible town square, providing a central meeting place for the existing and future community
- Improved town centre and improved local amenity including new retail and commercial uses and business opportunities
- Increased employment opportunities for local residents
- Access to high quality new housing including a range of 1, 2- and 3-bedroom dwellings, and
- 6,082m2 of communal open space within the development (accessible to the residents only).

Recommended enhancements

While the proposal offers a number of community benefits for both future residents and the wider local community, there are opportunities to enhance the community benefit through improved access to public open space, community facilities, and local amenity within the development site itself and through the contribution to the embellishment and improvement of existing local spaces and facilities including:

- A 160sqm community centre within the development to be constructed (cold shell) and dedicated to Council.
- Communal rooms within towers offering space for study, music practice, and children's parties.
- A financial contribution towards the embellishment and upgrade of Nugent Park North and Nugent Park South. Improvements could include:
  - A playground for older children / intergenerational play
  - Meeting places, shaded tables and seating for games, picnics and conversation
  - Creative lighting design for night time use by future residents / increased safety
  - Outdoor gym/fitness equipment
  - Flat kick around grassed space / village lawn (useable for events), and
  - Improved and well-lit pedestrian and cycle linkage from the site to the Nugent Park, north of the rail-line.
- Widening of Frost Lane (to be dedicated to Council) and embellishment of the lane including new pavement treatment, and lighting.
- Designing and managing the public plaza as a 24 hour precinct for day and night time use. It is recommended that the town square/public plaza provides some free and information social spaces for the community and could also include climbable sculptures / landscape features that are multi-functional: e.g. public art, playable space, landmark, sense of identity.
- Providing local employment opportunities through site construction.

1. Introduction

1.1. Background

Cred Consulting is an independent social planning consultancy based in Sydney. Cred was engaged by Holdmark to prepare a Community Benefits Analysis and Social Impact Assessment for the Chester Square redevelopment in Chester Hill, as well as providing advice on the potential community benefits that could be delivered.

Social Impact Assessment (SIA) is a method for predicting and assessing the social consequences of a proposed action or initiative, on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these[1]. This Comprehensive SIA has been completed in accordance with requirements of the Environmental Planning and Assessment Act 1979 Sec 4.15, and the Planning Institute of Australia's Social Impact Position Statement. The importance of undertaking a robust SIA is to *"bring about a more ecologically, socio-culturally and economically sustainable and equitable environment. Impact assessment, therefore, promotes community development and empowerment, builds capacity, and develops social capital (social networks and trust)"*[2].

This SIA assesses the positive and negative impacts, and where negative, the mitigation measures that should be provided.

1.2. Methodology

The study has been undertaken using the following methodology:

- Review of local planning and policy context and implications
- Community profile (ABS 2016) current and forecast of the site (post development), the precinct and the Chester Hill suburb including total population, age profile, income, cultural diversity and implications relating to social needs and impacts
- Audit and mapping of social infrastructure and open space within 400m and 2km of the site and within the suburb of Chester Hill
- Benchmarking social infrastructure and open space demand against planning standards
- Identification of benefits that could be delivered on the site, or contributions that could be made toward embellishments offsite to improve social sustainability for the existing and new residents
- Analysis of social impacts in accordance with the requirements of the Environment Planning and Assessment Act 1979 and the PIA Policy Statement, and
- Recommendation of mitigation measures, staged in accordance with site redevelopment, to address identified impacts.

[1] Planning Institute of NSW, SIA National Position Statement, June 2009

[2] Frank Vanclay (2003) International Principles For Social Impact Assessment, Impact Assessment and Project Appraisal, 21:1, 5-12,

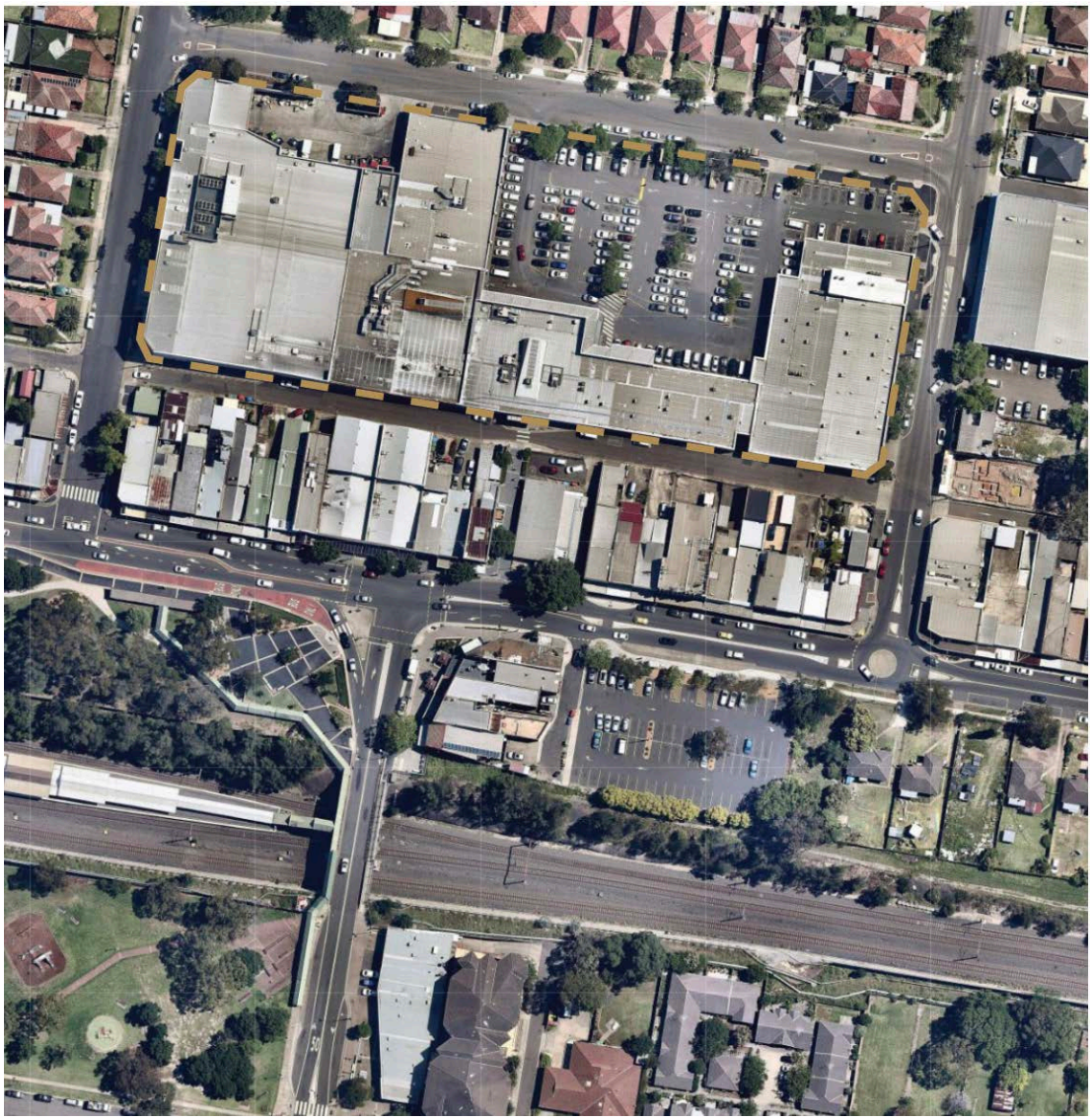
2. Proposed development

2.1. Site context

The subject site is Chester Square, Chester Hill, within the City of Canterbury Bankstown local government area. The site has a total area of 16,720m2, and is shown in Figure 1 below (yellow dotted line).

Chester Hill is identified as a 'Commercial Centre' and 'Village Centre' within the north-west of the Bankstown-Canterbury LGA. Bankstown its self is the 'Core Commercial Centre' for the area and located a short distance to the south-east of the site. The local area is well connected by road, rail and bus, being an established commercial and service centre of the local context

Figure 1 Location of site (source: Chester Square Site Strategy)



2.2. Current uses

The site is currently within the Chester Hill town centre and is located within a low density residential area with good connection to public transport.

<table>
<tr><td>  </td><td> 
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<tr><td>Chester Square (the site) from Frost Lane</td><td>Chester Square (the site) from Leicester Street</td></tr>
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<tr><td>Plaza link Waldron Road to Frost Lane into Chester Square</td><td>Existing Chester Square entrance</td></tr>
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2.3. Proposed development

The vision for the site, as detailed in the Site Strategy (June 2019), is to:

- enhance the public realm both within and around the site, encouraging new life and activity to support the existing as well as emerging commercial businesses.
- build on existing successes and assets of the area such as the local train and bus interchange to provide much needed additional residential units as well as improving the commercial offering of Chester Hill to the local population.
- create a vibrant public realm supporting attractive and enjoyable residences amongst a successful and active commercial centre using principles of sustainable urban design

The proposed development is for approximately 16,763m2 of ground floor retail with approximately 59,016m2 of residential floorspace across the podium and levels 2 to 19. This residential floorspace equates to 648 dwellings. Similar high density areas within Chester Hill have an average household size of 3.1 persons per household. Applying this households size, this would result in an additional 2,070 residents.

The proposal includes the following **public benefits** onsite:

- A new publicly accessible village square of 2,800m2. This space is envisaged as a public square with a mix of hard and soft landscape with active retail/dining frontage. While this area will remain in private ownership it will be publicly accessible and the design intention is for it to look and function as an extension of the public domain.
- Activation of Frost Lane with improved pedestrian links from the new public space and site to the Chester Hill Bus Interchange and Train Station.
- Improved vibrancy to the existing town centre, greater mix of uses, including retail and the provision of high-quality housing that demonstrates design excellence.
- Communal open spaces areas on rooftops and podium level provide a total of 6,082m2

Figure 2 Artist's impression of town square

3. Strategic context

There are a number of existing regional and local plans and policies that will influence planning for the Chester Square site.

3.1. NSW Government

A Metropolis of Three Cities: The Greater Sydney Region Plan

The Greater Sydney Region Plan, A Metropolis of Three Cities is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The plan sets a 40-year vision (to 2056) and a 20-year plan to manage growth and change for Greater Sydney. The City of Canterbury-Bankstown and the suburb of Chester Hill is located within the South District. The overall aim of the plan is to align growth with infrastructure, sustain local centers, boosting community services and nurturing quality lifestyle.

South District Plan

The South District includes the City of Canterbury-Bankstown as well the Sutherland and Georges River local government areas and is part of the Eastern Harbour City. Chester Hill is identified as being a local centre within the planb. The plan outlines that the vision for the South District will be achieved by a variety of strategies and actions, including:

- Sustaining vibrant public places, walking and cycling and cultural, artistic and tourism assets
- Matching growth and infrastructure, including social infrastructure
- Providing innovation in providing recreational and open spaces and increased urban tree canopy.

The plan outlines ten directions, each with a series of planning priorities relevant to the South District. The following are relevant to frame the social impact and community benefits assessment for this proposed development:

Liveability: A city for people

Specifically, the Plan notes that "improving liveability is about and renewing great places, neighbourhoods and centres. This requires place-based planning and design excellence that builds on local strengths and focuses on public places and open spaces". In articulating what 'great places' are in the context of the South District, the Plan notes that they *"are designed, built and managed to encourage people of all ages and abilities to walk or cycle for leisure, transport or exercise. This requires fine grain urban form and land use mix at the heart of neighbourhoods. Places that demonstrate these characteristics promote healthy, active lifestyles an social interaction and can better support the arts, creativity, cultural expression and innovation"*.

Planning Priority S1: Providing Services and social infrastructure to meet people's changing needs

In the South District the greatest increase in population is expected in Canterbury-Bankstown Local Government Area, where 70 per cent of new residents (142,450 additional people by 2036) will be accommodated due to anticipated urban renewal. There is a recognition that growth increases demand on existing services and infrastructure and that integrated and targeted delivery of services and infrastructure is needed to support growth and respond to changing demands over time and in different places. It also notes that residents need the right mix of local services, programs and infrastructure to meet their needs and when supported by a fine grain urban form and land use mix, which provides a greater diversity of uses and users, liveablilty can be improved.

Planning Priority E4: Fostering healthy, creative, culturally rich and socially connected communities recognises that strong social connections are key to these strengths and a foundation of resilience and healthy lifestyles. The Plan notes that "the design and management of streets, places and neighbourhoods are essential to improve mental and physical health outcomes". An aim of the South District Plan is that as the area grows and changes, supporting social connections, cultural and creative expression will build resilience, understanding, trust and neighbourliness. This can be achieved through local mixed use places which provide improved access to local fresh food, and through the provision of public spaces, opportunities to mingle and participate in arts, cultural and recreation activities.

In the City of Canterbury-Bankstown, 64% of people speak 91 languages other than English. Arabic, Vietnamese and Greek are the most commonly spoken languages other than English in the local government area. The plan that notes that "place-based planning in the District's culturally diverse neighbourhoods will enhance the use of engagement that recognises the different ways people participate".

***Better Placed* (NSW Government Architect)**

Better Placed is an integrated design policy for the built environment of NSW and seeks to place good design at the centre of all development processes from project definition to concept design through to construction and maintenance. Better Placed is based around seven distinct objectives that together seek to create a 'well-designed built environment that is healthy, responsive, integrated, equitable and resilient':

- Better fit: contextual, local and of its place
- Better performance: sustainable, adaptable and durable
- Better for the community: inclusive, connected and diverse
- Better for people: safe, comfortable and liveable
- Better working: functional, efficient and fit for purpose
- Better value: creating and adding value, and
- Better look and feel: engaging, inviting and attractive.

3.2. City of Canterbury-Bankstown

CB City 2028 Community Strategic Plan

CBCity 2028, is Council's ten-year Community Strategic Plan and outlines a vision for the area as being "thriving, dynamic and real." It includes a focus on seven "destinations," including:

- Safe and strong - A proud inclusive community that unites, celebrates and cares
- Clean and green – A clean and sustainable city with healthy waterways and natural areas
- Prosperous and innovative – A smart and evolving city with exciting opportunities for investment and creativity
- Moving and integrated – An accessible city with great local destinations and many options to get there
- Healthy and active – A motivated city that nurtures healthy minds and bodies
- Liveable and distinctive – a well designed, attractive city which preserves the identity and character of local villages, and
- Leading and engaged – A well-governed city with brave and future focussed leaders who listen.

Playgrounds and Play Spaces Strategic Plan

The City of Canterbury Bankstown has developed the *Playgrounds and Play Spaces Strategic Plan* to guide the future provision, development and management of playgrounds and play spaces over the next 10 years. The Vision is to achieve *quality, diverse and accessible play experiences that are fun and close to home,* including:

- An equitable spread of play spaces across District and Local Catchment areas
- Quality play experiences through unique and high quality play spaces (including play space destinations), and
- Diverse play opportunities that cater for different age groups and levels of ability.

The Plan is based on six strategies, including one around broadening the scope of a number of playgrounds, including opportunities for older children (e.g. more challenging play, skate and BMX parks, etc) and all abilities play spaces to support children with a disability.

Draft Leisure and Aquatics Strategic Plan, 2019

Council's vision for the Leisure and Aquatics Strategic Plan is "To renew and revitalise our leisure and aquatic services and facilities to enhance our community's health and well-being and contribute to our unique identity and locations." The Plan identified the following priority considerations:

- Health and wellbeing
- Density and growth
- Sustainability
- Multipurpose and shared
- Partnerships with educational institutions
- Demographics and needs based

- Accessible and inclusive
- Networked and integrated, and
- Value for money.

There are currently six leisure and aquatic facilities across Canterbury-Bankstown, located in Birrong, Canterbury, Greenacre, Revesby, Roselands and Villawood. Council proposes to operate five leisure and aquatic facilities in the future that better meet the needs of the growing and changing community and service a broader catchment. The Plan also proposes a potential splash park outdoor water feature for Roberts Park.

Draft Aboriginal and Torres Strait Islander Reconciliation Action Plan, 2018

The Draft Reconciliation Action Plan outlines the following vision: "The City of Canterbury Bankstown values its culturally diverse community and is committed to extending the process of reconciliation in partnership with Aboriginal and Torres Strait Islander Communities."

Draft Belmore Sports and Recreation Precinct Masterplan, 2018

The City of Canterbury Bankstown is currently putting together a 20-year visionary masterplan, to transform Belmore Sports and Recreation Precinct. The Plan includes ideas for making the most of spaces around the sports field, including active edges with basketball, skate and walking loops within the fenced area of Redfern Park.

Draft Ewen Park Improvement Plan, 2018

The draft Ewen Park Improvement Plan introduces: A new design for the Lang Road bridge over the Cooks River; a revised design for gathering and sharing open spaces in the Park with upgrades for active and passive play; and a design concept and location for the proposed community meeting facility. The Plan includes areas for "youth play" although this is at this point undefined.

Bankstown Local Environmental Plan 2015

The Bankstown Local Environmental Plan 2015 aims to support local centres, such as Chester Hill, as important local places of employment and service provision. Diversification of commercial offerings are encouraged with the support of local transport nodes extending a centres sphere of influence. Mixes that are compatible with adjacent residential uses are particularly encouraged.

Bankstown Development Control Plan 2015

The Bankstown Development Control Plan 2015 aims to:

- Achieve well-designed development that is compatible with its context and acceptable to the community;
- Enhance amenity for people in Canterbury;
- Conserve non-renewable resources;
- Protect natural features and the environment;
- Ensure development in Canterbury functions in a way that meets the needs of the community;
- Facilitate full consideration of human, environmental and servicing requirements in relation to proposed development;
- Allow designers to respond to the individual circumstances of a site;
- Support the LEP and strategic focus for Canterbury; and
- Support a comprehensive development assessment process.

B4 Accessible and Adaptable Design

The objectives of this provision are to:

- ensure that appropriate access is provided in new development in accordance with mandatory requirements and genuine consideration of the needs of people with a disability.
- require that development includes the upgrade in access to existing buildings, communal areas, internal fit out and public open space areas, where possible.
- ensure that an awareness of the requirements and responsibilities of the Disability Discrimination Act 1992 is demonstrated in the design, construction and operation of development.

B7 Crime Prevention and Safety

Through the implementation of Crime Prevention through Environmental Design (CPTED) Principles, these provisions ensure that the design of the public realm and the private residential areas will make people feel safe, assist in the effective and no-intrusive management of the physical environment and assist communities in playing an active role in local crime prevention.

The objectives of this provision are to:

- To reduce the potential for crime through creating safer urban environments.
- To contribute to the safety and liveliness of the street by allowing for natural overlooking of the street.
- To raise community awareness and promote design as a genuine crime prevention strategy and identify the community's role in the crime prevention process.

4. Community profile

4.1. About Canterbury Bankstown LGA

Canterbury Bankstown LGA is located in Sydney's south-western suburbs, up to 23km south-west of the Sydney CBD. In 2016, Canterbury Bankstown LGA had:

- A younger median age (35 years compared to 36 years)
- A lower median household income ($1,300compared to $1,750)
- A much higher proportion of couples with children households (40% compared to 35%). Around 13.1% of households are single parent households with children (higher than Greater Sydney at 10.4%)
- A higher proportion of children aged 0 to 4 (7.2% compared to 6.4%), 5 to 11 (9.6% compared to 8.8%) and 12 to 17 years (7.4% compared to 6.9%)
- A lower proportion of medium and high-density housing (38% compared to 44%)
- A much higher proportion of residents who speak a language other than English at home (60% compared to 36%). The main non-English languages spoken at home were Arabic (17.2%), Vietnamese (7.2%) and Greek (5.4%)
- Higher unemployment (8.3% compared to 6.1%), and
- A lower SEIFA Index (935 compared to 1018) which means it is more highly disadvantaged.

4.2. Current population and age profile of Chester Hill

The population for Chester Hill was 12,060 people, a significant increase of 9% from 2011. The average household size in 2016 was 3.2 people per dwelling. As shown in Table 2 (page 14), compared to Canterbury Bankstown LGA, Chester Hill had:

- An equal proportion of babies and preschoolers 0 to 4 (7.2%)
- A slightly higher proportion of primary schoolers 5 to 11 (10.2% compared to 9.6%)
- A higher proportion of secondary schoolers 12 to 17 (8.5% compared to 7.4%)
- A slightly higher proportion of tertiary education and independence people 18 to 24 (10.1% compared to 9.7%)
- A lower proportion of parents and homebuilders 35 to 49 (17.9% compared to 19.9%)
- A slightly lower proportion of older workers and pre-retirees 50 to 59 (13% compared to 12.1%), and
- A slightly lower proportion of seniors 70 to 84 (7.4% compared to 7.7%).

Between 2011 and 2016 in Chester Hill, the age groups with the greatest percentage increase were:

- Empty nesters and retirees 60 to 69 (+249 people or + 29%)
- Primary schoolers 5 to 11 (+205 people or +20%)
- Young workforce 25 to 34 (+272 people or +20%)
- Elderly aged 85 and over (+46 people or +15%)

At 34.48 persons per hectare, the 2016 residential population density of Chester Hill is higher than the Canterbury Bankstown LGA (at 31.30 persons per hectare). This reflects increasing numbers of dwellings, despite large areas of industrial land and open space.

Table 1 Age profile Chester Hill 2011 to 2016 (source: profile.id)

Chester Hill- Total persons (Usual residence)	2016			2011			Change 2011 to 2016	
Service age group (years)	Number	%	CityCB %	No.	%	CityCB %	No.	% change
Babies and pre-schoolers (0 to 4)	867	7.2	7.2	799	7.2	7.6	+68	9%
Primary schoolers (5 to 11)	1,230	10.2	9.6	1,025	9.3	9.5	+205	20%
Secondary schoolers (12 to 17)	1,028	8.5	7.4	981	8.9	7.9	+47	5%
Tertiary education and independence (18 to 24)	1,216	10.1	9.7	1,119	10.2	9.4	+97	9%
Young workforce (25 to 34)	1,640	13.6	15.3	1,368	12.4	14.6	+272	20%
Parents and homebuilders (35 to 49)	2,152	17.9	19.9	2,111	19.1	20.8	+42	2%
Older workers and pre-retirees (50 to 59)	1,570	13.0	12.1	1,412	12.8	11.9	+158	11%
Empty nesters and retirees (60 to 69)	1,099	9.1	8.9	850	7.7	8.5	+249	29%
Seniors (70 to 84)	895	7.4	7.7	1,058	9.6	8.0	-163	-15%
Elderly aged (85 and over)	344	2.9	2.2	298	2.7	1.9	+46	15%
Total population	**12,045**	**100**	**100**	**11,024**	**100**	**100**	**+1,021**	**9%**

4.3. Population diversity and wellbeing

At 1.0% of the population (or 126 people), Chester Hill has a smaller but increasing proportion of Aboriginal and Torres Strait Islander residents compared to Canterbury-Bankstown LGA (0.7%) or Greater Sydney (1.5%).

Around 60.9% of residents speak a language other than English at home (compared to around 60.1% in Canterbury Bankstown LGA). In Chester Hill, the most common languages other than English spoken at home in 2016 were: Arabic (22.8%), Vietnamese (11.9%) and Cantonese (4.4%).

Household income

Chester Hill has a much lower median household income ($1,073) than Greater Sydney ($1,745) and the Canterbury Bankstown LGA ($1,296).

4.4. Population forecasts post-development

The forecast population resulting from the Planning Proposal for Chester Square will result in an additional 2,070 people (based on the rate of 3.2 persons per household).

According to forecast.id, the population of Chester Hill will only increase by 1,162 people by 2036, a small proportion of the LGA forecast population growth of 101,757 people. With the expected increase resulting from this planning proposal (2,070 persons), the forecast population of Chester Hill will increase to 15,695 by 2036.

Table 2: Population forecasts Canterbury Bankstown LGA (forecast.id)

	Population 2016	Population 2026	Population 2036	Change 2016 to 2036 (no.)
Chester Hill	12,460	13,094	13,622	1,162
Canterbury Bankstown LGA	361,554	423,219	463,311	101,757

Estimated forecast age profile of Chester Square

Based on the current (2016) age profile of Chester Hill, the incoming population living within the site/Chester Square is shown in Table 3 below.

Table 3: Indicative age breakdown for Chester Square

	Benchmark population	Chester Square: Total forecast population by age
Age group	%	#
0 to 4	7.2	149
5 to 11	10.2	211
12 to 17	8.5	176

	Benchmark population	Chester Square: Total forecast population by age
18 to 24	10.1	282
25 to 34	13.6	270
35 to 49	17.9	371
50 to 59	13	269
60 to 69	9.1	188
70+	10.3	214
Total	100%	2,070

4.5. Key findings

- At 34.48 persons per hectare, the 2016 residential population density of Chester Hill is higher than the Canterbury Bankstown LGA (at 31.30 persons per hectare).
- Compared to the LGA, Chester Hill has a slightly higher proportion of primary schoolers 5 to 11 (10.2% compared to 9.6%); secondary schoolers 12 to 17 (8.5% compared to 7.4%) and tertiary education and independence people 18 to 24 (10.1% compared to 9.7%)
- Around 60.9% of residents speak a language other than English at home (compared to around 60.1% in Canterbury Bankstown LGA). In Chester Hill, the most common languages other than English spoken at home in 2016 were: Arabic (22.8%), Vietnamese (11.9%) and Cantonese (4.4%).
- Chester Hill has a much lower median household income ($1,073) than Greater Sydney ($1,745) and the Canterbury Bankstown LGA ($1,296).
- The current population of the subject sites is zero as it is currently occupied by commercial/retail use. This proposal is likely to be home to 2,070 additional people and expected to attracted a higher number of visitors to the area. Which will impact on existing social infrastructure and open space
- This indicates a need for social and recreational public and communal spaces that respond to the cultural needs and interests of residents and spaces for children and young people, and working aged people to keep fit, healthy and happy.
- Given the high density of the site, and the high working population likely to live there, there will be a need for an activated public domain both day and night including well-lit parks and plazas (walking the dog, exercising, playing with children at night), cafes and restaurants, places for free (not connected to retail) and informal social gathering (eg shaded tables and seating), and communal rooftop and podium level open space and community spaces.

5. Socially sustainable high density

"There is not a problem with the high-rise typology, it's just about doing it well."
(Brian Jackson General Manager - Planning & Development Services City of Vancouver)

Australia has historically been a low-density urban landscape and the Chester Hill area is no different. The proposed redevelopment of Chester Square will result in a high density environment combining high quality public and private spaces. The proposal will accommodate approximately 1,980 new residents living in the area as well as a higher proportion of expected visitors, given the improve uses and public spaces that will be delivered as part of this development. This will have significant impacts on the social sustainability of the residential areas, including residents' health and wellbeing, community cohesion, and access to facilities and services.

The level of density proposed isn't by itself a satisfactory guide to whether or not the development will provide adequate amenity for residents and neighbours; it will depend on how well it is designed and the level of public benefit it will give back to the broader community.

This section provides an analysis of the impacts of high-density living including measures for improved social outcomes in high-density areas.

5.1. Benefits of socially sustainable high density residential areas

Done well, high-density living can have positive impacts for residents and their communities. What is most important in delivering good outcomes for residents and the broader city are the overall numbers of people living in a development, whether the apartments enable a good quality of life or not, whether residents have access to the open space and community services that they need and the cumulative impact of these developments on the quality of the public realm below.[3]

High-density living can have a number of benefits including:

- Designing and building a public domain that encourages active transport such as walking and cycling
- Creating a market for facilities and services that would otherwise be located further away or not available to a smaller population, (such as walking and cycling networks, public transport networks, well-maintained green spaces, and community facilities and services),[4] and reducing reliance on car trips for these services and facilities
- Helping lower demand in other parts of the city less suited for housing, such as outer suburbs not connected to transport and employment
- Activating the public domain and building a sense of safety in public spaces as a larger population uses shared facilities including open space
- Shared and active spaces also create opportunities for residents to develop community cohesion, and identity
- As residents spend money locally, larger populations with easy walking, cycling and public transport access to local shops and services can boost the local economy.

[3] ibid.

[4] Kent, J., The Conversation, 'High density living can make us healthier, but not on its own", January 2015, https://theconversation.com/higher-density-living-can-make-us-healthier-but-not-on-its-own-34920

5.2. Requirements for socially sustainable high density residential areas

When high-density areas are poorly designed and sited, potential social benefits can be lost and have a severe negative impacts for residents, including stress, fear of crime, social isolation and disconnection, and health problems. Vulnerable populations will be more susceptible to any negative impacts of higher density, including older people and children.[5] Extensive research of high density renewal areas such as Green Square (in City of Sydney) and other national and international best practice high-density areas has identified the following considerations are crucial in creating a socially sustainable high density development.

Housing[6]

A diversity of housing types and size including number of bedrooms, cost, low- and mid-rise apartment buildings, terraces and high rise is needed to cater to the varying needs of the community and build a diverse population. Housing should be of a good size, with storage, solar access particularly to living spaces, minimal noise transference, privacy, and water and energy saving features, to support quality of life and affordability. Housing should be universally designed to support a diverse community including allowing older people to age in place.

Infrastructure

Higher-density housing needs to be situated among quality public transport networks, jobs, schools, shops, services, open space and active transport infrastructure that fit the needs of the resident community, particularly those of vulnerable communities including older people and children[7]. Facilities open to and attracting the broader population are also needed to build connections between the site and the surrounding community. Cafes, restaurants and bars, and local shops, are important locations for social interaction, and mixed-use developments can encourage greater social interaction[8].

Social connection[9]

Intermediary common green spaces can help to create sub-communities in high density housing, "village-ifying" residents' experience. Design of informal shared spaces, such as providing generous corridors and the presence of landscape in lift lobbies, to help develop neighbourliness and community should be a focus. Recreation areas should be designed to feel safe, connected, and welcoming (as opposed to only owned by a small number of residents). Connections to the street and the community at ground level should be activated and contribute to social connection rather than designed only for security.

Open Space[10]

Open space needs to function as backyard, meeting place, access to play, space for exercise and events, and be adaptable to different uses and needs from different groups. Every open space area should have a purpose as well as versatility, including spaces that provide a 'heart' for communities and developments.

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[5] ibid.
[6] ibid.
[7] Kent, J., The Conversation, 'High density living can make us healthier, but not on its own", January 2015, 0
[8]McNamara, N. and Easthope, H., 'Measuring Social Interaction and Social Cohesion in a High Density Renewal Area: the Case of Green Square', City Futures Research Centre, UNSW, June 2012
[9] Stalker, C. (Architectus), 'Socially Green': The Next Frontier for Liveable High Density Housing', February 2016, https://www.criterionconferences.com/blog/government/sociably-green-next-frontier-liveable-high-density-housing/
[10]City of Charles Sturt, 'Local Government Research Project into Best Practice Open Space Provision for Higher Density Infill Development',https://www.sa.gov.au/__data/assets/pdf_file/0016/17530/Best_Practice_Open_Space_in_Higher_Density_Developments_Project_Summary_Report_June_2012.pdf

The preparation of master plans that guide the provision and design of open space will help to ensure the appropriate delivery of a diversity of connected, quality open space.

A hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. People in high density areas should be within 2 to 3 minutes or 250 metres of usable open space, of at least 0.25ha, including access to play and activity opportunities. Residents should live within 500 metres of higher quality neighbourhood, district or regional open space.

Connection to nature[11,12]

There is a growing body of research that indicates that living in high-density housing can lead to a collective "nature deficit". There should be opportunities for residents to experience natural elements in their day to day lives including through "biophilic" architectural elements such as green walls and roofs, indoor plants and nature-inspired design elements such as the use of fractal patterns in materials, as well as through access to green space.

5.3. Implications

To ensure that urban renewal positively contributes to building socially sustainable places and communities and through a find grain design and greater diversity of uses and users, liveability can be improved, they must:

- Community infrastructure including facilities and services, and commercial and public spaces are delivered in a way that builds community in the precinct, as well as welcoming the broader community and connecting to and being a part of the wider network of activity centres across the local government area;
- Safe and easy access to a range active transport options contributing to the health and wellbeing as well as providing the opportunities to access employment, community facilities, services and leisure activities.
- Diverse community needs including the needs of Culturally and Linguistically Diverse communities and vulnerable populations such as older people and children are planned for and both the private and public domain are accessible, safe and welcoming, both through the day and at night.
- There are a range of housing types available including dwellings with a varied number of bedrooms, and the housing is universally designed and of a good size with natural light, storage, water and energy saving features, privacy and minimal noise transference, and
- There are opportunities to connect with green space and nature through adequate public and private open space and biophilic architectural elements.

[11] Stalker, C. (Architectus), 'Socially Green': The Next Frontier for Liveable High Density Housing', February 2016,
[12] Newman, P., 'Biophilic Architecture: Rationale and Outcomes', Curtin University,
http://www.aimspress.com/fileOther/PDF/environmental/environsci-02-00950.pdf

6. Community facility & open space supply and demand

For a healthy, liveable and sustainable community, housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, and community services and facilities. Quality social infrastructure and services play an important role in supporting and facilitating community harmony and connectedness, and open space provides opportunities for play, exercise, connection to nature and a space to build social connections. In high density areas, a hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. There is a need for social infrastructure that provides space to build community within the development, as well as connection to the broader community, and that is adaptable to diverse uses.

6.1. Definitions

For the purposes of this assessment the following definition of community facilities and open space are used:

Community facilities: indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

- *Public community facilities* are those facilities that are accessible by the general public including community centres and childcare centres.
- *Communal or semi-private community facilities* are those facilities located within medium and high-density buildings and are specifically created for the private use of those tenants.

Open space

- *Public open space* includes parks, outdoor courts, and playgrounds. It is open space, which is publicly owned, accessible to all members of the public, and can be planned and managed by local, state or federal government.
- *Communal open space* (semi-private) is open to all residents of a development, or within a particular high density building. Examples of communal (semi-private) open space include communal gardens and green spaces on rooftop parks, swimming pools, or gyms only accessible to residents of that development.

6.2. Community facility audit

The area is well serviced in terms of community facilities with a range of new (and recently improved) community facilities within 400m walking distance including:

- Chester Hill Library and Knowledge Centre
- Chester Hill Neighbourhood Centre
- Chester Hill Community Centre, and
- Chester Hill Public.

Figure 3 (page 22) provides a community facility audit for the area.

SOCIAL INFRASTRUCTURE WITHIN 2KM

Subject Site	Library	Aged care	Secondary school	Child care
Train stations	Community venue	Arts	Combined school	Out of School Hours
	Sport/recreation/fitness	Primary school	Tertiary education	

L1	Chester Hill Library and Knowledge Centre
C1	Chester Hill Community Centre
C2	Chester Hill Neighbourhood Centre
C3	Roundabout Youth Centre
C4	Bill Lovelee Youth Centre
C5	The Chester Hill Girl Guides Hall
S1	Sefton Golf Club/Course
S2	Birrong Sports Club
S3	Chester Hill Bowling Club
S4	Chester Hill RSL
S5	Chester Hill Hotel

S6	Birrong Leisure Centre
S7	Revive HP - Revive Health and Performance
S8	GKR Karate Chester Hill Dojo
S9	Plus Fitness 24/7 Chester Hill
A1	Chester Hill Village
A2	Abel Tasman Village Association Ltd
R1	Al Asalah Arts Pty Ltd
P1	Chester Hill Public School
P2	Chester Hill North Public School
P3	Salamah College
H1	Chester Hill High School

H2	Rowland Hassall School
H3	Sefton High School
T1	UNICO Education Training
D1	BCRG Chester Hill Preschool
D2	KU Chester Hill
D3	Priam Street Learning Centre
D4	Sefton Infants School
D5	Sunnyside Chester Hill Early Learning Centre
D6	A2Z Early Learning Centre - Bass Hill
D7	Stay Play & Learn Childcare Centre
01	Chester Hill Out of School Hours Care

Figure 3: Community facilities in proximity to the site

6.3. Community facility benchmarked demand

Public community facilities

Based on the estimated 2,070 additional residents that will result from the Chester Square site redevelopment, population benchmarking indicates the following community facilities may be required.

Table 4 Community facility population benchmarking (based on 1,980 people)

Facility type	Benchmark	Demand incoming population
Community centre/venue	80m2 per 1,000	160m2
Library	People Places: NSW State Library	160m2
Early education and care – 0 to 5 years (160 children)	1 place for 3.8 children	43
Early education and care – 5 to 12 years (230 children)	1 place for every 14 children	18

Given the proximity to existing libraries and community centres, ***the development does not trigger the need to deliver any new public facilities***. However, as the forecast population will be living in high density apartments, a local level community space onsite could be delivered of around 160m2 of (based on 80m2 per 1,000 persons benchmark) for community programs, meetings, and services.

Additionally, in relation to proximity to existing facilities, the proposal could include consideration of an improved pedestrian/cycle link to the Chester Hill Library and Knowledge Centre and Community Centre.

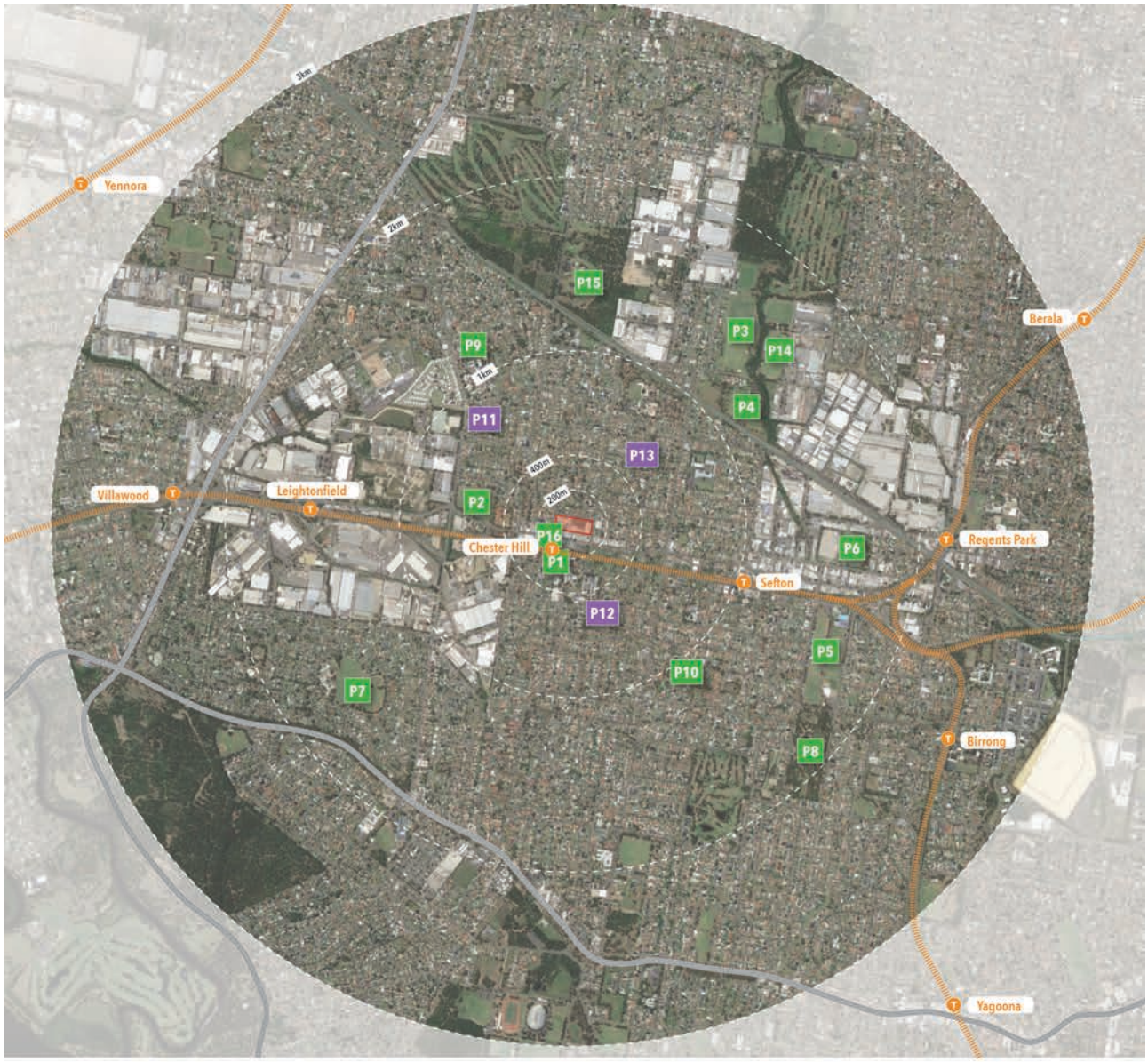
While there are no established benchmarks for arts, cultural and creative facilities/spaces (including co-working spaces), and given the high cultural diversity of the area, the inclusion of such uses would add significant value to the local area and community. At present there are no creative and/or cultural facilities within 2km of the site and in addition to the social/community benefits, such uses could positively contribute to local employment and business growth opportunities.

Communal facilities

Given the high-density nature of the proposal, communal community spaces within the residential areas of the development are recommended. Inclusion of these shared spaces are becoming increasing common in Sydney's high density areas (and in Singapore and Hong Kong) for music practice, family gatherings and children's birthday parties, and other activities which may create noise or space impacts otherwise. These spaces are best connected to communal rooftop or podium open space areas (not in hallways or leftover spaces).

6.4. Open space audit

There is currently one existing park within 200m of the site (Nugent Park, north of the rail line). Other parks are more than 400m from the site and not easily walkable, particularly at night. The Terry Lamb Complex with sports fields and facilities is within 800m of the site.



OPEN SPACE AND RECREATION WITHIN 3KM

Subject Site

Park / open space

Playground

P1	Nugent Park - South	P6	Jensen Park	P11	Larkview Reserve
P2	Terry Lamb Complex	P7	Thurina Park	P12	Carnegie Reserve
P3	Everley Park	P8	Maluga Passive Park	P13	Burton Reserve
P4	Norford Park	P9	Woodland Reserve	P14	Princes Park
P5	Jim Ring Reserve	P10	Allder Park (listed as permanently closed)	P15	Campbell Hill Pioneer Reserve
				P16	Nugent Park - North

Figure 4: Community facilities in proximity to the site

6.5. Open space benchmarked demand

Quantum benchmarking

The City of Canterbury Bankstown does not set specific benchmarks quantum of open space provision. However, a minimum of 10% of a site area or up to 20% is a generally understood acceptable open space provision for an infill development (City of Sydney sets a benchmark of 15%). Based on 15% of the site around 3,322m2 (0.3ha) of public open space would be required to service the forecast population. If a benchmark of 9m2 (World Health Organisation) was applied, this would equate to 1.7ha (larger than the site itself).

Proximity benchmarking

GSC and Government Architect's Office set a benchmark of at least one local park of between 0.1ha and 0.3ha within 200m of new high density developments and one local park withign 400m of all dwellings. Currently, there is one local park within 200m of the site, however, in its current state it is not embellished or functional to sustain a large population of up to 2,000 people.

Identified need based on benchmarking

Based on the site size, proximity benchmarking, and forecast population, a public park of around 0.3ha is required within 200m of the site.

A privately owned, but publicly accessible town square/plaza of 2,800m2 is proposed for the site. This will support some social and recreational uses, but will not provide publicly accessible open space for informal recreation day and night (eg. exercise equipment, noisy play for children, taking a dog for a night-time walk, tai chi and dancing).

7. Community benefits needs analysis

This section provides a summary and analysis of community benefits as a result of the proposal for Chester Square.

7.1. Open space

The proposed development will not impact significantly on local sports fields. However, given the significant working aged population who will live in the area, there are opportunities to provide multipurpose courts near the site that can be used for a range of sports and age groups to provide opportunities for informal physical recreation.

New or embellished local park & improved linkage required

A public park of between 0.1 and 0.3ha is required within 200m of the site. Given the site size and limitation, and the location of the town centre on the site, it is understood that this would not be possible onsite, and the following is recommended:

- Contribution to embellishment of Nugent Park, north of the rail line, to include improved recreation facilities and functions including:
    - A playground for older children / intergenerational play
    - Meeting places, shaded tables and seating for games, picnics and conversation
    - Creative lighting design for night time use by future residents / increased safety
    - Outdoor gym/fitness equipment
    - Flat kick around grassed space / village lawn (useable for events), and
    - Improved and well-lit pedestrian and cycle linkage from the site to the Nugent Park, north of the rail-line.

Public realm/plaza

It is recommended that the town square/public plaza provides some free and information social spaces for the community and could also include climbable sculptures / landscape features that are multi-functional: e.g. public art, playable space, landmark, sense of identity. There are opportunities to improve the public realm to respond to improved social outcomes including:

- Culturally appropriate public domain design
- Focus active uses along Front Street and Priam Street – to respect the existing residential areas on other streets
- Improve wayfinding signage to library from the northern side of the rail line
- Maintain and facilitate the existing bike routes that round through and around the site, and
- Provide opportunities for public artworks.

Communal open space

Communal open space, such as the various proposed podium and rooftop open spaces, can provide local parks, community gardens and places for passive and active recreation for tenants of buildings, including play and dog walking. This is becoming a common trend in many cities around the world and includes passive green spaces, kick-about spaces, and community fruit, vegetable and herb gardens.

Case studies are provided of what can be achieved to support socially sustainable communities through access to open space on roof tops, including for families with children to dig in the dirt (in community

7.2. Community facilities

The proposed development will require a small demand for additional community facility floorspace (160m2). However, given the high-density environment and the significant working aged population who are expected to live in the area as a result, there are opportunities to provide places and spaces that enhance sharing, connection and neighborliness both day and night.

Communal

With 100% of residents living in high density apartments there will be demand for shared community facilities within developments. Communal internal spaces are becoming more common within private developments, providing spaces for neighbourhood gatherings, book clubs and children's parties and building community cohesion. Best practice is to locate these spaces near high activity areas (such as near communal laundries and mail rooms). A study by the I.B Fell Housing Research Centre[13] identified the importance of quality and accessible community spaces within apartment buildings.

The Social Isolation in Residential Flats study identified that communal facilities should be "welcoming, activated and stimulating, as such spaces are more likely to be used. Such places are likely to contain elements, which are perceived by users as:

- Useable
- Spacious, or a size adequate to suit likely resident demand
- Adaptable, providing spaces in which a range of activities can be taken, public and private
- Accessible and inclusive to all
- Safe (during the day and the evening)
- Activated by the presence of activity generators, such as movement paths, gardening, fitness uses
- Stimulating and enjoyable
- Accounting for climate and amenity, and
- Encourage ownership of space through quality of design".

Informal communal spaces such as corridors and lift lobbies should be welcoming and allow for social interaction rather than, for example, narrow twisting corridors that discourage stopping to talk.

[13] Social Isolation in Residential Flats, Faculty of Architecture, Design and Planning, The University of Sydney, 2012

CASE STUDY: Signature apartments Redfern

Signature apartments are located in Redfern in Sydney. There are two common gardens at Signature apartments. The apartments also now have a community swap room where residents can leave goods they no longer want, or that they can borrow, and where bags of clothes can be left for a recipient family.

CASE STUDY: 1 Freshwater Place, Southbank, Melbourne

Freshwater Place is a residential complex containing 534 apartments, located on the Southbank side of Melbourne's Yarra River. The aim of the project was to provide residents with a functional outdoor space that would enhance their inner-city lifestyle and add value to the property. The green roof is part of the communal facilities, which include barbeque areas, pool, gym and function spaces. Residents and their guests have full access to the level 10 roof and it can be seen from most of the apartments as they extend many floors higher than the car park. Maintaining the green roof's aesthetic appeal is the priority for all maintenance activities. The green roof is an elevated landscape located on top of the nine-storey car park. It is made up of a series of garden mounds, a grass lawn, storage sheds and planter boxes for growing vegetables. A windbreak wall was added to protect the site from the strong southerly wind.

8. Social impacts and mitigation measures

This section provides an assessment of the potential social impacts of the proposed development and offers possible mitigation measures.

8.1. What are social impacts?

Impact assessment is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made. Social impact Assessment (SIA) refers to the assessment of the potential social consequences (positive, negative or neutral) of a proposed decision or action[14]. The International Association for Impact Assessment identifies social consequences or impacts as occurring in one or more of the following areas:

- People's way of life - how they live, work, play and interact with each other
- Their culture – their shared beliefs or customs
- Their community – its cohesion, stability, character, services and facilities
- The population – including increases or decreases in population numbers and population change
- Their political systems – the extent to which people are able to participate in decisions affecting them
- Their natural and built environment
- Their health and well-being
- Social equity and quality of life
- Access and mobility
- Their personal and property rights, and
- Their fears and aspirations and safety[15].

8.2. Social sustainability

Quality of life is a key concept within social sustainability and can be defined as the degree to which societies provide living conditions conducive to health and well-being (physical, mental, social, spiritual). In addition to the social or human elements of social sustainability, there are a number of physical characteristics of social sustainability that are current best practice[16]:

- Safe and secure places
- Accessibility
- Provision of social infrastructure
- Promotion of social interaction and inclusion through design
- Diverse housing options, and
- Preservation of local characteristics.

[14] Planning Institute of NSW, SIA National Position Statement, June 2009
[15] International Principle for Social Impact Assessment p.2, May 2003
[16] Based on the work of Jan Gehl

Research from the University of Newcastle identified a number of key success factors[17] in relation to achieving a socially sustainable community which are demonstrated through these developments:

- ***Provision of social infrastructure***: Public facilities for basic needs, open spaces to facilitate social gatherings and public interaction, and provision of accommodation for different socioeconomic groups.
- ***Availability of job opportunities***: Provision of employment and the working area offers a place for social contact and interaction, to improve the feeling of social well-being of citizens.
- ***Accessibility***: Aspirations to live, work and participate in leisure and cultural activates without travelling too far, and to be housed in areas of convenience to access certain places in daily lives, with the freedom of movement.
- ***Good urban design***: Pedestrian-oriented streetscapes, visual images of street furniture, and interconnectivity of street layouts.
- ***Preservation of local characteristics***: Preservation of heritage items, local characteristics and distinctiveness in existing community networks has to be conserved and public art and landscapes can be utilised for this.
- ***Ability to fulfill psychological needs***: Safety and security is an essential element in every neighbourhood and a sense of belonging is essential for a community.

8.3. Summary of social impacts and mitigation measures

The following table provides a summary of social impacts including their likelihood and their impact type. Any mitigation proposed will meet the following criteria:

a) Tangible – real, substantial, definite and capable of being assigned a value in monetary terms

b) Deliverable – something that can be done and realistically expected

c) Likely to be durably effective – longer-term lasting impact.

Table 5: Social impact Analysis and proposed mitigation measures

Potential Social Impact	Type Positive Negative Neutral	Frequency Cumulative Temporary Permanent	Level Severe, Moderate, Minimal	Proposed Mitigation/ Enhancement Measure
Population change				
There will be an increase to the total population of Chester Hill as a result of this proposal. The community benefits provided as a result will add social value and improve the existing public realm	Negative	Cumulative	Moderate	There is a need for integrated strategic planning of social infrastructure and open space to support social sustainability for the incoming community.
A staged construction may result in ongoing impacts for new residents.	Positive (jobs)	Temporary	Moderate	The staging of this scale of development means that some residents may be impacted on by ongoing construction work

[17] Michael Y MAK and Clinton J Peakock, School of Architecture and Built Environment, The University of Newcastle Australia

Potential Social Impact	Type Positive Negative Neutral	Frequency Cumulative Temporary Permanent	Level Severe, Moderate, Minimal	Proposed Mitigation/ Enhancement Measure
	Negative (Build)			– both from a noise and public safety. Ensure that contact information is provided to all new residents and clearly displayed on site to report any issues. Consideration of a consultative groups throughout construction with residents and tenants maybe help to mitigate issues. The construction of this development and the future retail provide increased local employment opportunities.
Community identity and sense of belonging				
The proposed development, being of a scale and density that is significantly greater than what is currently on site will change the low-density character of the area	Neutral	Cumulative	Moderate	▪ Ensure that the high quality design proposed is what is delivered ▪ The provision of public spaces to ensure those living in higher densities have access to 'third places'. ▪ Deliver public art and public space design that reflects the story of the local community
Proposed widening and activation of Frost Lane and the new town square	Positive	Permeant	Moderate	▪ Provides a space for people to meet and mingle. Creative lighting and good design will increase the usability and safety both day and at night. ▪ These new public spaces are designed and managed for use as a 24 hour precinct for people of all ages
Community and recreation facilities/services				
The proposed development doesn't generate demand for additional facilities. Adequate public spaces' to build connectedness between new neighbours is important in dense environments	Neutral	Cumulative	Minimal	▪ Deliver communal space (e.g. resident meeting rooms, music rooms, places for parties) within some residential buildings that are linked to rooftop or podium level communal open space. ▪ Provide a 160m2 community centre (coldshell) within the development for multipurpose community uses.
The proposed development includes a 2,800m2 privately owned, but publicly accessible town square.	Positive	Permanent	Moderate	▪ This space doesn't provide for active recreation, suggest a contribution towards the upgrade of Nugent Park ▪ Incorporate a playground for older children/intergenerational play ▪ Incorporate meeting places, seating for games, somewhere to sit and conversation

Potential Social Impact	Type Positive Negative Neutral	Frequency Cumulative Temporary Permanent	Level Severe, Moderate, Minimal	Proposed Mitigation/ Enhancement Measure
The proposed development will provide a total of 6,082m2 open space for residents across the podium and rooftops	Positive	Permanent	Moderate	This, if combined with shared communal spaces (residential meeting rooms, music rooms etc) provide significant opportunities for residents to connect
The proposed development will not impact significantly demand. With a working aged population expected, will be a need for informal sports and recreation opportunities.	Neutral	Cumulative	Minimal	Contribute to the embellishment/ upgrade of Nugent Park. This could include: flat kick around grassed space/village lawn, playground for older children and outdoor gym/fitness equipment.
Accessibility and connectivity				
Given the proposal is within the existing town centre and close to public transport, it is expected that this development may include a high proportion working aged people requiring access to public transport	Positive	Cumulative	Moderate	▪ Provide walking/cycling infrastructure connecting residents to the Chester Hill Train Station and Bus Station. ▪ Inclusion of bike parking facilities for residences as well as at destinations (ie. retail areas) or a shared bike system. ▪ Ensure that the pedestrian pathways to and from public transport as well as other community facilities are well lit.
Increased population of people of older people, people with disability and people with young children (and prams) requiring an accessible public domain nearby their homes to connect to community activities, services and facilities.	Neutral	Permanent	Minimal	Streets and open space should be universally designed to be accessible for all users, including wide footpaths, ramps, places for people to stop and rest, shade and shelter.
Housing diversity and affordability				
The level of urban development proposed could increase land values and purchase and private rental costs may be pushed beyond the reach of low to moderate income households. The proposal will provide high quality new housing including a range of 1, 2 and 3 bedroom apartments.	Positive (increase stock) Negative (increase rental prices)	Cumulative	Moderate	Provide a 5% contribution to affordable rental housing within the Canterbury-Bankstown LGA and on site. The Greater Sydney Commission has an affordable rental housing target of 5% to 10% of floorspace.

Potential Social Impact	Type Positive Negative Neutral	Frequency Cumulative Temporary Permanent	Level Severe, Moderate, Minimal	Proposed Mitigation/ Enhancement Measure
Crime and safety				
Residents living at the development in the early stages will be relatively isolated and the site will need to be well designed and activated during the day and night or the area could become unsafe. Many workers living here will be accessing Liverpool Station and connections from the station to residential areas may be unsafe without proper design considerations.	Neutral	Temporary	Minimal	▪ Design the public domain having consideration for CPTED principles including lighting streets at the early stages of the development. ▪ Activate the development at the early stages through night activation activities ▪ Provide well-lit and safe access from bus/train station to the site.

9. Conclusion

The proposal is a redevelopment of the site for a mixed-use development of 621 units (1, 2 and 3 bedroom), 16,192m2 of commercial/retail floor space, and a 2,800m2 privately owned, but publicly accessible town square/plaza. The site is currently within the town centre and includes a range of industrial, commercial and retail uses.

The development proposal is for 621 units resulting in approximately 1,980 residents living within a 1.7ha site (based on a household size of 3.2 persons per household, equivalent to other high-density small areas within the Chester Hill/Canterbury Bankstown area). The forecast population will likely be culturally diverse including Vietnamese, Arabic, Mandarin and Cantonese speaking, couple households, and families with children households.

Given the high density of the site, and the high working population likely to live there, there will be a need for an activated public domain both day and night including well-lit parks and plazas (walking the dog, exercising, playing with children at night), cafes and restaurants, places for free (not connected to retail) and informal social gathering (eg shaded tables and seating), and communal rooftop and podium level open space and community spaces.

The forecast increased population, and population density of the site, would require access to a local park for local uses of at least 0.1 to 0.3ha within 200m walking distance. Nugent Park is within 200m of the site, however in its current state it is not embellished or functional to sustain a large population of up to 2,000 people. The forecast population would trigger demand for an additional 160m2 of community floor space and 160m2 of library floor space.

The proposed development delivers the following community benefits that will contribute to the existing Chester Hill community and the forecast new population of the proposed development:

- 2,800m2 privately owned, publicly accessible town square, providing a central meeting place for the existing and future community
- Improved town centre and improved local amenity including new retail and commercial uses and business opportunities
- Increased employment opportunities for local residents
- Access to high quality new housing including a range of 1, 2- and 3-bedroom dwellings, and
- 6,082m2 of communal open space within the development (accessible to the residents only).

While the proposal offers a number of community benefits for both future residents and the wider local community, there are opportunities to enhance the community benefit through improved access to public open space, community facilities, and local amenity within the development site itself and through the contribution to the embellishment and improvement of existing local spaces and facilities.