

# Social Impact Assessment

19-25 MACQUARIE PLACE AND  
46-56 PITT STREET MORTDALE

3 JULY 2020



| QUALITY ASSURANCE |   |
|-------------------|---|
| <b>Project:</b>   | Social Impact Assessment  |
| <b>Address:</b>   | 19-25 Macquarie Place & 46-56 Pitt Street, Mortdale   |
| <b>Lot /DP:</b>   | Lot B DP 345208, Lot C DP 345208 Lot 20-Lot 23 Section D DP 2921, Lot 26 Section D DP 2921 and Lot 28 Section D DP 2921 |
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## EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) has been prepared in support of a Planning Proposal that is seeking to amend the Hurstville Local Environmental Plan 2012 to allow for the redevelopment of 19-25 Macquarie Place and 46-56 Pitt Street for the purpose of a mixed use development involving the following:

- Rezoning the land parcels (Macquarie Place and 46-56 Pitt Street, Mortdale) from R3 Medium Density Residential and B2 Local Centre to B4 Mixed Use
- Amending the maximum building height to 45m
- Amending the maximum floor space ratio to 3.5:1.

The development proposal is known as the Mortdale Gardens and key features of the proposal include:

- Land Area: 4,600m<sup>2</sup>
- New Mortdale RSL Community Club to be built as an integral part of development
- Approximately 170 new residential units including units with view at the higher level apartments
- Contribution of new retail shops, business premises, a supermarket, and restaurants/cafes (approximately 1,800m<sup>2</sup> of commercial floor space including a supermarket with 1,000m<sup>2</sup> of floor space)
- 250m away from Mortdale train station.

The area is serviced by schools, tertiary institutions, childcare centres, community services, recreational and sporting facilities and an established commercial centre which is on the western side of the Illawarra train line.

The amendments proposed in this Planning Proposal will deliver a contemporary modern mixed use development that would contribute towards strengthening, supporting and improving the performance of the Mortdale Local Commercial Centre, especially along its south-western edge through increasing greater housing, commercial and medical service opportunities and the revitalisation of the licensed club to better service the local community. The delivery of improved pedestrian links along both Macquarie Place and Pitt Street will improve movement and linkages within the centre.

The proposal is to significantly increase the housing stock within Mortdale by approximately 170 new residential dwelling and as such would provide residential accommodation for people who would otherwise not have had the opportunity to enter the Mortdale housing/rental market. This will result in the delivery of a variety of housing size and types that will cater for a variety of socio-economic groups and as such ensure that Mortdale maintains its existing social diversity and increase housing choices, affordability, and social mix.



Furthermore, the retail component of the development would result in the creation of additional employment, both during the construction period, and more importantly, on an ongoing basis once the development is complete and operational. The Market Potential & Economic Impact Assessment prepared by Location IQ which accompanies this application has identified that some 247 additional jobs are likely to be created both directly and indirectly because of the proposed development. This includes several youth employment opportunities with health and wellness developments generally employing many younger staff.

The retail/commercial component of the proposal would positively contribute towards supporting the performance and function of Mortdale Local Commercial Centre whilst also activating and regenerating commercial activity towards the south western edge of the commercial centre.

The commercial floor space could in the future be used for health or medical related facilities, noting that studies of the local area have revealed that there is a need for medical related facilities to cater for the growing population of Mortdale. Also, a potential small metro style supermarket would supplement an existing supermarket (IGA) within the commercial centre.

As part of a future VPA the development proposal offers the opportunity to deliver a new community space which can provide a space for a public library. A recent review of the library facilities in the local area revealed there is a library and South Hurstville as well as one located at Penshurst. Both existing facilities are not accessible via public transport which is a major problem for older school students, university students and other residents who are reliant on public transport. The suggested provision of a facility at Mortdale would overcome this as the site is just 250m from the train station and in a highly accessible position which means that greater access to the community can be facilitated with the establishment of a new library space on this site. A future library on this site can also service the community to the south of Mortdale.

Finally, one of the integral components of the Planning Proposal is the revitalisation of the Mortdale RSL Community Club which has been an integral part and key social fabric of the local community since it opened in 1926. The Planning Proposal will renew and reinvigorate the RSL club with the primary building is outdated and near the end of its life cycle. Furthermore, the new RSL building will provide significant community benefit through street level activation along both Macquarie Place and Pitt Street with the aim of creating a new vibrant facility for the community.

Data from the NSW Bureau of Crime Statistics and Research indicates that major crime within the Georges River LGA is steady with future development to be designed in a manner that will permit the safe and efficient use of the site and surroundings. Furthermore, the RSL Club will continue to ensure its current management practises are in place and to undertake responsible practise of safety for its patrons and to the local community.



The development will be supported by the provision of high quality social infrastructure services and facilities, including Mortdale Community Centre and public transport such as bus stops with frequent services to Hurstville, Bankstown and Sydney CBD, and a suburban train station (Mortdale Station) with services to the Sydney CBD, Waterfall, Cronulla, Bankstown and Hurstville.

This Social Impact Assessment reviews the social impact of the Planning Proposal within context of the Mortdale Local Commercial Centre and concludes that the proposal will not generate negative social impacts but rather will contribute to meeting vital social and economic needs of the local community, consistent with State and Local policies and planning controls.

## SITE AND LOCALITY DESCRIPTION

### MORTDALE

The subject site is situated within the suburb of Mortdale which is located within the recently formed Georges River Local Government Areas (LGA).

Mortdale is located 20 kilometres from Sydney CBD covers an area of 288 hectares and was home to 10,384 residents (usual residential population) at the time of the 2016 Census.

The subject is primarily a residential suburb and as per the Statistical Local Area, the suburb of Mortdale is bound by the suburb of Peakhurst to the north and north-east, the suburb of Penshurst to the north and east, the suburb of Oatley to the south and the suburb of Peakhurst Heights to the south.

#### Brief History

The suburb of Mortdale was named after Sydney industrialist Thomas Sutcliff Mort who purchased land from Robert and John Townson who had been granted land in the Hurstville area.

A small farming community started around land around Mort's Road with the Hurstville Steam Brick Company was established in the location in 1884.

A settlement was established around the Brickworks in 1885 with the railway line extended through the district around the same time. Farms sitting along the railway line was subsequently subdivision for housing by 1894.

The suburb of Mortdale got its official time when the railway station opened on the 20<sup>th</sup> of March 1897. The first school was opened in January 1889 and later in November of that year, a post office and grocery store were opened.

The suburb saw its first boom as it became a population destination for soldier returning from World War 1 in the 1920s.

Like most Sydney suburbs, Mortdale experienced a second population growth after World War 2 and from the 1970s has experienced a gradual growth.

### MORTDALE LOCAL COMMERCIAL CENTRE

The surrounding residential population is serviced by Mortdale Local Commercial Centre which comprises of two halves split by the railway line, as illustrated by an aerial map extract within the following page.

The Mortdale Local Commercial Centre is serviced by a broad range of retail and commercial services, noting that there are no major supermarket within the centre rather a small-scale IGA supermarket of some 1,100m<sup>2</sup> with a total of some 6,545m<sup>2</sup> of retail floorspace estimated to make up the precinct.

**Figure 1: Aerial Map Extract of Mortdale Local Commercial Centre (Source: Six Maps)**



 Mortdale Local Commercial Centre

 Subject Site

## SUBJECT SITE

The subject site commonly known as 19-25 Macquarie Place, 46-56 Pitt Street, Mortdale, though can be legally described as the following:

- Lot B DP 345208
- Lot C DP 345208
- Lot 20 Section D DP 2921
- Lot 21 Section D DP 2921
- Lot 22 Section D DP 2921
- Lot 23 Section D DP 2921
- Lot 26 Section D DP 2921
- Lot 28 Section D DP 2921
- SP 68533.

The subject land parcel can be best described as an irregular shaped allotment with a frontage to both Macquarie Place and Pitt Street, Mortdale, which results in a total site area of 4,601.2m<sup>2</sup>, as illustrated by a map extract below.

**Figure 2: Subject Land Parcel Map Extract (Source: Bureau SRH)**





Bounding an older style single storey residential dwelling to its north-eastern boundary and a commercial building to its south-eastern boundary, Mortdale RSL Community Club is located at 19-25 Macquarie Street, Mortdale and includes a main bar, function room, sports lounge, gaming facilities and restaurant (Mort's Bar and Grill). The car parking area associated with the RSL Club is situated within the north-east of the site, with ingress and egress from the northern portion of the site along Macquarie Place.

Adjacent sites (46-56 Pitt Street) includes an 8 unit residential complex at the southern corner of the site, as well as a day spa at the eastern corner, forming part of the Mortdale retail and commercial strip.

An aerial map extract below demonstrated the development site and its immediate context.

**Figure 3: Aerial Map Extract of the Subject Site (Source: Six Maps)**



Subject Site

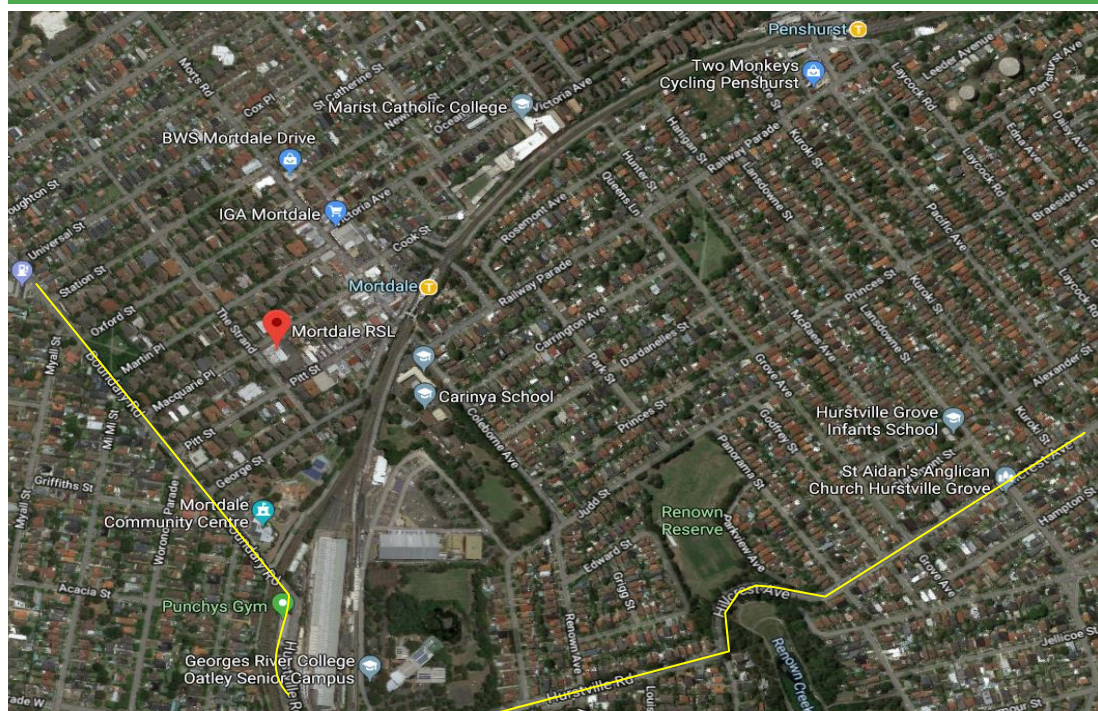
## LOCALITY

Resides within the south-western edge of Mortdale's local commercial centre, the development site is located within proximity to local amenities including educational establishments, employment opportunities, recreational activities and public transportation as demonstrated via the table below.

### Educational Establishments, Employment Opportunities, Recreational Activities And Public Transportation

- Jubilee Park
- Mortdale Station
- Mortdale Public School
- Carina School
- IGA Supermarket
- Mortdale Hotel
- Mortdale Pharmacy
- Hurstville Westfields
- St George Hospital

Figure 4: Aerial Map Extract of the Locality (Source: Google Maps)



- Subject Site
- Key Arterial Roads
- Train Stations
- Educational Establishments



## PLANNING PROPOSAL MERITS, INFRASTRUCTURE AND COMMUNITY BENEFITS

The development proposal is known as the “Mortdale Gardens” with key features of the proposal include approximately 170 new residential units, a new revamped Mortdale RSL Community Club and potential new retail shops, supermarket, and restaurants.

The Planning Proposal seeks to deliver the following key benefits:

- **Revitalisation of Mortdale RSL.** Ensuring the Mortdale RSL Community Club is contemporised to meet the needs of the future community is to be secured with the revitalisation of the Club facility. This will ensure the Club continues to deliver a service to the residents and likewise local employment opportunities.

The proposal will deliver a reinvigorated RSL club on the ground floor which will activate Macquarie Place and Pitt Street. This will assist with nurturing a stronger Mortdale by growing investment, business opportunities and jobs in this strategic centre.

The Club is in a prime position within Mortdale and the existing presentation to The Strand now is a largely blank façade with a cage opening into where there is an alfresco gambling area. The redevelopment of the site will offer significant benefits to the local community with a new active frontage creating a safe and pleasant place to walk, especially along the Strand. The existing entry foyer to the Club is along Macquarie Place. Although this street frontage is somewhat activated through the entry foyer, the redevelopment will bring significant upgrade to the entry foyer, again creating a safe and welcoming presentation to Macquarie Place. The same improvement is offered to Pitt Street, again with the reactivation of this street frontage, currently an open air parking area.

- **Car parking and access.** At present the Club is serviced by a small number of at-grade parking spaces that are accessed from Macquarie Place. The proposed redevelopment will comprise further basement car parking which will meet the needs of the visitors to the Club in terms of demand but also bring benefits of providing accessible parking spaces as well as underground parking which is more useable during inclement weather conditions. The parking arrangements will also be security controlled and monitored which will improve the overall safety for users.
- **Housing variety.** The Mortdale is a place of variety and contrast, from the leafy neighbourhoods of with single and two storey dwellings to the commercial area located on Morts and Pitt Street near the Mortdale train station. Mortdale is a diverse urban area and the proposal seeks to deliver a variety of housing opportunities within 250m of Mortdale train station. This enables the opportunity to create a



housing which is well connected to public transport, health services, education services, employment, and recreational facilities.

- **Housing supply.** The proposal comprises new housing supply, choice, and affordability with access to jobs, services, and public transport.
- **High quality public domain.** The proposal will deliver of improved pedestrian links along both Macquarie Place and Pitt Street which will enhance the pedestrian environment. The new RSL building provides significant community benefit through street level activation with the aim of creating a new vibrant facility for the community.
- **Potential future library space.** As part of a future VPA the development proposal offers the opportunity to deliver a new community space which can provide space for a public library. A recent review of the local library facilities in the local area revealed there is a library and South Hurstville as well as one located at Penshurst. Both existing facilities are not accessible via public transport which is a major problem for older school students, university students and other residents who are reliant on public transport. The suggested provision of a facility at Mortdale would overcome this as the site is just 250m from the train station and in a highly accessible position which means that greater access to the community can be facilitated with the establishment of a new library space on this site. A future library on this site can service the community to the south of Mortdale.
- **Commercial uses.** The proposal incorporates space at the lower levels which may in the future be used for a health or medical related facility and a future small scale supermarket. Studies of the local area have revealed there is a need for both medical related facilities and a small scale supermarket which can both be accommodated on the site. The delivery of high quality commercial space will improve the range of facilities that would be available to residents, works and visitors, particularly in terms of retail, services and amenity. Furthermore, the development would also service as a key anchor tenant especially towards the south western edge of the local commercial centre by increasing destination appeal visitation and range of services. Further details are provided within the economic impact assessment provided with this planning proposal.
- **Employment.** The local community will experience direct impact and benefits originated from the current proposal, both during the construction period, and more importantly, on an ongoing basis once the development is complete and operational.

The subject land parcel is ideal to accommodate the proposed development as it is located within an accessible area with the proposed mixed use building to significantly improve the existing streetscape character along the south-western edge of the commercial centre than what currently exists.

The development will also provide an attractive built form that will mark the entrance to the centre from the south west whilst the provision of additional commercial tenancies at the ground floor and the delivery of an improved pedestrian link along both Macquarie Place and Pitt Street would activate the public domain.

**Figure 5: 3D Photomontage of the Proposed Mixed Use Building Looking North West**





Figure 6: 3D Photomontage of the Proposed Mixed Use Building Looking South



Figure 7: 3D Photomontage of the Proposed Mixed Use Building Looking South



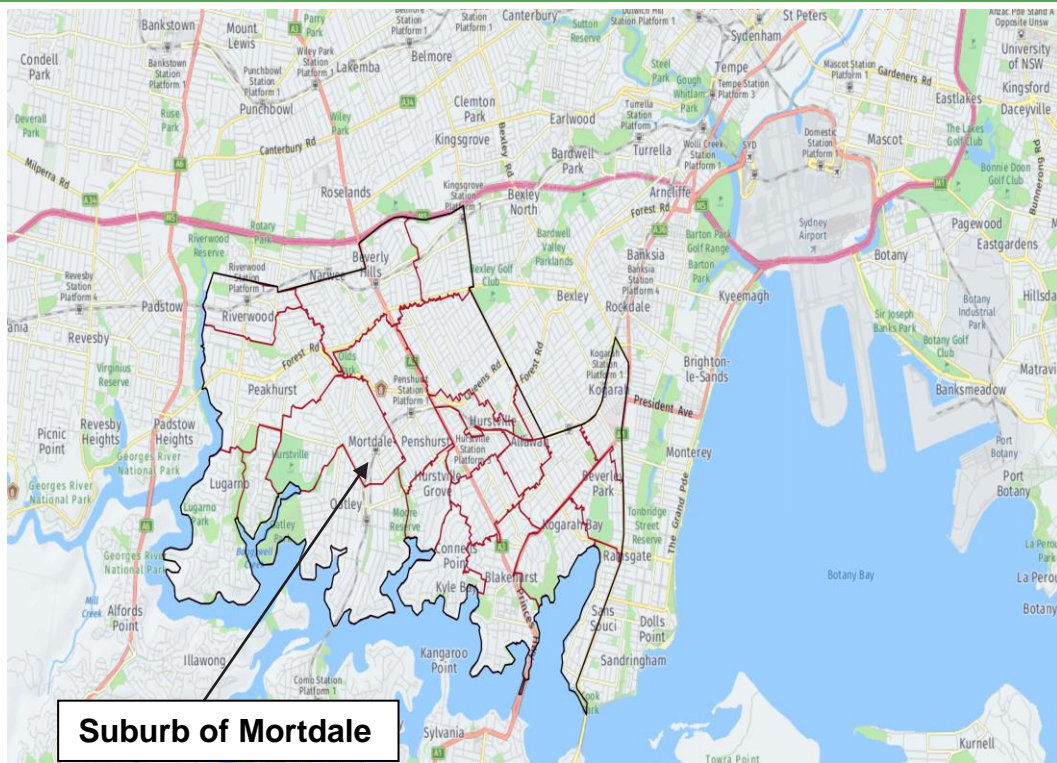
## STUDY AREA

The subject site is situated within the suburb of Mortdale which is located within the Georges River Local Government Areas. Mortdale is located approximately 20 kilometres from Sydney CBD covers an area of 288 hectares and was home to 10,384 residents (usual resident population) at the time of the 2016 Census.

As per the Statistical Local Area, the suburb of Mortdale is bound by the suburb of Peakhurst to the north and north-east, the suburb of Penshurst to the north and east, the suburb of Oatley to the south and the suburb of Peakhurst Heights to the south.

The subject area and its relationship to neighbouring suburbs are illustrated below.

**Figure 8: Georges River Council Boundary Map (Source: Forecast I.D.)**





## LOCAL COMMUNITY PROFILE

### TRANSPORT

Bus stops with extensive services to Hurstville and Bankstown within walking distance with Mortdale Train Station located approximately 170m north-east from the development site.

The high level of services gives opportunities not only for members and guest of the RSL to use public transport but to future residents and customers.

The development site is also serviced by key arterial road including Hurstville Road, Forest Road and King George Road.

### COMMERCIAL PRECINCT

#### Mortdale Local Commercial Centre

The subject site is located within the south-western edge of Mortdale Local Commercial Centre, which provides a range of local retail and services to the local community.

The proposal is to contribute towards strengthening, supporting, and improving the performance of the commercial centre, especially along its south-western edge through increasing greater housing, commercial and private recreation opportunities. The revitalisation of the licensed club would better service the local community whilst deliver of improved pedestrian links along both Macquarie Place and Pitt Street will enhance the pedestrian environment including the safety of people accessing the site and accessing surrounding land and activate the streetscape.

Finally, the proposal would also increase local job opportunities with the 170 new residential units would provide augmented patronage in the locality thus contributing toward boosting the local economy of Mortdale.

### COMMUNITY SERVICES

A range of community related services can be found within proximity to the subject site and they include the following:

#### Mortdale Community Centre

Located at 2b Boundary Road, Mortdale, the community centre has meeting rooms available to rent and host several local community groups.

### **Potential Future Library Space**

As part of a future VPA the development proposal offers the opportunity to deliver a new community space which can provide space for a public library. A recent review of the library facilities in the local area revealed there is a library and South Hurstville as well as one located at Penshurst. Both existing facilities are not accessible via public transport which is a major problem for older school students, university students and other residents who are reliant on public transport. The suggested provision of a facility at Mortdale would overcome this as the site is just 250m from the train station and in a highly accessible position which means that greater access to the community can be facilitated with the establishment of a new library space on this site. A future library on this site can service the community to the south of Mortdale.

### **RELIGIOUS INSTITUTES**

Three religious institutes can be found within the subject area. It is noted that religious institutes can play a valuable role in provide help to poor and vulnerable individuals in the community via various programs and services.

Religious institutes that are located in close proximity to the subject site include the following:

- Christ Church Mortdale (110 Morts Road, Mortdale)
- Marist Brothers Penshurst (63-65 Victoria Avenue, Mortdale)
- Mortdale Spiritual Church (113 Victoria Avenue, Mortdale)

### **SCHOOLS**

Four educational institutes are located within the subject area. Educational institutes located within close proximity to the subject site include the following:

- Mortdale Public School (Coleborne Avenue, Mortdale)
- Carinya School (Coleborne Avenue, Mortdale)
- Marist Catholic College (65 Victoria Avenue, Penshurst)
- Georges River College Oatley Senior Campus (Oatley Avenue, Oatley)

### **CHILD CARE:**

3 local childcare facilities are located within Mortdale. Childcare facilities located within proximity to the subject site include the following:

- 3Bridges Mortdale After School Care (Colebourne Avenue, Mortdale)
- Jenny's Kindergarten & Early Learning Oatley (2 Mi Mi Street, Oatley)
- Minooka Preschool Centre (1/5 Boundary Road, Oatley)

## DEMOGRAPHICS ANALYSIS

A summary of the socio-demographic, housing and employment profile of Mortdale is provided below and the following pages, noting that a comprehensive demographic analysis is provided within Appendix 1-4 at the end of this report.

To gain an understanding of the performance of Mortdale, it will be benchmarked against the Georges River Council area and compared with its adjoining suburbs (SLA), and they include:

- Suburb of Oatley
- Suburb of Peakhurst
- Suburb of Peakhurst Heights
- Suburb of Penshurst.

## SOCIO-DEMOGRAPHIC PROFILE

The following indicators are included in the demographic analysis:

- Population
- Age profile
- Ethnic composition
- Household Type
- Weekly individual income
- Weekly household income.

The key findings are provided below:

- In 2016, there were 10,384 people living in Mortdale. Overall, the population of Mortdale grew by an additional 784 residents between 2011 and 2016, a growth of 8.17%.
- The population growth rate for Mortdale was lower than the population levels recorded for the other suburbs within the Georges River Council area (9.05%). However, a growth rate of 8.17% indicates that the suburb is still experiencing a healthy growth of its population levels and this can be attributed to the proliferation of high density development within Mortdale experienced over the past five years. Compared to its neighbouring suburbs, Mortdale's growth rate was higher than when compared to the adjoining suburbs of Oatley, Peakhurst, Peakhurst Heights (3.81%, 4.56% and 0.45% respectively) but lower than the suburb of Penshurst (9.43%).
- An analysis of the five year age groups of Mortdale in 2016 compared to Georges River Council area shows that there was a higher proportion of people in the younger age groups (under 15) and a lower proportion of people in the



- older age groups (65+). Overall, 17.3% of the population was aged between 0 and 15, and 13.1% were aged 65 years and over, compared with 16.8% and 15.3% respectively for Georges River Council area.
- Mortdale is a very diverse and multicultural suburb with over 37.8% of its population born overseas noting overall that 45.5% of the overall population of Georges River Council area were born overseas.
  - The predominant household types within Mortdale are couples with children (34.7%), followed by lone person (23.4%) and couples without children (22.9%). This is an indication that the subject area is attractive for young people with and without children. As such the delivery of a potential future library and revitalisation of the RSL Club has been partially undertaken to reflect the changing landscape and needs of the local community, including catering for young families.

#### Key Summary:

The suburb has experienced a healthy growth of its population between 2011 and 2016, with the growth has been concentrated within the 30 to 34 age cohort (9.4%) followed by the 35 to 39 age cohort (8.8%).

Traditionally the core membership of RSL/Leagues and other licensed clubs is primarily from the older age group, noting that the suburb has a low portion of people aged 65+ (11.4% of the total population) and a high portion of children under 15 (17.3%).

Declining membership is resulting in licenced clubs throughout NSW to be less financially secure and at-risk of having to close. Licensed clubs are diversifying the services and facilities it provides to attract new customers and to better cater for the changing demands and need to appeal to the broader cross section of the community, including groups such as children. This is reflected in the planning proposal which aims to deliver a reinvigorated RSL club that aims to create a new vibrant facility for the community.

The current proposal would permit a revitalisation of Mortdale RSL Club and the introduction of a future potential library and additional commercial opportunities including a new supermarket aims to cater not only for the existing community but to meet the changing landscape of the community as it grows over time.

## HOUSING PROFILE

The following indicators are included in the housing analysis:

- Housing type
- Housing tenure
- Housing loan repayments
- Housing rent payments.

The key findings are provided below:

- The predominant household types within Mortdale are couples with children (34.7%), followed by lone person (23.4%) and couples without children (22.9%). This is an indication that the subject area is attractive for young people with and without children.
- Mortdale experienced an increase in total dwelling stock with 123 additional dwellings being constructed between 2011 and 2016, with medium density housing being the most dominant (136 dwellings). Overall, 41.4% of the total housing type within Mortdale are separate houses, 22.3% are medium density housing and 35.9% are high density housing, compared with Georges River Council area (43.7%, 19.7% and 35.2% respectively).
- In 2016, 33.6% of households in Mortdale were renting, with most of them undertaking private renting arrangements. The number of households renting increased by 5.9% between 2011 and 2016. This could be attributed to the lack of rental stock within the locality, noting that the percentage of household renting within the subject area is higher than George River Council area (30.8%).
- The total number of households in Mortdale has increased by 90 between 2011 and 2016. This number is expected to increase with more high density housing to be built over the next 5 years.

### Key Summary:

With the predominant household types within Mortdale dominated by couples with children, lone persons and couples without children, the delivery of a future library and revitalisation of the RSL Club has been partially undertaken to reflect the changing landscape and needs of the local community, including catering for young families.

The proposal is to significantly increase the housing stock within Mortdale by approximately 170 new residential dwelling and as such would provide residential accommodation for people who would otherwise not have had the opportunity to enter the Mortdale housing/rental market. This will result in the delivery of a variety of housing size and types that will cater for a variety of socio-economic groups and as such ensure that Mortdale maintains its existing social diversity and increase housing choices, affordability, and social mix.

## EMPLOYMENT PROFILE

The key findings are provided below:

- The size of Mortdale's labour force in 2016 was 5,667, of which 1,709 were employed part-time and 3,575 were full time workers. An analysis of the employment status in Mortdale in 2016 compared to Georges River Council shows that there was a similar proportion in employment, as well as a similar proportion unemployed.
- Overall, 924.9% of the labour force was employed (0.0% of the population aged 15+), and 5.1% unemployed (0.0% of the population aged 15+), compared with 93.5% and 6.5% respectively for Georges River Council area.
- Between 2011 and 2016, the number of people employed in Mortdale showed an increase of 362, and the number unemployed showed an increase of 11. In the same period, the number of people in the labour force showed an increase of 350 or 6.6%.
- An Analysis of the labour force participation rate of the population in Mortdale in 2016 shows that there was a higher proportion in the labour force (66.3%) compared with Georges River Council area (60.9%).

### Key Summary:

Permitting the Mortdale RSL Club to be contemporised in-order to meet the needs of the future community is to be secured by undertaking a revitalisation of the Club facility. This will ensure the Club continues to deliver a service to the residents and likewise local employment opportunities.

Furthermore, the retail component of the development would result in the creation of additional employment, both during the construction period, and more importantly, on an ongoing basis once the development is complete and operational.

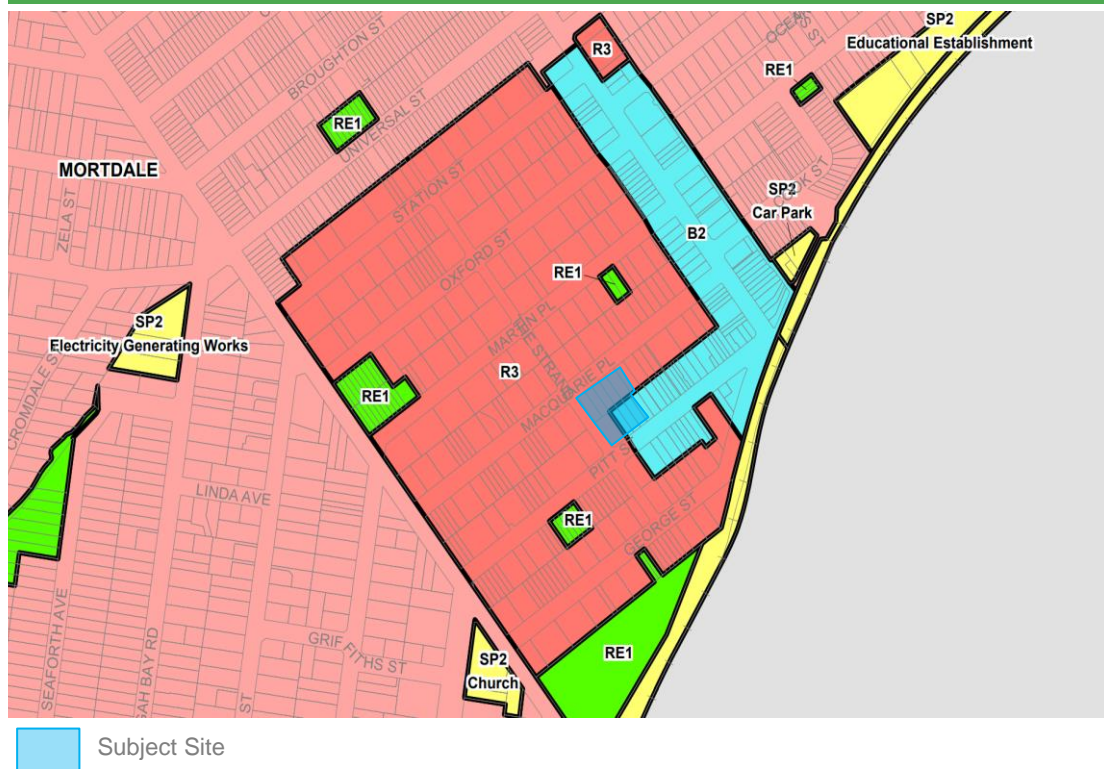
The Market Potential & Economic Impact Assessment prepared by Location IQ which accompanies this application has identified that some 247 additional jobs are likely to be created both directly and indirectly because of the proposed development. This includes several youth employment opportunities with health and wellness developments generally employing a large number of younger staff.

## IDENTIFICATION OF INDIVIDUALS/GROUPS LIKELY TO BE AFFECTED BY THE PROPOSAL

### ZONING

As illustrated by an zoning map extract below, the subject site is subject to a spit zoning under the Hurstville Local Environmental Plan 2012 with 46 Pitt Street and part of 25 Macquarie Place is zoned B2 and the remaining land parcels are zoned R3 Medium Density Residential.

**Figure 9: Zoning Map Extract (Source: Hurstville LEP 2012)**



The proposed mixed use building will be created from the demolition of an RSL Club and associated at-grade open car parking area, a 3 storey flat building, a commercial building, an older style single storey residential dwelling on the site that will be lost to the market. This is not considered significant in the context of the planning proposal which is to deliver a reinvigorated RSL Club on the corner of Macquarie Place and Pitt Street, new retail tenancies and residential units.

The marginal displacement of the flat building and dwelling house will contribute towards alleviating Sydney's housing shortage by an additional 170 new residential units that will offsets the loss of the residential flat building and dwelling house.

Mortdale RSL Community Club which has been an integral part and key social fabric of the local community since it opened in 1926. The Planning Proposal will revitalise and reinvigorate the RSL club with the primary building outdated and near the end of its life cycle that will improve its function and operation so that it has the ability to offer greater services to a broader spectrum of the wider community. Finally, the new RSL building will provide significant community benefit through street level activation along both Macquarie Place and Pitt Street with the aim of creating a new vibrant facility for the community.

Surrounding neighbouring properties will also be affected by the proposal in terms of noise and traffic. However, considering the location of the development site within the south western edge of an established commercial centre and that the RSL Community Club has been operating within the subject site for a long time and is expected to generate noise that is consistent of higher densities area situated near or within commercial centres. Furthermore, the noise is not expected to increase significantly than currently present from the operation of the club and the noise emitted from future commercial activity would be consistent of that of neighbouring commercial land uses.

The development aims to facilitate a new high quality contemporary mixed use development that will positively contribute towards revitalisation the south western edge of the Mortdale Local Commercial Centre by introduction additional commercial floor space, reinvigorating an aging RSL Club, injecting new housing supply and generating local employment.

## RELEVANT TRENDS AND SOCIAL ISSUES

### EVOLUTION OF CLUBS IN NSW

RSL and other licensed clubs play a vital role in the community and to the local economy by providing a variety of recreational and social opportunities to the local communities and to the local economy.

Previously, various government legislations have had a direct impact on the viability, functionality and operations of the various licensed clubs in NSW, and they include the introduction of drink driving legislation in the 1980s and smoking regulations in the 1990s which has resulted in changes in behaviour and drinking habits including a fall in the consumption of alcohol at licenced clubs, causing sharp decline in memberships and revenue. This has resulting in clubs having to evolve and adapt in-order to continue to be economically viable in order to cater for and capture patrons from a broader cross-section of the community.

Clubs have undertaken strategies to undertake improvements and diversification in-order to meet the changing landscape of the community and this includes but not limiting to providing a variety of additional services including:

- Childcare centres
- Aged care living
- Medical centres
- Fitness centres
- Play areas/bowling areas
- Increased dining options.

RSL Clubs have also evolved over time to expand their facilities, services, and event to benefit the wider community, while also supporting veterans and families of veterans, with some of the services available through the RSL within NSW include:

- Veterans Centre: a not-for profit organisation which ensures current and former servicemen, servicewomen and their families on the Norther Beaches & Greater Sydney have the opportunity for growth through accessible support.
- Aged care living.

Provided overleaf are examples of other comparable licenced clubs within Sydney that have undertaken redevelopment works to not only increase its financial viability but to increase its wider patron base:



Revesby Workers' Club:

The Revesby Workers' Club invested in a \$41 million dollar 4,500m<sup>2</sup> Revesby Village Centre, with the Club itself provided over two levels at the central portion of the site. The centre provides a range of retail and complimentary non-retail tenancies located within the club including cafes, a dining precinct, function spaces, bars, travel agent, a hairdresser and fitness centre. The site also comprises several other major components, including:

- **Shopping Centre:** a Coles supermarket (4,344m<sup>2</sup>), a variety of retail specialty shops (472m<sup>2</sup>)
- **Medical:** located above the Revesby Village Centre, the medical precinct provides a variety of health related services including a medical centre, physiotherapy, speech pathology, occupational therapy, medical imaging, pathology, dental, hearing centre and psychology.
- **Entertainment:** the second floor of the Worker's Club comprises two entertainment and leisure tenants, namely AMF Bowling (1,689m<sup>2</sup>) and Carnival Kingdom (1,195m<sup>2</sup>).

Below and overleaf are photographs of the Revesby 's Village Centre

**Photograph 1: The Revesby Village Centre as viewed from the intersection of MacArthur Ave & Dixon Ln looking north-westwards**







**Photograph 2: The Revesby Village Centre as viewed from the intersection of Blamey St & Dixon Ln looking south-westwards**



The redevelopment of a workers club is a successful example of a licenced club undertaking a positive collaborative approach to redevelop its site in a manner that will strengthen its ability to deliver residential, social, retail and employment opportunities within an established commercial centre. The mixed use development centres around the Club to be imbedded with retail, medical and recreational land uses anchored by a full-line Coles Supermarket.

#### Bankstown Sports Club:

Bankstown Sports Club is proposing to spend \$50 million dollars on constructing an eight storey office tower and a further \$20 million dollars on expanding the existing Travelodge Hotel. The club aims to create an entertainment hub including office space, hotel, underground parking and the availability of more entertainment, conferencing, catering and dining services to the local community.

#### Canterbury Leagues Club:

The Club is to invest \$100 million on hotel, increase dining options and a showroom, including a 24 hour café, new cocktail bar and lounge area, and an additional 500 car parking spaces.

#### Canterbury Hurlstone RSL Club:

The Club is to invest \$15 million on upgrading the street façade, 85 additional car parking space and a new museum that is to be accessible to all and serve as an educational resource for the community.

#### **DIVERSITY**

Sydney is currently experiencing a housing shortage that is resulting in creating pressure in the housing and rental market, driving prices, and ensuring Sydney remains the least affordable capital city in Sydney.

The most vulnerable groups that is affected by the acute shortage of affordable accommodation in Sydney and specifically within Mortdale including:

Key workers and low-income earners including those in the retail, commercial and industrial sectors:

- Young families.
- Older persons.
- Young workers and students.

Affordable housing opportunities are disappearing in suburbs like Mortdale as they become gentrified over time.

This has resulted in low-income singles, including students and key workers being excluded from the Mortdale housing markets, resulting in the suburb to lose its diversity with those in the lower socio-economic background slowly being pushed out of the area.

As such the proposed development will cater for a variety of socio-economic groups. This will ensure that Mortdale maintains its existing social diversity and increase housing choice, affordability and social mix.

The proposed 170 new residential units to be delivered within the Mortdale housing market will permit a greater number of working singles, couples and young families to take advantage of the excellent public transport, retail and recreation opportunities in the neighbourhood. This will contribute towards improving the diversity of the community in the area and have a beneficial impact on the community in terms of reducing demand on social infrastructure.

#### **HOUSING AFFORDABILITY**

The National Housing Supply Council's projections over the 20-year period to 2028 demonstrated that levels of dwelling production based on recent trends were likely to be insufficient to meet Australia's emerging housing needs.

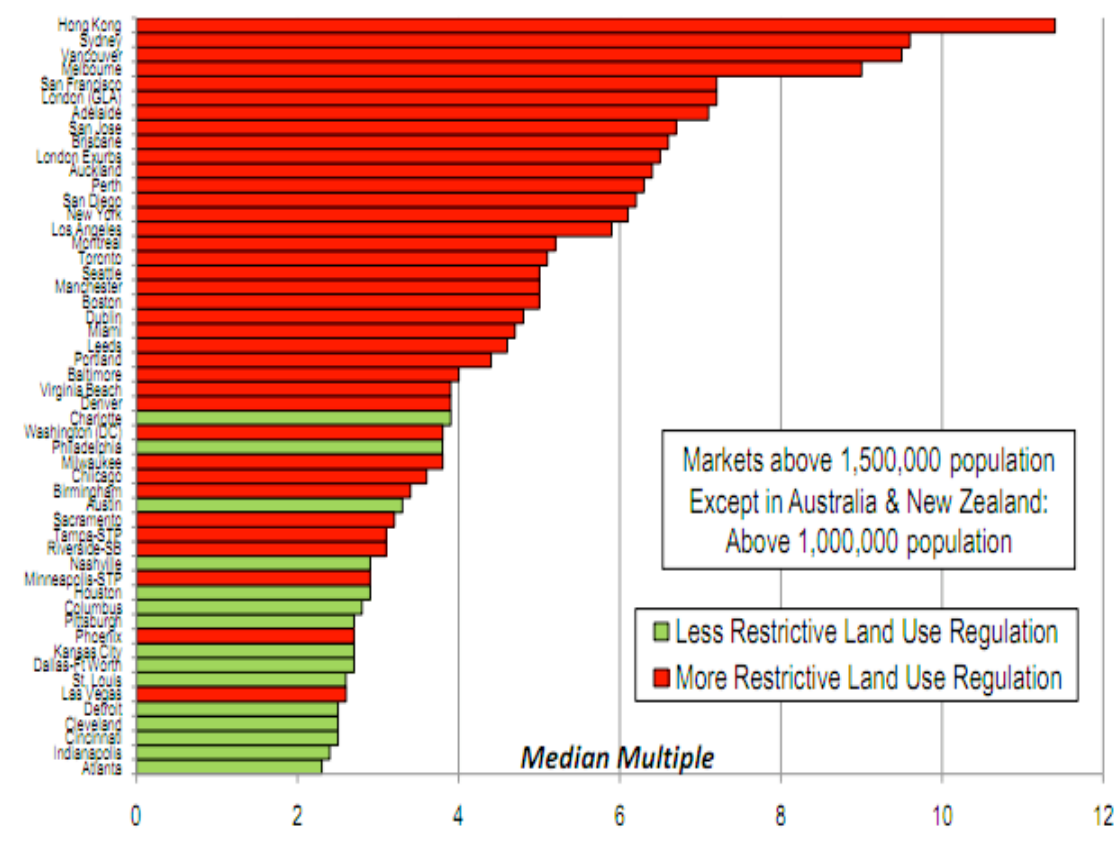
It projected that underlying demand for dwellings would grow by around 3 million over the period 2008 to 2028, with a net increase of 2.7 million dwellings projected during that period (medium underlying demand and supply scenarios).

The housing shortfall in 2008 was estimated at around 85,000 dwellings. This estimate was based on the incidence of homelessness and the low level of vacancy rates in the private rental markets. Assuming medium growth in underlying demand and supply (including levels of construction), the shortfall was projected to rise to 431,000 by 2028. The annual additional shortfall was projected to be 23,000 dwellings in 2009-2010.

Housing affordability for first homebuyers and private renters declined over the decade from 2008. In 2005 - 06, there were 280,000 homebuyers in so-called 'housing stress' (i.e. paying more than 30 per cent of their income).

Of these households, 131,000 had housing costs that exceeded 50 per cent of their income. In 2006, there was a shortfall of more than 250,000 affordable and available dwellings for lower income private renters (i.e. those in the bottom 40 per cent of the income distribution).

**Figure 10: Housing Affordability and Land Regulation Larger Metropolitan Markets**  
(Source: 7<sup>th</sup> Annual Demographic International Housing Affordable Survey 2011  
Ratings for Metropolitan Markets)



## Housing Supply and Affordability Report

The Council of Australia Governments (COAG) published the Housing Supply and Affordability Report in August 2012. This report outlined:

*All things being equal, more efficient supply should put downward pressure on house prices. However, addressing supply-side impediments may not cause house prices to fall or rents to ease significantly. It is possible for high house prices to exist even in a relatively efficient market. This is because other structural and cyclical factors — such as population growth and interest and unemployment rates — also play a major role in determining the level and growth of house prices and rents.*

*As such, reducing the supply-side constraints will not necessarily be sufficient to address the housing affordability problems faced by lower-income households. The issue of (un)affordable home ownership may be largely confined to a lack of means for some segments of the population to purchase or rent a dwelling, rather than a physical lack of supply of dwellings.*

*That said, reforms that remove impediments to housing supply will remove unwarranted pressure on house prices and ensure that the quantity, location and type of housing stock meets the community's needs over time. Improving the responsiveness of the housing supply chain can also enhance other factors that contribute to community wellbeing, such as by increasing labour mobility.*

The proposal will contribute towards alleviating Sydney's housing affordability delivering new residential units within the Georges River LGA.

As noted by COAG increasing supply is one way of putting downward pressure on housing prices and the delivery of 170 new residential units in a timely manner as part of the ongoing redevelopment of the locality will be a positive force in terms of tackling the issue of housing affordability.

Whilst the proposal may not have a direct impact on house prices it will assist in delivery a range of housing forms that cater for a range of household types on a range of household incomes.

## **WAYS IN WHICH STAKEHOLDERS ARE LIKELY TO BE AFFECTED BY THE PROPOSAL**

The planning proposal will permit significant redevelopment of the subject land parcels and subsequent deliver a mixed use development in an area which is well serviced by public transport and infrastructure.

The development proposal is known as the “Mortdale Gardens” with key features of the proposal include approximately 170 new residential units, new Mortdale RSL Club and potential new retail shops, supermarket, and restaurants.

The key impacts of the proposal were identified and strategies to mitigate potential impacts are discussed below:

### **TRAFFIC**

As per the Traffic Report, Morts Road, Pitt Street and Macquarie Place have the capacity to accommodate high traffic volumes, considering that it services the established commercial centre.

The proposal has been carefully designed to ensure that appropriate vehicular access and exit points to and from the site is provided for the safety and efficient movement of vehicular traffic on site and entering and existing the site. See submitted traffic report for more detail that provides analysis of impacts on the local traffic network.

### **ACOUSTIC**

Acoustic impacts arising from construction of the proposal are likely to be transient during the construction process, and the hours of operation will be limited to standard EPA guidelines of Monday through Saturday. It is anticipated that conditions of consent would reinforce this issue.

With its location within and adjoining an existing commercial premise the subject site is expected to generate noise that is consistent of an established club/commercial premises within and near a large commercial centre. Furthermore, the noise and traffic are not expected to significant increase then currently present from the operation of the club.

### **SOLAR ACCESS AND OVERSHADOWING**

The proposal has been carefully designed to ensure the adjoining developments are able to maintain an acceptable level of solar access. The built form as shown in the reference design is born of solar access and impact modelling that has been carefully refined throughout the urban design process.

## SAFETY

The design of the proposal has been informed after consideration of relevant crime statistics that are detailed at Appendix 1. The proposed development will improve its activation to its frontages then what currently exists.

Furthermore, the RSL Club will continue to ensure its current management practises are in place and to undertake responsible practise of safety for its patrons and to the local community.

The proposal maintains existing design elements including clearly defined and controlled access points as well as clearly defined public and private spaces to minimise opportunity for criminal activity.

## STREETSCAPE CHARACTER

The proposed mixed use building will significantly improve the existing streetscape character along the south-western edge of the commercial centre than what currently exists.

The development will provide an attractive build form that will mark the entrance to the centre from the west whilst the provision of additional commercial tenancy at the ground floor and the delivery of improved pedestrian links along both Macquarie Place and Pitt Street would activating the public domain.

## ALCOHOL AND TOBACCO CONSUMPTION AND GAMBLING

The Club provide a service to its members and guests that includes the service of alcohol and the provision of smoking and gambling areas, consistent with legislative requirements.

It is noted that the proposal and the Club function is compliant with key legislative requirements comprising –

- The responsible service of alcohol
- Provision of a smoke free environment for the majority of the Club space
- Provision of dedicated smoking areas

The primary method of prevention of alcohol and tobacco consumption includes informing people about the effects and the harms associated with the use of alcohol and drugs, changing laws and regulations that govern sales of alcohol and tobacco, providing positive role modelling of alcohol and drug use, helping people to reduce stress in their lives and developing safe environments that reduce the risk of alcohol and drug use (Australian Drug Foundation Prevention Research).

It is apparent that the Mortdale RSL Club can assist in prevention through –

- Informing its members and guests about possible harms and
- Developing a safe environment that reduces the risk of alcohol and drug use.

Mortdale RSL Club abides by liquor licensing laws and engages in the responsible service of alcohol, including the training of bar staff. In addition, the Club, and particularly the current development application, focuses on the provision of alternative food, drink and revenue raising through its dining experience.

To address any concerns about the new and improved facilities proposed in the development application, the Club confirms its commitment to raising awareness amongst patrons about the risks of smoking and harmful drinking and gambling practices through the continued application of its RSA policies, along with increasing its role in raising awareness of members and guests through display of relevant NSW Cancer Council literature and other related education programs.

It is confirmed that the Club will also offer to be a point of connection between patrons and other stakeholders who can assist people in need, such as:

- Lions, Rotary and Apex Clubs
- Resident Groups
- AA and NA programs
- Government and non-government health and human service agencies
- Local Council initiatives



## CONCLUSION

The Planning Proposal is to deliver a contemporary modern mixed use development that would contribute towards strengthening, supporting and improving the performance of the Mortdale Local Commercial Centre, especially along its south-western edge through increasing greater housing, commercial and medical service opportunities and the revitalisation of the licensed club to better service the local community. The delivery of improved pedestrian links along both Macquarie Place and Pitt Street will improve movement and linkages within the centre.

The proposal is to significantly increase the housing stock within Mortdale by approximately 170 new residential dwelling and as such would provide residential accommodation for people who would otherwise not have had the opportunity to enter the Mortdale housing/rental market. This will result in the delivery of a variety of housing size and types that will cater for a variety of socio-economic groups and as such ensure that Mortdale maintains its existing social diversity and increase housing choices, affordability, and social mix.

Furthermore, the retail component of the development would result in the creation of additional employment, both during the construction period, and more importantly, on an ongoing basis once the development is complete and operational. The Market Potential & Economic Impact Assessment prepared by Location IQ which accompanies this application has identified that some 247 additional jobs are likely to be created both directly and indirectly because of the proposed development. This includes several youth employment opportunities with health and wellness developments generally employing a large number of younger staff.

The retail/commercial component of the proposal would not only positively contribute towards supporting the performance and function of Mortdale Local Commercial Centre but would activate and regenerate commercial activity towards the south western edge of the commercial centre.

The commercial floor space could in the future be used for health or medical related facilities, noting that studies of the local area have revealed that there is a need for medical related facilities to cater for the growing population of Mortdale. Also, a potential small metro style supermarket would supplement an existing supermarket (IGA) within the commercial centre.

As part of a future VPA the development proposal offers the opportunity to deliver a new community space which can provide a space for a public library. A recent review of the library facilities in the local area revealed there is a library and South Hurstville as well as one located at Penshurst. Both existing facilities are not accessible via public transport which is a major problem for older school students, university students and other residents who are reliant on public transport.

The suggested provision of a facility at Mortdale would overcome this as the site is just 250m from the train station and in a highly accessible position which means that greater access to the community can be facilitated with the establishment of a new library space on this site. A future library on this site can service the community to the south of Mortdale.

Licensed clubs play a vital role in the community and to the local economy by providing a variety of recreational and social opportunities to the local communities and to the local economy. However licenced clubs have been experiencing a steady decline in its membership base, which is heavily dominated by the older age groups and changing taste and needs of the wider demographics.

In 2016, there were there were 10,384 people living in Mortdale. Overall, the population of Mortdale grew by an additional 784 residents between 2011 and 2016, a growth of 8.17%. The population growth rate for Mortdale was lower than the population levels recorded for the Georges River Council area (9.05%). However, a growth rate of 8.17% indicates that the suburb is still experiencing a healthy growth of its population levels and this can be attributed to the proliferation of high density development within Mortdale experienced over the past five years.

Furthermore, the breakdown of the population into different age structures indicates that Mortdale has a young population with a high proportion of children (under 15) and also a low proportion of people within retirement age (65+).

As stated above, traditionally the core membership of RSL/Leagues and other licensed clubs is primary from the older age group, noting that the suburb has a low portion of people aged 65+ (11.4% of the total population) and a high portion of children under 15(17.3%). Declining membership is resulting in licenced clubs throughout NSW to be less financially secure and at-risk of having to close. As such, licensed clubs are diversifying the services and facilities it provides to attract new customers and to better cater for the changing demands and need to appeal to the broader cross section of the community, and includes providing child care services, fitness centres, aged care living, medical centres, function centres, child friendly play areas, auditorium, accommodation opportunities including hotels and serviced apartments and improved dining opportunities. This is reflected in the planning proposal which aims to deliver a reinvigorated RSL club that aims to cater not only for the existing community but to meet the changing landscape of the community as it grows over time.

The potential negative social impacts resulting from the proposal are minor in nature, considering that the club is established and been in operation for a long period of time and the commercial context of the subject site.

The changes are contained within the large site with potential amenity impacts including traffic and noise to be appropriate mitigated and managed.

Data from the NSW Bureau of Crime Statistics and Research indicates that major crime within the Georges River LGA is steady with future development to be designed in a manner that will permit the safe and efficient use of the site and surroundings. Furthermore, the RSL Club will continue to ensure its current management practises are in place and to undertake responsible practise of safety for its patrons and to the local community.

The development will be supported by the provision of high quality social infrastructure services and facilities, including Mortdale Community Centre and public transport such as bus stops with frequent services to Hurstville, Bankstown and Sydney CBD, and a suburban train station (Mortdale Station) with services to the Bondi Junction, Waterfall, Cronulla, Bankstown and Hurstville.

This Social Impact Assessment reviews the social impact of the Planning Proposal within context of the Mortdale Local Commercial Centre and concludes that the proposal will not generate negative social impacts but rather will contribute to meeting vital social and economic needs to the local community, consistent with State and Local policies and planning controls.

## **APPENDIX 1: DEMOGRAPHICS ANALYSIS – SOCIAL DEMOGRAPHIC PROFILE**

The statistical analysis provided here allows a basic understanding of the socio-demographic context of Mortdale.

To gain an understanding of the performance of Mortdale, it will be benchmarked against the Georges River Council area and compared with its adjoining suburbs (SLA), and they include:

- Suburb of Oatley
- Suburb of Peakhurst
- Suburb of Peakhurst Heights
- Suburb of Penshurst.

The following indicators are included in the demographic analysis:

- Population
- Age profile
- Ethnic composition
- Household Type
- Weekly individual income
- Weekly household income.

## POPULATION

In 2016, there were 10,384 people living in Mortdale. Overall, the population of Mortdale grew by an additional 784 residents between 2011 and 2016, a growth of 8.17%. Furthermore, 80% of Mortdale residents are Australian Citizens and has a higher percentage of Australian Citizens when compared to the Georges River Council area (75.7%).

**Table 1: Population (Source: Forecast I.D.)**

### Population

| Mortdale - Total persons      | 2016     |    |                              | 2011   |    |                              | Change       |
|-------------------------------|----------|----|------------------------------|--------|----|------------------------------|--------------|
| Population                    | Number ↕ | %  | Georges River Council area % | Number | %  | Georges River Council area % | 2011 to 2016 |
| Estimated Resident Population | 10,740   | -- | --                           | --     | -- | --                           | --           |
| Enumerated Population         | 10,266   | -- | --                           | 9,500  | -- | --                           | +767         |
| Usual Resident Population     | 10,384   | -- | --                           | 9,599  | -- | --                           | +784         |

### Selected subpopulation categories

| Mortdale - Total people (Usual residence)        | 2016   |      |                              | 2011   |      |                              | Change       |
|--|--------|------|------------------------------|--------|------|------------------------------|--------------|
| Population group                                 | Number | %    | Georges River Council area % | Number | %    | Georges River Council area % | 2011 to 2016 |
| Males  | 5,025  | 48.4 | 48.9                         | 4,692  | 48.9 | 48.6                         | +333         |
| Females  | 5,347  | 51.6 | 51.1                         | 4,908  | 51.1 | 51.4                         | +439         |
| Aboriginal and Torres Strait Islander population | 56     | 0.5  | 0.5                          | 67     | 0.7  | 0.5                          | -11          |
| Australian citizens                              | 8,293  | 80.0 | 75.7                         | 8,173  | 85.1 | 81.6                         | +120         |
| Eligible voters (citizens aged 18+)              | 6,427  | 62.0 | 58.0                         | 6,430  | 67.0 | 62.7                         | -3           |
| Population over 15                               | 8,554  | 82.5 | 83.2                         | 7,940  | 82.7 | 82.3                         | +614         |
| Employed Population                              | 5,380  | 94.9 | 93.5                         | 5,019  | 94.4 | 94.2                         | +362         |
| Overseas visitors (enumerated)                   | 140    | --   | --                           | 60     | --   | --                           | +80          |

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016 (Usual residence). Compiled and presented in profile.id by .id, the population experts.

The population growth rate for Mortdale was lower than the population levels recorded for the Georges River Council area (9.05%). However, a growth rate of 8.17% indicates that the suburb is still experiencing a healthy growth of its population levels and this can be attributed to the proliferation of high density development within Mortdale experienced over the past five years. The revitalisation of Mortdale RSL Community Club and the introduction of a future potential library and additional commercial opportunities including a new supermarket aims to cater not only for the existing community but to meet the changing landscape of the community as it grows over time.

Compared to its neighbouring suburbs, Mortdale's growth rate was higher than when compared to the adjoining suburbs of Oatley, Peakhurst, Peakhurst Heights (3.81%, 4.56%, 0.47% respectively) but lower than the suburb of Penshurst (9.43%).



## AGE STRUCTURE

Analysis of the age structures of Mortdale indicates that the subject area has a high proportion of children (under 15) and a high proportion of people within retirement age (65+).

**Table 2: Age Structure – Five year age groups (Source: Forecast I.D.)**

| Age structure - Five year age groups       |               |              |                              |              |              |                              |              |
|--|---------------|--------------|------------------------------|--------------|--------------|------------------------------|--------------|
| Mortdale - Total persons (Usual residence) |               | 2016         |                              | 2011         |              | Change                       |              |
| Five year age groups (years)               | Number        | %            | Georges River Council area % | Number       | %            | Georges River Council area % | 2011 to 2016 |
| 0 to 4                                     | 692           | 6.7          | 5.8                          | 701          | 7.3          | 6.1                          | -9           |
| 5 to 9                                     | 585           | 5.6          | 5.6                          | 511          | 5.3          | 5.7                          | +74          |
| 10 to 14                                   | 523           | 5.0          | 5.3                          | 461          | 4.8          | 5.9                          | +61          |
| 15 to 19                                   | 529           | 5.1          | 6.1                          | 451          | 4.7          | 6.0                          | +78          |
| 20 to 24                                   | 650           | 6.3          | 7.6                          | 643          | 6.7          | 7.3                          | +7           |
| 25 to 29                                   | 813           | 7.8          | 8.7                          | 833          | 8.7          | 7.9                          | -20          |
| 30 to 34                                   | 976           | 9.4          | 7.9                          | 918          | 9.6          | 7.2                          | +59          |
| 35 to 39                                   | 915           | 8.8          | 6.6                          | 781          | 8.1          | 7.0                          | +134         |
| 40 to 44                                   | 771           | 7.4          | 6.5                          | 692          | 7.2          | 7.0                          | +79          |
| 45 to 49                                   | 692           | 6.7          | 6.5                          | 672          | 7.0          | 7.3                          | +21          |
| 50 to 54                                   | 726           | 7.0          | 6.6                          | 678          | 7.1          | 6.8                          | +48          |
| 55 to 59                                   | 640           | 6.2          | 6.1                          | 551          | 5.7          | 5.7                          | +89          |
| 60 to 64                                   | 522           | 5.0          | 5.2                          | 419          | 4.4          | 5.2                          | +102         |
| 65 to 69                                   | 393           | 3.8          | 4.5                          | 370          | 3.9          | 4.0                          | +23          |
| 70 to 74                                   | 302           | 2.9          | 3.4                          | 213          | 2.2          | 3.2                          | +90          |
| 75 to 79                                   | 228           | 2.2          | 2.7                          | 215          | 2.2          | 2.8                          | +13          |
| 80 to 84                                   | 174           | 1.7          | 2.2                          | 240          | 2.5          | 2.3                          | -66          |
| 85 and over                                | 259           | 2.5          | 2.6                          | 243          | 2.5          | 2.5                          | +16          |
| <b>Total population</b>                    | <b>10,396</b> | <b>100.0</b> | <b>100.0</b>                 | <b>9,599</b> | <b>100.0</b> | <b>100.0</b>                 | <b>+797</b>  |

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by id, the population experts.

An analysis of the five year age groups of Mortdale in 2016 compared to Georges River Council area shows that there was a higher proportion of people in the younger age groups (under 15) and a lower proportion of people in the older age groups (65+). Overall, 17.3% of the population was aged between 0 and 15, and 13.1% were aged 65 years and over, compared with 16.8% and 15.3% respectively for Georges River Council area.

The largest age grouping for the subject area occurred in the 30 to 34 age cohort (9.4%) followed by the 35 to 39 age cohort (8.8%).

Traditionally the core membership of RSL/Leagues and other licensed clubs is primarily from the older age group, noting that the suburb has a low portion of people aged 65+ (11.4% of the total population) and a high portion of children under 15 (17.3%).

Declining membership is resulting in licenced clubs throughout NSW to be less financially secure and at-risk of having to close. Licensed clubs are diversifying the services and facilities it provides to attract new customers and to better cater for the changing demands and need to appeal to the broader cross section of the community, including groups such as children.

This is reflected in the planning proposal which aims to deliver a reinvigorated RSL club that aims to create a new vibrant facility for the community.

## ETHNIC COMPOSITION

The dominant non-English speaking country of birth in Mortdale was from China (9.3% of the population), followed by Nepal (3.1% of the population).

Mortdale is a very diverse and multicultural suburb with over 37.8% of its population born overseas noting overall that 45.5% of the overall population of Georges River Council area were born overseas.

**Table 3: Birthplace – Ranked by Size (Source: Forecast I.D.)**

### Birthplace - Summary

| Mortdale - Total persons (Usual residence) | 2016   |       |                              | 2011   |       |                              | Change       |
|--|--------|-------|------------------------------|--------|-------|------------------------------|--------------|
| Birthplace                                 | Number | %     | Georges River Council area % | Number | %     | Georges River Council area % | 2011 to 2016 |
| Total overseas born                        | 3,912  | 37.8  | 45.5                         | 3,365  | 35.1  | 41.5                         | +547         |
| Australia                                  | 5,897  | 56.9  | 49.7                         | 5,880  | 61.3  | 54.0                         | +18          |
| Not stated                                 | 549    | 5.3   | 4.8                          | 338    | 3.5   | 4.5                          | +211         |
| Total Population                           | 10,360 | 100.0 | 100.0                        | 9,584  | 100.0 | 100.0                        | +776         |

### Birthplace - Ranked by size

| Mortdale - Overseas born (Usual residence) | 2016   |     |                              | 2011   |     |                              | Change       |
|--|--------|-----|------------------------------|--------|-----|------------------------------|--------------|
| Birthplace                                 | Number | %   | Georges River Council area % | Number | %   | Georges River Council area % | 2011 to 2016 |
| <b>a</b> China                             | 960    | 9.3 | 16.1                         | 705    | 7.4 | 13.7                         | +255         |
| <b>a</b> Nepal                             | 323    | 3.1 | 3.3                          | 124    | 1.3 | 1.3                          | +199         |
| United Kingdom                             | 244    | 2.4 | 1.6                          | 260    | 2.7 | 1.9                          | -16          |
| New Zealand                                | 211    | 2.0 | 1.5                          | 226    | 2.4 | 1.7                          | -15          |
| Hong Kong                                  | 191    | 1.9 | 2.5                          | 150    | 1.6 | 2.6                          | +42          |
| North Macedonia                            | 184    | 1.8 | 1.2                          | 273    | 2.9 | 1.3                          | -88          |
| Philippines                                | 178    | 1.7 | 1.5                          | 137    | 1.4 | 1.1                          | +41          |
| <b>a</b> India                             | 174    | 1.7 | 1.5                          | 171    | 1.8 | 1.3                          | +3           |
| Bangladesh                                 | 81     | 0.8 | 0.6                          | 75     | 0.8 | 0.4                          | +6           |
| Indonesia                                  | 78     | 0.8 | 1.1                          | 55     | 0.6 | 1.0                          | +23          |

Furthermore, Mortdale has a greater proportion of the population born overseas when compared to the suburb of Oatley, Peakhurst, Peakhurst Heights, (24.9%, 30.6%, 19.1% respectively) but has a lower portion of people born overseas when compared to the suburb of Penshurst (47.9%).

## HOUSEHOLD TYPES

The household types in Mortdale in 2016 compared to Georges River Council area shows that there was a lower proportion of couple families with children as well as a similar proportion of one-parent families. Overall, 34.7% of total families were couple families with children and 10.3% were one-parent families, compared with 38.0% and 10.7% respectively for Georges River Council area.

There were a higher proportion of lone person households and a similar proportion of couples without children. Overall, the proportion of lone person households was 23.4% compared to 18.4% in Georges River Council area while the proportion of couples without children was 22.9% compared to 22.8% in Georges River Council area.

The predominant household types within Mortdale are couples with children (34.7%), followed by lone person (23.4%) and couples without children (22.9%). This is an indication that the subject area is attractive for young people with and without children. As such the delivery of a potential future library and revitalisation of the RSL Club has been partially undertaken to reflect the changing landscape and needs of the local community, including catering for young families.

**Table 4: Household Types (Source: Forecast I.D.)**

### Household type

| Mortdale - Total households (Enumerated) |        |       |                              | 2016   |       | 2011                         |              | Change |
|--|--------|-------|------------------------------|--------|-------|------------------------------|--------------|--------|
| Households by type                       | Number | %     | Georges River Council area % | Number | %     | Georges River Council area % | 2011 to 2016 |        |
| a Couples with children                  | 1,339  | 34.7  | 38.0                         | 1,229  | 32.4  | 37.9                         | +110         |        |
| a Couples without children               | 882    | 22.9  | 22.8                         | 826    | 21.8  | 23.0                         | +56          |        |
| a One parent families                    | 398    | 10.3  | 10.7                         | 394    | 10.4  | 10.8                         | +4           |        |
| Other families                           | 39     | 1.0   | 1.7                          | 63     | 1.7   | 1.6                          | -24          |        |
| a Group household                        | 133    | 3.5   | 4.3                          | 160    | 4.2   | 3.5                          | -27          |        |
| a Lone person                            | 900    | 23.4  | 18.4                         | 1,038  | 27.4  | 20.1                         | -138         |        |
| Other not classifiable household         | 146    | 3.8   | 3.3                          | 67     | 1.8   | 2.6                          | +79          |        |
| Visitor only households                  | 14     | 0.4   | 0.6                          | 14     | 0.4   | 0.6                          | -1           |        |
| Total households                         | 3,854  | 100.0 | 100.0                        | 3,795  | 100.0 | 100.0                        | +59          |        |

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [id.](#), the population experts.

## WEEKLY INDIVIDUAL GROSS INCOME

Individual income levels in Mortdale in 2016 compared to Georges River Council area shows that there was a higher proportion of people earning a high income (those earning \$1,750 per week or more) and a lower proportion of low income people (those earning less than \$500 per week).

Overall, 13.3% of the population earned a high income, and 33.9% earned a low income, compared with 11.5% and 40.2% respectively for Georges River Council area.

**Table 5: Weekly Individual Income (Source: Forecast I.D.)**

| Weekly individual income                      |              |              |                                |
|---|--------------|--------------|--------------------------------|
| Mortdale - Persons aged 15+ (Usual residence) |              | 2016         |                                |
| Weekly gross income                           | Number ↕     | % ↕          | Georges River Council area % ↕ |
| Negative Income/ Nil income                   | 966          | 11.2         | 14.2                           |
| \$1 - \$149                                   | 324          | 3.8          | 4.3                            |
| \$150 - \$299                                 | 440          | 5.1          | 6.4                            |
| \$300 - \$399                                 | 593          | 6.9          | 7.8                            |
| \$400 - \$499                                 | 595          | 6.9          | 7.4                            |
| \$500 - \$649                                 | 603          | 7.0          | 7.1                            |
| \$650 - \$799                                 | 657          | 7.6          | 7.4                            |
| \$800 - \$999                                 | 775          | 9.0          | 8.4                            |
| \$1,000 - \$1,249                             | 833          | 9.7          | 8.6                            |
| \$1,250 - \$1,499                             | 603          | 7.0          | 5.8                            |
| \$1,500 - \$1,749                             | 497          | 5.8          | 4.8                            |
| \$1,750 - \$1,999                             | 356          | 4.1          | 3.4                            |
| \$2,000 - \$2,999                             | 577          | 6.7          | 5.1                            |
| \$3,000 or more                               | 217          | 2.5          | 3.0                            |
| Not stated                                    | 583          | 6.8          | 6.2                            |
| <b>Total persons aged 15+</b>                 | <b>8,625</b> | <b>100.0</b> | <b>100.0</b>                   |

Source: Australian Bureau of Statistics, [Census of Population and Housing 2016](#). Compiled and presented in profile.id by [profile.id](#), the population experts.



## WEEKLY HOUSEHOLD INCOME

Household income is a function of labour force participation rates, individual incomes and household composition. The household income profile of Mortdale when compared to Georges River Council area shows that there was a smaller proportion of high income households (those earning \$2,500 per week or more) and a lower proportion of low income households (those earning less than \$650 per week).

Overall, 25.8% of the households earned a high income and 12.0% were low income households, compared with 25.8% and 15.7% respectively for Georges River Council area.

**Table 6: Weekly Household Income (Source: Forecast I.D.)**

### Weekly household income

| Weekly income                            | 2016         |              |                              |
|--|--------------|--------------|------------------------------|
|  | Number       | %            | Georges River Council area % |
| Mortdale - Total households (Enumerated) |              |              |                              |
| Neg/Nil Income                           | 38           | 1.0          | 2.4                          |
| \$1 - \$149                              | 15           | 0.4          | 0.8                          |
| \$150 - \$299                            | 34           | 0.9          | 1.8                          |
| \$300 - \$399                            | 72           | 2.0          | 2.3                          |
| \$400 - \$499                            | 159          | 4.3          | 4.9                          |
| \$500 - \$649                            | 124          | 3.4          | 3.5                          |
| \$650 - \$799                            | 199          | 5.4          | 5.8                          |
| \$800 - \$999                            | 193          | 5.2          | 5.6                          |
| \$1,000 - \$1,249                        | 304          | 8.2          | 7.5                          |
| \$1,250 - \$1,499                        | 292          | 7.9          | 6.8                          |
| \$1,500 - \$1,749                        | 239          | 6.5          | 5.9                          |
| \$1,750 - \$1,999                        | 232          | 6.3          | 5.7                          |
| \$2,000 - \$2,499                        | 486          | 13.1         | 11.3                         |
| \$2,500 - \$2,999                        | 297          | 8.0          | 7.3                          |
| \$3,000 - \$3,499                        | 215          | 5.8          | 5.1                          |
| \$3,500 - \$3,999                        | 174          | 4.7          | 4.2                          |
| \$4,000 - \$4,499                        | 90           | 2.4          | 2.4                          |
| \$4,500 - \$4,999                        | 70           | 1.9          | 2.3                          |
| \$5,000 - \$5,999                        | 67           | 1.8          | 2.3                          |
| \$6,000 - \$7,999                        | 38           | 1.0          | 1.9                          |
| \$8,000 or more                          | 0            | 0.0          | 0.3                          |
| Not stated                               | 357          | 9.6          | 9.9                          |
| <b>Total households</b>                  | <b>3,705</b> | <b>100.0</b> | <b>100.0</b>                 |

Source: Australian Bureau of Statistics, Census of Population and Housing 2016. Compiled and presented in profile.id by .id, the population experts.

## APPENDIX 2: DEMOGRAPHICS ANALYSIS - HOUSING PROFILE

The statistical analysis provided here allows a basic understanding of the housing context of the suburb of Mortdale. To gain an understanding of the performance of Mortdale, it will be benchmarked against Georges River Council and also compared with its adjoining suburbs (SLA), and they include:

Georges River Council

- Suburb of Oatley
- Suburb of Peakhurst
- Suburb of Peakhurst Heights
- Suburb of Penshurst.

The following indicators are included in the housing analysis:

- Housing type
- Housing tenure
- Housing loan repayments
- Housing rent payments.

## HOUSING TYPE

In 2016, there were a total of 4,202 private dwellings located within the suburb of Mortdale, with separate house being the dominant dwelling structure within the locality (41.4%). However, it is noted that the subject area has experienced a decline of its separate housing stock, with the suburb of Mortdale losing 43 separate dwellings between 2011 and 2016.

When compared to the LGA as a whole, Mortdale has a higher percentage of medium and high density dwelling types. Mortdale experienced an increase in total dwelling stock with 123 additional dwellings being constructed between 2011 and 2016, with medium density housing being the most dominant (136 dwellings). Overall, 41.4% of the total housing type within Mortdale are separate houses, 22.3% are medium density housing and 35.9% are high density housing, compared with Georges River Council area (43.7%, 19.7% and 35.2% respectively).

**Table 7: Dwelling Structure (Source: Forecast I.D.)**

### Dwelling structure

| Mortdale - Dwellings (Enumerated) | 2016         |              |                              | 2011         |              |                              | Change       |
|-----------------------------------|--------------|--------------|------------------------------|--------------|--------------|------------------------------|--------------|
| Dwelling type                     | Number       | %            | Georges River Council area % | Number       | %            | Georges River Council area % | 2011 to 2016 |
| Separate house                    | 1,740        | 41.4         | 53.2                         | 1,783        | 43.7         | 57.2                         | -43          |
| Medium density                    | 938          | 22.3         | 16.3                         | 802          | 19.7         | 17.2                         | +136         |
| High density                      | 1,510        | 35.9         | 29.5                         | 1,438        | 35.2         | 25.0                         | +72          |
| Caravans, cabin, houseboat        | 0            | --           | 0.0                          | 0            | --           | 0.0                          | 0            |
| Other                             | 10           | 0.2          | 0.7                          | 46           | 1.1          | 0.5                          | -37          |
| Not stated                        | 4            | 0.1          | 0.3                          | 9            | 0.2          | 0.1                          | -5           |
| <b>Total Private Dwellings</b>    | <b>4,202</b> | <b>100.0</b> | <b>100.0</b>                 | <b>4,079</b> | <b>100.0</b> | <b>100.0</b>                 | <b>+123</b>  |

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

With the Metropolis of Three Cities – The Greater Sydney Regional Plan encouraging higher residential densities along major transport nodes and urban centres combined with the strong demand for housing within Sydney, it can be presumed that the percentage of high density housing is going to increase over the next 5 years.

The revitalisation of Mortdale RSL Community Club and the introduction of a future potential library and additional commercial opportunities aims to cater not only for the existing community but to meet the changing landscape of the community as it grows over time.

## HOUSING TENURE

Nearly 60% of Mortdale residents (59.6%) are either purchasing or fully own their own property. The data indicates that the suburb has a higher percentage of home ownership and a higher proportion of people renting, when combined with social housing renters and private renters.

**Table 8: Housing Tenure (Source: Forecast I.D.)**

| Housing tenure                     |              |              |                              |              |              |                              |              |
|------------------------------------|--------------|--------------|------------------------------|--------------|--------------|------------------------------|--------------|
| Mortdale - Households (Enumerated) |              |              |                              | 2016         |              | 2011                         |              |
|                                    |              |              |                              | Change       |              |                              |              |
| Tenure type                        | Number       | %            | Georges River Council area % | Number       | %            | Georges River Council area % | 2011 to 2016 |
| <b>a</b> Fully owned               | 1,114        | 28.7         | 33.1                         | 1,138        | 30.0         | 35.6                         | -24          |
| <b>a</b> Mortgage                  | 1,201        | 30.9         | 29.8                         | 1,277        | 33.7         | 31.8                         | -76          |
| Renting - Total                    | 1,306        | 33.6         | 30.8                         | 1,233        | 32.5         | 27.1                         | +73          |
| <b>a</b> Renting - Social housing  | 58           | 1.5          | 2.9                          | 49           | 1.3          | 3.2                          | +9           |
| <b>a</b> Renting - Private         | 1,237        | 31.9         | 27.5                         | 1,163        | 30.7         | 23.5                         | +74          |
| Renting - Not stated               | 11           | 0.3          | 0.4                          | 20           | 0.5          | 0.4                          | -10          |
| Other tenure type                  | 11           | 0.3          | 0.6                          | 13           | 0.3          | 0.6                          | -1           |
| Not stated                         | 249          | 6.4          | 5.7                          | 130          | 3.4          | 4.9                          | +119         |
| <b>Total households</b>            | <b>3,884</b> | <b>100.0</b> | <b>100.0</b>                 | <b>3,794</b> | <b>100.0</b> | <b>100.0</b>                 | <b>+90</b>   |

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by id., the population experts.

In 2016, 33.6% of households in Mortdale were renting, with most of them undertaking private renting arrangements. The number of households renting increased by 5.9% between 2011 and 2016. This could be attributed to the lack of rental stock within the locality, noting that the percentage of household renting within the subject area is higher than George River Council area (30.8%).

Mortdale has a greater proportion of households renting when compared to the suburbs of Oatley, Peakhurst, Peakhurst Heights (20.3%, 22.3%, 11.7% respectively) and but lower when compared to the suburb of Penshurst (34.6%).

The total number of households in Mortdale has increased by 90 between 2011 and 2016. This number is expected to increase with more high density housing to be built over the next 5 years.

## HOUSING LOAN REPAYMENTS

An analysis of the monthly housing loan repayments indicates that households in Mortdale compared to the Georges River Council area shows that there was a smaller proportion of households paying high mortgage repayments (\$2,600 per month or more), as well a smaller proportion of households with low mortgage repayments (less than \$1,200 per month).

Overall, 33.8% of households were paying high mortgage repayments, and 16.7% were paying low repayments, compared with 36.8% and 19.7% respectively in the Georges River Council area.

**Table 9: Monthly Housing Loan Repayments (Source: Forecast I.D.)**

### Monthly housing loan repayments

| Mortdale - Households (Enumerated) | 2016         |              |                                |
|------------------------------------|--------------|--------------|--------------------------------|
|                                    | Number ↕     | % ↕          | Georges River Council area % ↕ |
| Monthly repayment amount           |              |              |                                |
| \$299 or less                      | 57           | 5.0          | 6.8                            |
| \$300 - \$599                      | 17           | 1.6          | 2.8                            |
| \$600 - \$999                      | 59           | 5.2          | 5.5                            |
| \$1,000 - \$1,199                  | 55           | 4.9          | 4.5                            |
| \$1,200 - \$1,399                  | 54           | 4.8          | 4.7                            |
| \$1,400 - \$1,599                  | 46           | 4.1          | 4.9                            |
| \$1,600 - \$1,799                  | 66           | 5.8          | 5.5                            |
| \$1,800 - \$1,999                  | 69           | 6.1          | 4.0                            |
| \$2,000 - \$2,199                  | 161          | 14.2         | 11.4                           |
| \$2,200 - \$2,399                  | 53           | 4.7          | 4.0                            |
| \$2,400 - \$2,599                  | 70           | 6.2          | 4.3                            |
| \$2,600 - \$2,999                  | 101          | 8.9          | 7.8                            |
| \$3,000 - \$3,999                  | 181          | 16.0         | 15.1                           |
| \$4,000 - \$4,999                  | 74           | 6.6          | 7.8                            |
| \$5,000 and over                   | 26           | 2.3          | 6.1                            |
| Not stated                         | 39           | 3.5          | 4.5                            |
| <b>Total</b>                       | <b>1,138</b> | <b>100.0</b> | <b>100.0</b>                   |

Source: Australian Bureau of Statistics, Census of Population and Housing 2016. Compiled and presented in profile.id by id, the population experts.



## HOUSING RENT REPAYMENTS

Analysis of the weekly housing rental payments of households in Mortdale compared to Georges River Council area shows that there was a smaller proportion of households paying high rental payments (\$450 per week or more), as well as a smaller proportion of households with low rental payments (less than \$250 per week).

Overall, 31.1% of households were paying high rental payments, and 6.8% were paying low payments, compared with 50.9% and 13.2% respectively in Georges River Council area.

**Table 10: Weekly Housing Rental Repayments (Source: Forecast I.D.)**

### Weekly housing rental payments

| Mortdale - Households (Enumerated) | 2016         |              |                                |
|------------------------------------|--------------|--------------|--------------------------------|
| Weekly rental amount               | Number ↕     | % ↕          | Georges River Council area % ↕ |
| \$99 or less                       | 31           | 2.5          | 4.0                            |
| \$100 - \$149                      | 27           | 2.1          | 3.8                            |
| \$150 - \$199                      | 9            | 0.7          | 2.5                            |
| \$200 - \$249                      | 18           | 1.4          | 2.9                            |
| \$250 - \$299                      | 41           | 3.3          | 2.6                            |
| \$300 - \$349                      | 81           | 6.4          | 4.5                            |
| \$350 - \$399                      | 313          | 24.9         | 10.0                           |
| \$400 - \$449                      | 311          | 24.8         | 15.6                           |
| \$450 - \$549                      | 229          | 18.2         | 27.7                           |
| \$550 - \$649                      | 110          | 8.7          | 14.9                           |
| \$650 - \$749                      | 42           | 3.4          | 5.0                            |
| \$750 - \$849                      | 3            | 0.3          | 1.8                            |
| \$850+                             | 5            | 0.5          | 1.4                            |
| Not stated                         | 34           | 2.7          | 3.3                            |
| <b>Total households renting</b>    | <b>1,259</b> | <b>100.0</b> | <b>100.0</b>                   |

Source: Australian Bureau of Statistics, Census of Population and Housing 2016. Compiled and presented in profile.id by id, the population experts.

## APPENDIX 3: DEMOGRAPHICS ANALYSIS - EMPLOYMENT PROFILE

The development proposal is likely to attract families, young couples and working age tenants who are in receipt of a market-based income.

The proximity to good train and bus connections will assist in access to employment, noting Mortdale is serviced by an extensive bus service and a suburban train station.

The development proposal will provide additional employment opportunities within the locality during the construction phase.

The size of Mortdale's labour force in 2016 was 5,667, of which 1,709 were employed part-time and 3,575 were full time workers. An analysis of the employment status in Mortdale in 2016 compared to Georges River Council shows that there was a similar proportion in employment, as well as a similar proportion unemployed.

Overall, 924.9% of the labour force was employed (0.0% of the population aged 15+), and 5.1% unemployed (0.0% of the population aged 15+), compared with 93.5% and 6.5% respectively for Georges River Council area.

Between 2011 and 2016, the number of people employed in Mortdale showed an increase of 362, and the number unemployed showed an increase of 11. In the same period, the number of people in the labour force showed an increase of 350 or 6.6%.

### EMPLOYMENT STATUS

An Analysis of the labour force participation rate of the population in Mortdale in 2016 shows that there was a higher proportion in the labour force (66.3%) compared with Georges River Council area (60.9%).

The labour force participation rate refers to the proportion of the population aged 15 years and over that was employed or actively looking for work.

*"The labour force is a fundamental input to domestic production. Its size and composition are therefore crucial factors in economic growth. From the viewpoint of social development, earnings from paid work are a major influence on levels of economic well-being."*(Australian Social Trends 1995).

**Table 11: Employment Status (Source: Forecast I.D.)**

### Employment status

| Mortdale - Persons (Usual residence) |   |          |       | 2016                           |          |       | 2011                           |                |  | Change |
|--------------------------------------|---|----------|-------|--------------------------------|----------|-------|--------------------------------|----------------|--|--------|
| Employment status                    | ↕ | Number ↕ | % ↕   | Georges River Council area % ↕ | Number ↕ | % ↕   | Georges River Council area % ↕ | 2011 to 2016 ↕ |  |        |
|                                      |   |          |       |                                |          |       |                                |                |  |        |
| Employed                             |   | 5,380    | 94.9  | 93.5                           | 5,018    | 94.4  | 94.2                           | +362           |  |        |
| Employed full-time                   |   | 3,575    | 63.1  | 58.1                           | 3,448    | 64.8  | 61.3                           | +128           |  |        |
| Employed part-time                   |   | 1,709    | 30.2  | 33.4                           | 1,456    | 27.4  | 30.6                           | +253           |  |        |
| Hours worked not stated              |   | 95       | 1.7   | 2.0                            | 114      | 2.2   | 2.3                            | -19            |  |        |
| Unemployed (Unemployment rate)       |   | 287      | 5.1   | 6.5                            | 298      | 5.6   | 5.8                            | -12            |  |        |
| Looking for full-time work           |   | 156      | 2.8   | 3.2                            | 156      | 3.0   | 3.2                            | -1             |  |        |
| Looking for part-time work           |   | 130      | 2.3   | 3.3                            | 141      | 2.7   | 2.6                            | -11            |  |        |
| Total labour force                   |   | 5,667    | 100.0 | 100.0                          | 5,317    | 100.0 | 100.0                          | +350           |  |        |

### Labour force status

| Mortdale - Persons aged 15+ (Usual residence)    |  |        |       | 2016                         |        |       | 2011                         |              |  | Change |
|--|--|--------|-------|------------------------------|--------|-------|------------------------------|--------------|--|--------|
| Labour force status                              |  | Number | %     | Georges River Council area % | Number | %     | Georges River Council area % | 2011 to 2016 |  |        |
|  |  |        |       |                              |        |       |                              |              |  |        |
| <b>a</b> Total labour force (Participation rate) |  | 5,667  | 66.3  | 60.9                         | 5,317  | 67.0  | 60.9                         | +350         |  |        |
| Not in the labour force                          |  | 2,462  | 28.8  | 34.7                         | 2,387  | 30.1  | 34.8                         | +75          |  |        |
| Labour force status not stated                   |  | 445    | 5.2   | 4.4                          | 235    | 3.0   | 4.3                          | +209         |  |        |
| Total persons aged 15+                           |  | 8,554  | 100.0 | 100.0                        | 7,940  | 100.0 | 100.0                        | +614         |  |        |

Source: Australian Bureau of Statistics, *Census of Population and Housing* 2011 and 2016. Compiled and presented by *i.d.*, the population experts.

Ensuring the Mortdale RSL Community Club is contemporised to meet the needs of the future community is to be secured with the revitalisation of the Club facility. This will ensure the Club continues to deliver a service to the residents and likewise local employment opportunities.

Furthermore, the retail component of the development would result in the creation of additional employment, both during the construction period, and more importantly, on an ongoing basis once the development is complete and operational. The Market Potential & Economic Impact Assessment prepared by Location IQ which accompanies this application has identified that some 247 additional jobs are likely to be created both directly and indirectly because of the proposed development. This includes a number of youth employment opportunities with health and wellness developments generally employing a large number of younger staff.

## APPENDIX 4: ADDITIONAL DATA – SAFETY

This section provides a preliminary review of crime and safety issues identified in the Georges River LGA, derived from the NSW Bureau of Crime Statistics and Research (BOCSAR).

It is important to point out that the crime figures discussed in this section of the report relate to those crimes that have been recorded by BOCSAR i.e. Recorded Incidents (RI), not necessarily all crimes committed in the Georges River LGA. Levels of crime are sensitive to the willingness or ability of people to report crime, levels and nature of police activity and actual levels of criminal activity.

In addition, it is pointed out that crime data must be interpreted with caution as many factors may influence apparent trends. Police “crackdowns”, for example, on particular types of offences may push up recorded crime rates for those categories of offences. The increase in figures therefore does not necessarily translate to an increase in that type of crime, but rather an increase in convictions for that type of crime.

The table below shows crime trends within the Georges River LGA between January 2018 to December 2019. These figures are not disaggregated to the suburb level. They show that most recorded crimes were stable.

**Table 12: Crime Statistics: Crime Trends in the Georges River LGA (Source: NSW Bureau of Crime Statistics and Research)**

**Recorded incidents of selected offences in the Georges River Local Government Area**  
**Annual totals and 24 month trend from January 2018 to December 2019**

| Offence                        | Jan 2018 to Dec 2018 | Jan 2019 to Dec 2019 | 24 month trend |
|--------------------------------|----------------------|----------------------|----------------|
| Break and enter - dwelling     | 293                  | 239                  | Stable         |
| Break and enter - non-dwelling | 80                   | 84                   | Stable         |
| Motor vehicle theft            | 180                  | 137                  | Stable         |
| Steal from motor vehicle       | 395                  | 510                  | Stable         |
| Steal from dwelling            | 181                  | 184                  | Stable         |
| Steal from person              | 58                   | 53                   | Stable         |
| Malicious damage to property   | 724                  | 732                  | Stable         |

It can be ascertained from the data that the Georges River LGA is generally not a crime hotspot; however, some crimes (e.g. motor vehicle theft, malicious damage to property and steal from motor vehicle) are slightly higher around the periphery of the centre when compared to the more suburban and low-density parts of the suburb.

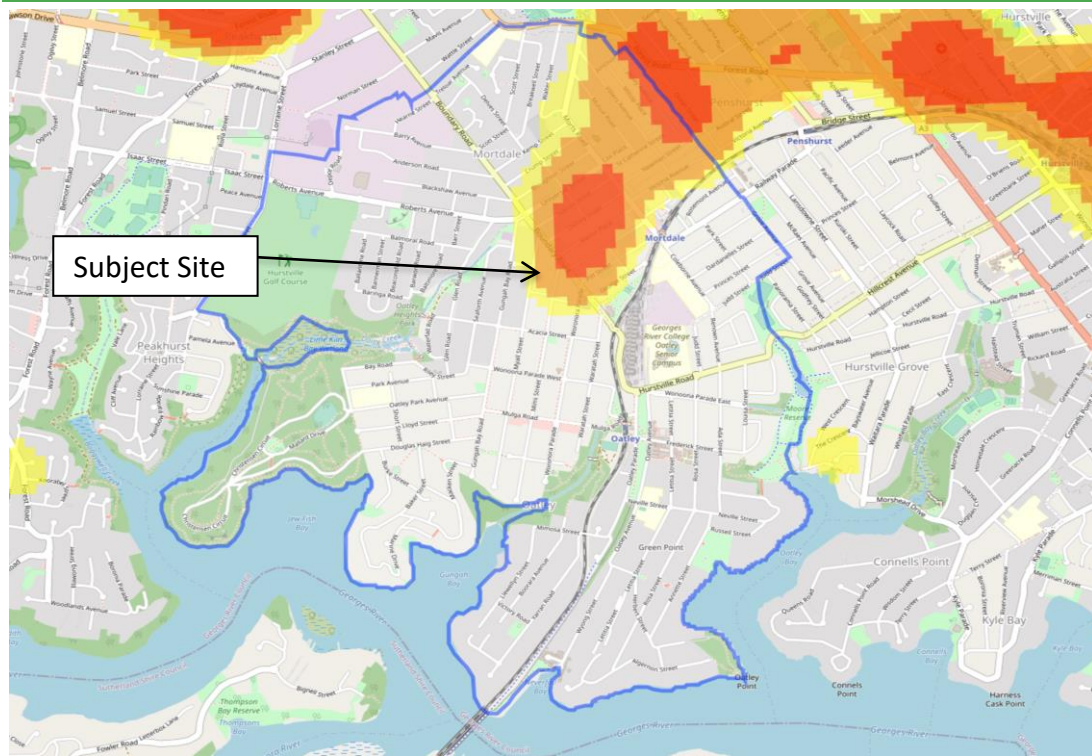
Furthermore, the proposed mixed use development will be designed in a manner that will permit the safe and efficient use of the site. The proposal will be incorporated with CPTED principles where relevant including the provision of appropriate landscaping and access to the basement will be security controlled.

The proposed ground floor retail tenancies will activate the site's frontages whilst there will be several opportunities for surveillance by the future residents of the proposed building. The design of the development provides for passive surveillance of the street frontages and of the internal communal areas.

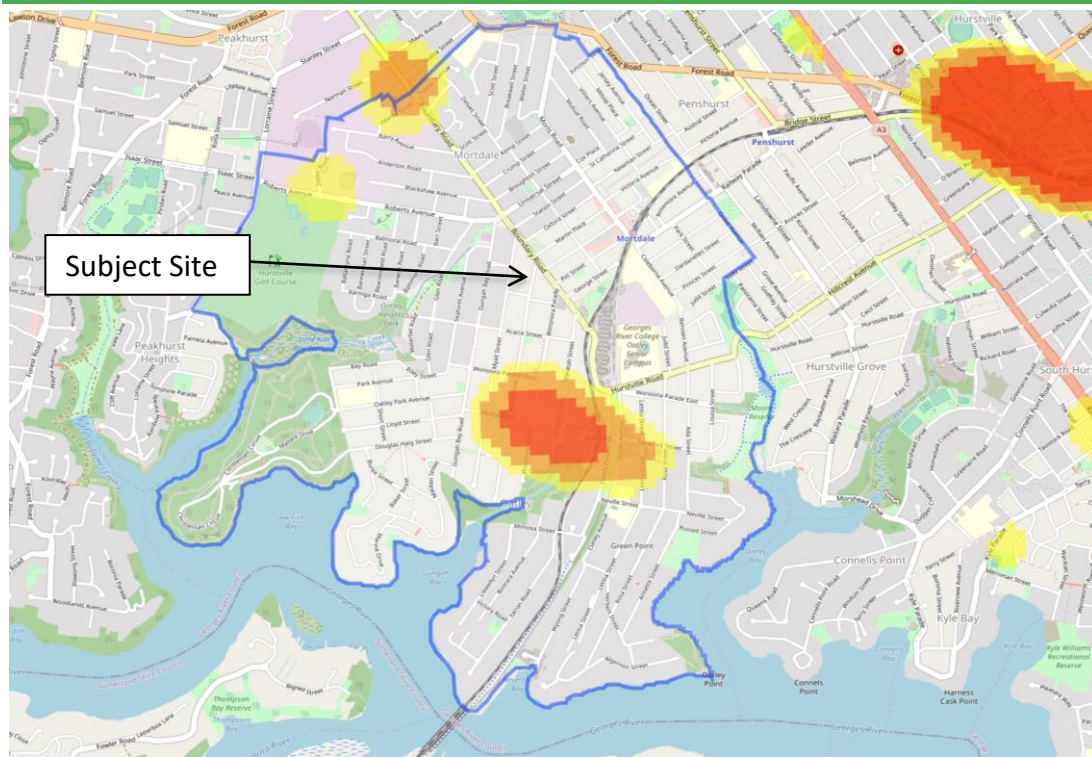
The development proposal is not expected to have any noticeable impacts on the safety of the local area.



**Figure 11: Crime Hotspot Map: Break & Enter Dwelling (Source: NSW Bureau of Crime Statistics and Research)**

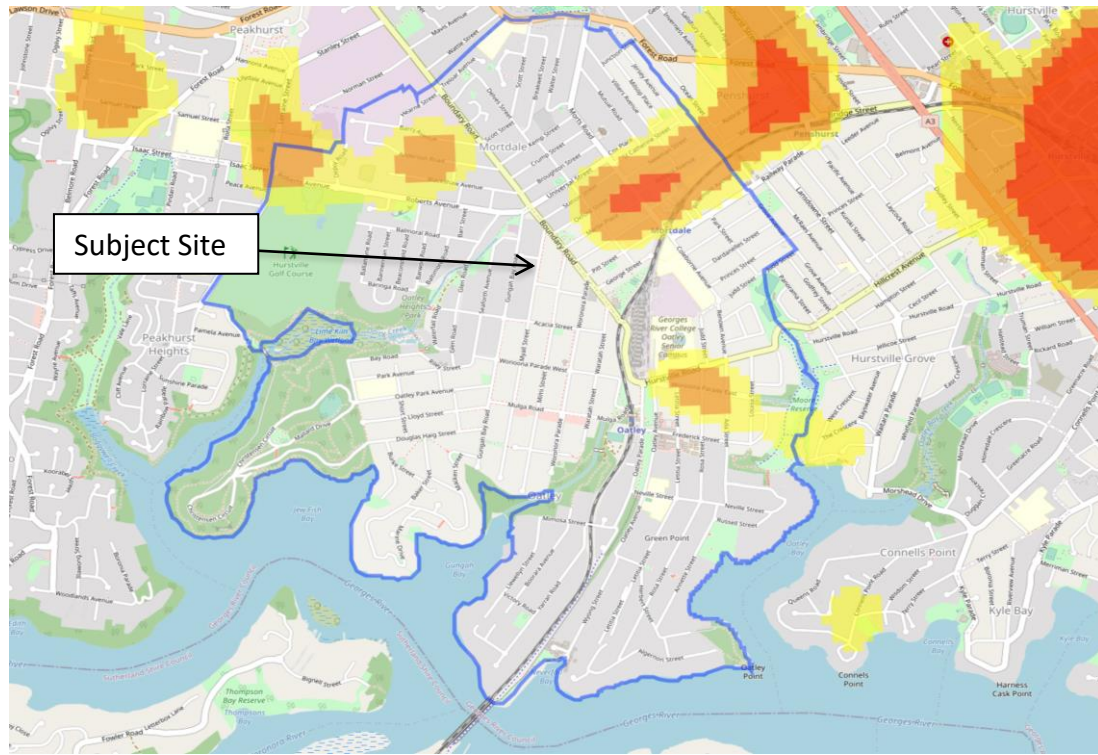


**Figure 12: Crime Hotspot Map: Break & Enter Non-Dwelling (Source: NSW Bureau of Crime Statistics and Research)**

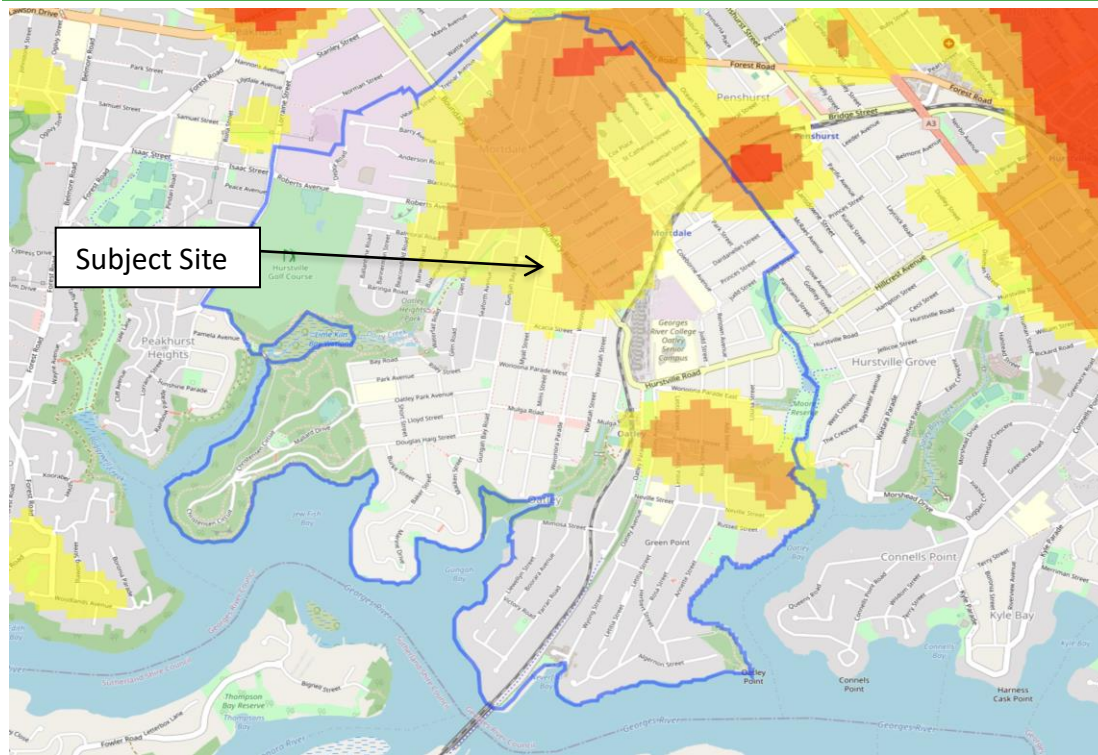




**Figure 13: Crime Hotspot Map: Break & Enter Non-Dwelling (Source: NSW Bureau of Crime Statistics and Research)**

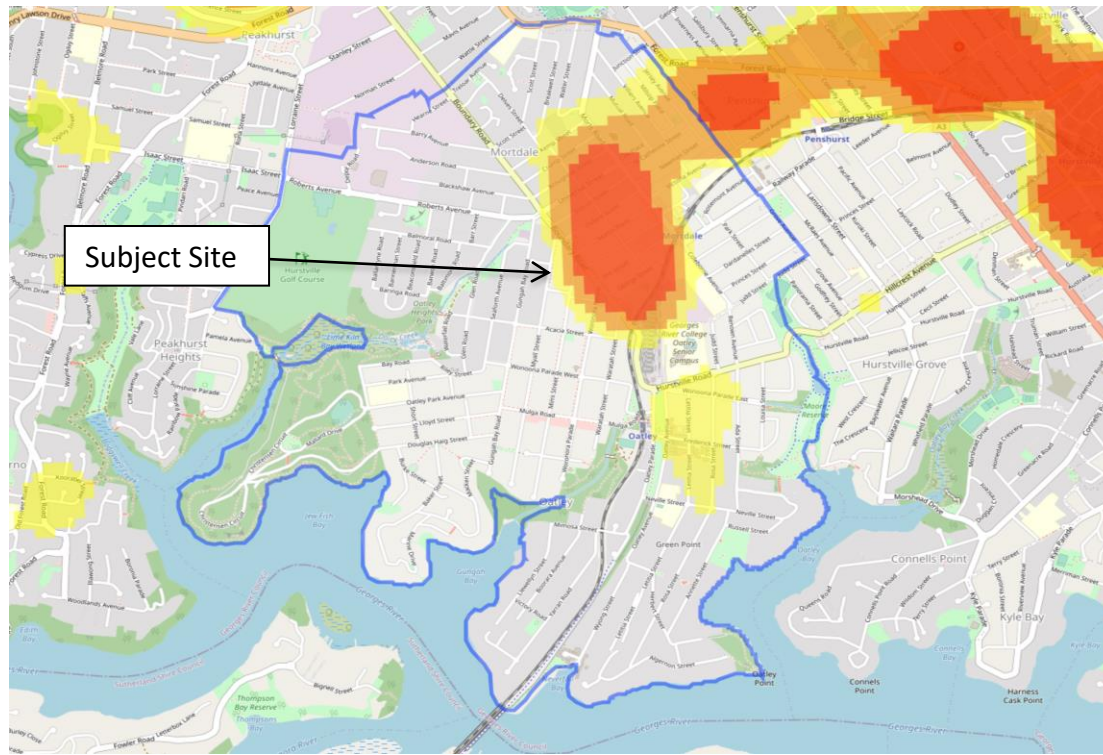


**Figure 14: Crime Hotspot Map: Theft – Steal from Motor Vehicle (Source: NSW Bureau of Crime Statistics and Research)**





**Figure 15: Crime Hotspot Map: Steal from Dwelling (Source: NSW Bureau of Crime Statistics and Research)**



**Figure 16: Crime Hotspot Map: Steal from Person (Source: NSW Bureau of Crime Statistics and Research)**



**Figure 17: Crime Hotspot Map: Malicious Damage To Property (Source: NSW Bureau of Crime Statistics and Research)**

