



# Social Impact Analysis of the Proposed Affordable Housing Development at 677-687 Canterbury Road and 48 Drummond Street, Belmore

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**COMMERCIAL – IN – CONFIDENCE**

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## Executive Summary

### Introduction

The proposed affordable housing development at 677-687 Canterbury Road and 48 Drummond Street, Belmore, would bring much needed affordable housing to a very disadvantaged community.

The Belmore area is very disadvantaged, and the Affordable Housing Needs study by Housing NSW shows that Canterbury is in high need of affordable housing. At an affordable rent, the median household in Belmore would no longer be in housing stress. Therefore affordable housing in this area would be a significant social benefit.

A Site Compatibility Certificate (SCC) was issued for the site in 2014. One of the aims of this report is to look at the existing social context and need, adding to the currency of the SCC and the development of the site for the purposes of affordable housing under the SEPP.

The total area of the site is 7,070m<sup>2</sup>. The site is located in a north-westerly orientation with Canterbury Road to the south-east, Drummond Street to the south-west and Anderson Street to the north-east. Burwood Road, a major arterial road, is 175 metres to the west and Kingsgrove Road, which provides access to the M5 Motorway, is 125 metres to the east. Belmore Shopping Centre on Burwood Road is approximately 600 metres walk from the Site. Belmore Railway Station is less than 800 metres from the site. Belmore South Public School is less than 200 metres from the site.

The site contains a disused two-storey industrial building and a detached dwelling house. The site has a high level of connectivity, with direct access to the Canterbury Road and almost-direct access to the M5. The subject site also has high connectivity to adjacent industrial precincts and employment centres such as Belmore, Campsie, Canterbury and Roselands.

Table E1 shows the proposed floorspace for each of the intended uses

**Table E1: Proposed Uses**

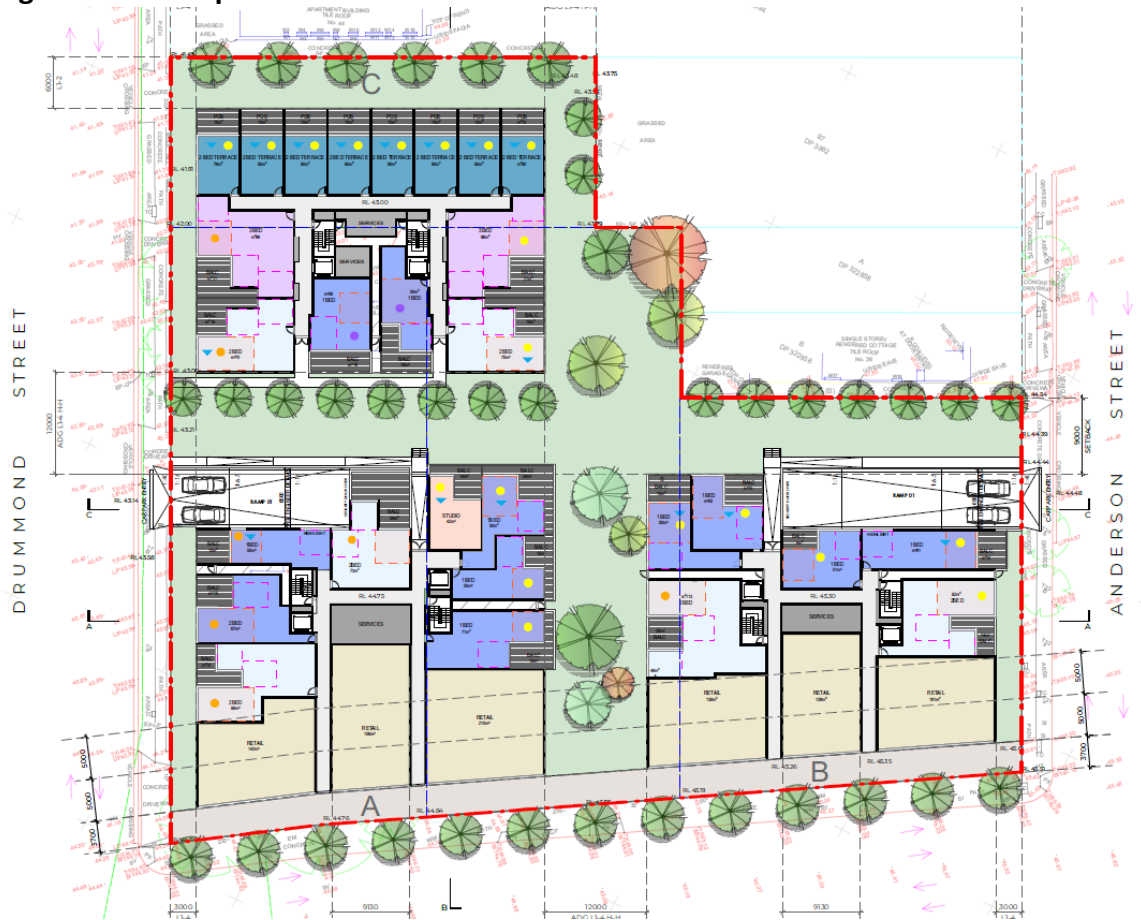
	Studio (no.)	1 Bed (no.)	2 Bed (no.)	3 Bed (no.)	Total Units (no.)	Commercial (m2)
Block A	1	30	43	6	80	508
Block B	0	15	35	4	54	430
Block C	0	10	32	8	50	0
Total	1	55	110	18	184	938
Unit Mix (%)	0.5	26.5	54.4	8.8	100.0	

Source: Aleksandar Projects, 677, 687 Canterbury Road and 48 Drummond Street Belmore – January 2019

A total of 184 units are capable of being accommodated on the subject site with a further 938m<sup>2</sup> of commercial tenancy.

Figure E1 shows the concept plan for the site for the ground floor (Level 1).

**Figure E1: Concept Site Plan – Level 1**



Source: Aleksandar Projects, 677, 687 Canterbury Road and 48 Drummond Street Belmore – January 2019

### *Strategic Context*

*A Metropolis of Three Cities*, the Southern District Plan and Housing NSW Affordable Housing Needs study all call for the development of new affordable dwellings to house key workers and the like.

There are no council affordable housing policies, although the Canterbury Residential Development Strategy calls for reviewing land use zones to facilitate more social and affordable housing.

Housing NSW's Affordable Housing Needs study indicates that Canterbury is in high need of affordable housing, with only 32.7 per cent of rental stock affordable for households on low incomes.

### *Local Population*

The estimated resident population of Belmore is 13,306. The population grew by 145 between 2011 and 2016 censuses.

Belmore suffers from a high degree of disadvantage. In general, the population is less educated, less engaged with the labour market and has a lower income than the rest of Canterbury Bankstown, Sydney and the state.

Median weekly household income can be classified as low to moderate for singles, but low for singles and couples with dependents.

40 per cent of households rent. The median rent was \$368 in the 2016 census, which is 31.1 per cent of median weekly household income. This places the median household in housing stress (defined as 30 per cent of income going to rent).

The Socio-Economic Indexes for Areas (SEIFA) show that Belmore is in the lowest decile for economic resources, the second-lowest decile for relative socio-economic disadvantage, the third-lowest decile for socio-economic advantage and disadvantage, and the third-lowest decile for education and occupation.

With such a high degree of social and economic disadvantage, the social and economic benefits of new affordable housing will be significant.

### *Potential Social Impacts*

The main social impacts that would be likely to arise from the proposed redevelopment of the site at 677-687 Canterbury Road and 48 Drummond Street, Belmore, include:

- positive impacts
  - providing affordable housing
  - renewal of a rundown industrial site
  - new areas of open space
  - community integration and social cohesion.
- negative impacts:
  - traffic impacts for existing residents
  - property values
  - construction impacts.

Most importantly the proposed development would be built under the State Environmental Policy (Affordable Rental Housing) 2009 (ARHSEPP). The ARHSEPP requires that 50 per cent of the units in a development are rented out as affordable housing by a community housing provider (CHP) for no less than 10 years. Under the proposed scheme, 92 apartments would be leased and managed by a CHP.

It is unlikely that building this number of affordable dwellings would be possible via any other mechanism. If the proposal was developed as a regular mixed use development, the Greater Sydney Commission's desired and unenforceable (and non-incentivised) policy would be for 5-10 per cent of units to be affordable. This would deliver between 9 and 18 units. Indeed, given the land value and potential sales revenue, it is unlikely that even this small number of affordable dwellings would be built due to a lack of viability.

### *Conclusion*

The proposed development would replace the run down factory with a new, modern, mixed use residential and commercial development that would integrate with surrounding uses. It would significantly increase the amount of affordable housing in the area (of which there is a shortage), particularly needed as the area suffers from a high degree of social and economic disadvantage. The positive impacts of the proposal are likely to outweigh the negative impacts.

## Introduction

PPM Consulting was commissioned by Pacific Planning to undertake this study into the social impacts of the proposed redevelopment of the site at 677-687 Canterbury Road and 48 Drummond Street, Belmore. The goal of this report is to provide advice on the social impacts of the proposal and strategies to mitigate negative impacts.

A Site Compatibility Certificate (SCC) was issued for the site in 2014. One of the aims of this report is to look at the existing social context and need, adding to the currency of the SCC and the development of the site for the purposes of affordable housing under the SEPP.

The site is governed by the Canterbury LEP 2012. The site is zoned B6 – Enterprise Corridor and R3 – Medium Density Residential and has no floor space ratio (FSR) controls and a maximum height of 12 metres.

The total area of the site is 7,070m<sup>2</sup>. The site is located in a north-westerly orientation with Canterbury Road to the south-east, Drummond Street to the south-west and Anderson Street to the north-east. Burwood Road, a major arterial road, is 175 metres to the west and Kingsgrove Road, which provides access to the M5 Motorway, is 125 metres to the east. Belmore Shopping Centre on Burwood Road is approximately 600 metres walk from the Site. Belmore Railway Station is less than 800 metres from the site. Belmore South Public School is less than 200 metres from the site.

The site comprises three lots (DP533919, DP952115, DP3862) and is irregular in shape. Frontages are:

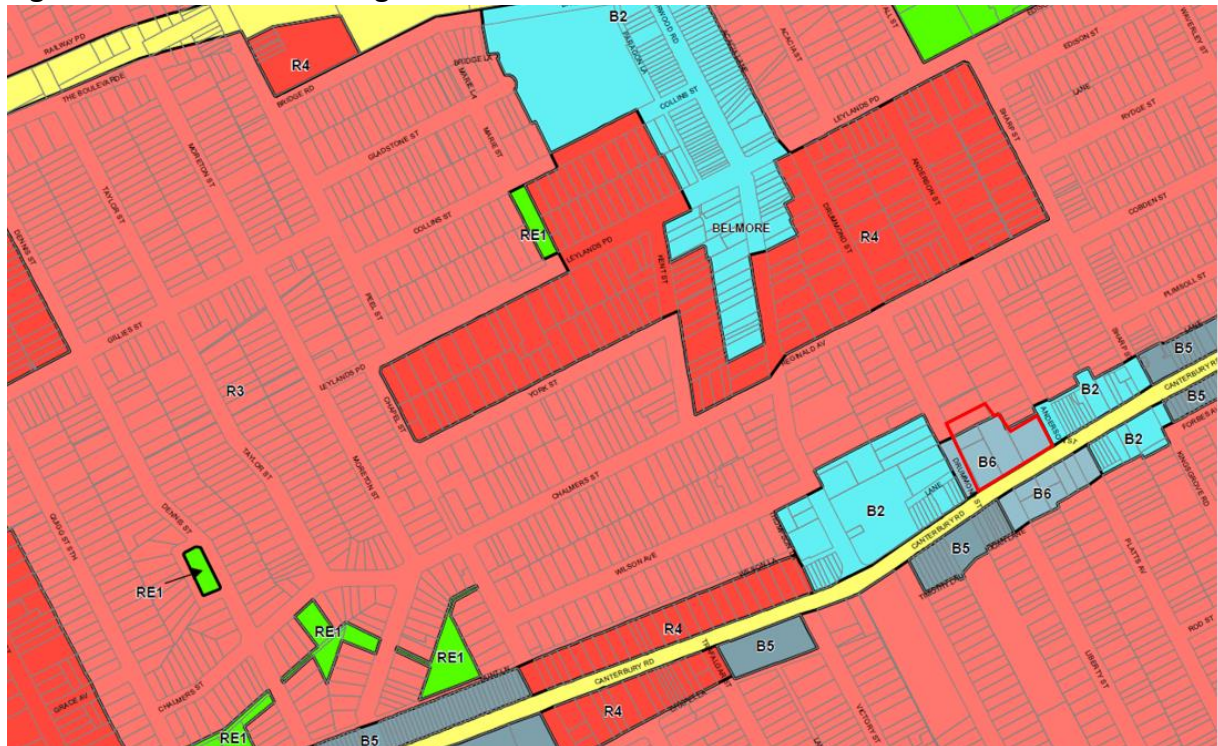
- 101m on Canterbury Road
- 44.27m and 92.96m on the north-east and south-west side boundaries, respectively
- 50.29m adjoining the two storey residential apartment building on Drummond Street to the north-west
- 40.24m adjoining the single storey house on Anderson Street (DP322858) to the north-east
- 20.14m to the side boundary adjoining the rear of the single storey houses on Anderson Street (DP322858) to the north-east
- 20.12m and 10.11m to the side boundaries adjoining the rear boundary of the single storey detached dwelling on DP3862.

The site contains a disused two-storey industrial building and a detached dwelling house. The site has a high level of connectivity, with direct access to Canterbury Road and almost-direct access to the M5. The subject site also has high connectivity to adjacent industrial precincts and employment centres such as Belmore, Campsie, Canterbury and Roselands.

Figure 1 shows the site (marked in red) along with the zoning.



**Figure 1: The Site and Zoning**



Source: Canterbury LEP 2012

The site has a current height control of 12 metres. It is adjacent to sites with 18 metre height restrictions (shown in brown as “P”) and 8.5 metres (as shown in green as “I”), shown in Figure 2.

**Figure 2: The Site and Height Controls**



Source: Canterbury LEP 2012



The proposed concept for the site is for a mix of residential and commercial uses over three buildings. The commercial premises would be along the ground floor of the Canterbury Road frontage of the site, with a gross floor area (GFA) of approximately 938m<sup>2</sup>.

The site is proposed to be developed into three blocks: A , B and C. The site is proposed to be divided into two parts from east to west by a lane way, ensuring connectivity though the site for pedestrians, service vehicles, residents, workers and visitors to the project.

Table 1 shows the proposed floorspace for each of the intended uses

**Table 1: Proposed Uses**

	Studio (no.)	1 Bed (no.)	2 Bed (no.)	3 Bed (no.)	Total Units (no.)	Commercial (m2)
Block A	1	30	43	6	80	508
Block B	0	15	35	4	54	430
Block C	0	10	32	8	50	0
Total	1	55	110	18	184	938
Unit Mix (%)	0.5	26.5	54.4	8.8	100.0	

Source: Aleksandar Projects, 677, 687 Canterbury Road and 48 Drummond Street Belmore – January 2019

Figure 3 shows the concept plan for the site for the ground floor (Level 1).

**Figure 3: Concept Site Plan – Level 1**



Source: Aleksandar Projects, 677, 687 Canterbury Road and 48 Drummond Street Belmore – January 2019

The original SCC proposed on condition a total of 204 units capable of being accommodated on the subject site with a further 936m<sup>2</sup> of commercial tenancy. The resulting detailed study of the site as a result of the study undertaken during the development application process



has resulted in a reduced scheme of 184 dwelling units ranging in typology from a studio, one bedroom, two bedroom apartments to three bedroom family dwellings. The project maintains a similar number of 938m<sup>2</sup> (previous 936m<sup>2</sup>) of commercial floorspace as considered in the original scheme supported by the SCC.

## ***A Metropolis of Three Cities – The Greater Sydney Region Plan***

An examination of housing needs reaffirms the critical importance of providing a diversity of housing across the housing continuum in Greater Sydney.

Lower income households (earning up to approximately \$67,600 per annum) without other financial support cannot afford the average rental cost for even more moderately priced areas of Greater Sydney, which are generally on the outskirts of Greater Sydney.

A range of housing choices, including affordable rental housing reduces the need for people to go into social housing and also supports a pathway for people to move out of social housing. Figure 4 shows the housing continuum and the initiatives and programs that have and can be implemented.

**Figure 4: Housing continuum, initiatives and programs**

← Very low income      Very low – low income      Moderate income and above →

Government subsidised housing including that is provided by government and community sector      Community Housing Sector

Crisis and Transitional Housing	Social Housing	Affordable Housing	Market Housing
Foundations for Change – Homelessness in NSW (Discussion Paper 2016)	Land and Housing Corporation Programs including Communities Plus and Social and Affordable Housing Fund	SEPP 70 – Affordable Housing (Revised schemes)	Housing supply and diversity
More and better social housing delivery supported in local and district housing strategies		Affordable Rental Housing Target in nominated precincts across Greater Sydney • 5-10% target subject to viability • Innovative product proposals supported	Low cost options incl.: • small homes • new owner / developer apartments • new built to rent models • new generation boarding houses • student housing
			Housing supply / target 5 and 20 years: • urban renewal • local infill development • new communities in land release areas

New housing outcomes across the continuum addressed in this Plan

Social Impact Analysis of the Proposed Affordable Housing Development at 677-687 Canterbury Road and 48 Drummond Street, Belmore

Many moderate-income households face housing diversity and affordability challenges – typically households with incomes of \$67,400–\$101,400 per annum. Recent research indicates that about half of young Greater Sydney residents are considering leaving Greater Sydney within the next five years, with housing affordability being a key issue. It also highlights that smaller well-located dwellings are considered an acceptable approach to reducing housing cost.

### ***South District Plan***

The subject site is in the South District.

South District will continue to grow over the next 20 years with demand for an additional 83,500 dwellings. This will be provided through urban renewal, around new and existing infrastructure, and infill developments. The focus of growth will be on well-connected, walkable places that build on local strengths and deliver quality public places.

Providing ongoing housing supply and a range of housing types in the right locations will create more liveable neighbourhoods and support Greater Sydney’s growing population. Housing affordability is also a challenge that can affect job and lifestyle choices. Housing the city will be measured against the outcomes achieved by increasing housing supply and choice, and housing affordability.

Planning Priority S5 is to provide “housing supply, choice and affordability with access to jobs, services and public transport.”

The proposed development meets the criteria of Planning Priority S5.

### ***Canterbury Residential Development Strategy***

The Canterbury Residential Development Strategy sets out the former Canterbury City Council’s Residential Development Strategy to the year 2031. Its principal purpose is to ensure that the right package of zonings and development controls are in place to deliver housing to cater for the needs of the existing and incoming population in that area.

The Strategy recommends that consideration should be given to reviewing the land use zones to ensure appropriate controls are in place to facilitate redevelopment that maximises the opportunity to provide additional social and affordable housing and the state government’s investment in the area, particularly where the land meets urban and amenity considerations.

### ***Canterbury Bankstown Affordable Housing Policies***

There are no council affordable housing policies in place as at date of publication of this report. It is understood that council is in the process of producing an affordable housing policy.

### ***Canterbury Road Economic Analysis***

SGS Economics and Planning provided Canterbury Bankstown Council with a report, *Canterbury Road Economic Analysis* in July 2017. While the report does not analyse the need for affordable housing along the corridor, it does point out that residential intensification on Canterbury Road will be a “more important ... option as a means of solving the housing affordability crisis. Although a distinction needs to be made between high density

apartments and a medium density mix of semi-detached and apartment dwellings, residential uses will be associated with costs in providing open space and community facilities.” The reduced DA proposal does not represent an over-intensification of the site, and would be classified as a medium density development with approximately 125 dwellings per hectare.

### ***Housing NSW Affordable Housing Need***

Housing NSW indicates that Canterbury (the former LGA now amalgamated as Canterbury Bankstown) is in high need of affordable housing. According to the housing kit database, only 32.7 per cent of the rental stock is affordable for households on low incomes.

### **Affordable Housing Taskforce Report**

The NSW Affordable Housing Taskforce released their interim report in March 2012. In this report, the Taskforce said that, “Housing NSW has strategically facilitated the growth of the community housing sector in recent years, providing a range of capacity building opportunities. NSW government now has the opportunity to benefit from this increased capacity.

“Internationally, Community housing providers have demonstrated that they are a useful conduit between government and the private sector. Australian providers are now beginning to fulfil this valuable function. The possibilities are vast in scale, for example the sector in the UK has collectively leveraged over £40bn of debt with no financial default.

“Banks are keen to finance what is increasingly being viewed as a lower risk community housing sector. If NSW policy and Government commitment is not clear, there is a risk that banks will lose interest and community housing organisations will either reduce their capacity, or alternatively simply deliver homes outside of the state.”

Furthermore, the Taskforce said that inclusionary zoning policies do not work to provide affordable housing in all markets. While these policies provide a level of certainty about the type of contribution required for affordable housing and avoid the need for site based negotiation processes and the mandatory nature of the provisions support the delivery of scale, they have been shown to work most effectively in high value land locations and have limited application in lower cost markets (such as Belmore).

Inclusionary zoning provisions may be considered to increase the costs of development which may be passed on to individual home purchasers. However, whether these provisions have an impact is dependent on the timing of introduction (to allow for the contribution to be factored into the purchase price for the land), whether it is associated with increased development potential (allowing for value capture) and market characteristics (elasticity of demand and supply).

Clearly, for an area like Belmore, the AHRSEPP, with an SCC, is the preferred method to obtain affordable housing outcomes.

## Environmental Planning Instruments

### Land Use Zoning

The subject site is currently zoned B6 Enterprise Corridor and R3 Medium Density Residential. Box 1 and Box 2 show the provisions of the zones.

#### **Box 1: Canterbury LEP 2012 B6 Enterprise Corridor Provisions**

##### **1 Objectives of zone**

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.
- To facilitate the revitalisation of Canterbury Road and create an attractive streetscape supported by buildings of a high standard of design.
- To support urban renewal and a pattern of land use and density that reflects the existing and future capacity of the transport network.

##### **2 Permitted without consent**

Home occupations

##### **3 Permitted with consent**

Business premises; Community facilities; Food and drink premises; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Passenger transport facilities; Plant nurseries; Roads; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

##### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Places of public worship; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Resource recovery facilities; Respite day care centres; Restricted premises; Retail premises; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Truck depots; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities

Note that “residential accommodation” is a prohibited use in the B6 Enterprise Corridor zone.



## **Box 2: Canterbury LEP 2012 R3 Medium Density Residential Provisions**

### **1 Objectives of zone**

- To provide for the housing needs of the community within a medium density residential environment
- To provide a variety of housing types within a medium density residential environment
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

### **2 Permitted without consent**

Home occupations

### **3 Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Business premises; Car parks; Child care centres; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Home businesses; Home industries; Multi dwelling housing; Neighbourhood shops; Office premises; Places of public worship; Recreation areas; Respite day care centres; Restaurants or cafes; Roads; Semi-detached dwellings; Seniors housing; Shops

### **4 Prohibited**

Any development not specified in item 2 or 3

As only “multi dwelling housing” (townhouses and duplexes) are permitted with consent and “any development not specified in item 2 or 3” is prohibited, residential flat buildings are prohibited in the R3 Medium Density Residential zone.

In issuing its site compatibility certificate for the site, the Department of Planning and Infrastructure (as it was) said the following in 2014:

“Council has submitted a planning proposal to implement the recommendations of its Residential Development Strategy. This includes rezoning the subject site from B6 Enterprise Corridor to B5 Business Development and permitting residential flats in the B5 zone.

“Notwithstanding the identified concerns, the change to allow residential flat buildings on this site has been addressed in the Residential Development Strategy. This land is currently zoned B6 Enterprise Corridor rather than B5 Business Development zone. The Strategy states that this B6 zoned land was not included as contributing to Council’s industrial and employment generating uses and therefore this site is not considered critical for maintaining sufficient employment land in the LGA. The Strategy considers that the Canterbury Road Corridor’s role has changed in line with broader economic trends and that there has been a proliferation of mixed use development (including high density residential) along the corridor. The proposed 18m building height limit for the subject site was considered under the Strategy as being consistent with surrounding sites and will blend in with the surrounding area once developed. The main concern in not allowing part of [Council’s planning proposal to change the subject site’s zoning to B5 Business Development and to make residential flats permissible in all B5 Business Development zoned land] to

progress is largely a policy issue about the implications of allowing residential flat buildings as permissible development on all land in the B5 zone rather than the suitability of residential development on this site.

“The addendum to the application for a Certificate states that commercial tenancies will be provided in the buildings with frontage to Canterbury Road. The specific uses will be determined as a part of the development application. Council has noted in its submission that it will not support retail uses as they are prohibited in this zone under the LEP. Council, as the consent authority, is responsible for ensuring that the proposed development meets the requirements of the EPP, which requires that on land zoned primarily for commercial purposes, no part of the ground floor of a building fronting a street will be used for residential purposes unless another environmental planning instrument permits such a use.

“The proposed mixed use development comprising commercial and residential uses with an affordable housing component will be generally compatible with the existing and future surrounding land uses in the vicinity of the development.”

An SCC was issued by the Department on 15 July 2014.

#### **State Environmental Planning Policy (Affordable Rental Housing) 2009**

The proposed development is being submitted under the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP). The aims of the ARHSEPP are:

- a) to provide a consistent planning regime for the provision of affordable rental housing
- b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards
- c) to facilitate the retention and mitigate the loss of existing affordable rental housing
- d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing
- e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing
- f) to support local business centres by providing affordable rental housing for workers close to places of work
- g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.

The proposed development is consistent with the aims of the ARHSEPP as the proposal represents an effective way of delivering affordable housing in the local government area and provides much-needed affordable housing in the Belmore area.

## Local Population

The site at 677-687 Canterbury Road and 48 Drummond Street, is in the suburb of Belmore. The estimated resident population (2017) of Belmore is 13,464, which is up by 158 from 2016. Table 2 shows the growth in population between censuses.

**Table 2: Belmore Population**

	2016	2011	2011-2016 Change
<b>Estimated Resident Population</b>	13,306	-	-
<b>Usual Resident Population</b>	12,731	12,587	+145

Source: .id Community Profile - Belmore

Table 3 shows the relevant population statistics for Belmore, compared with the City of Canterbury Bankstown, Greater Sydney and New South Wales.

**Table 3: Population Statistics for Belmore**

	Belmore	Canterbury Bankstown	Greater Sydney	New South Wales
<b>Median Age (no.)</b>	36	35	36	38
<b>Couples with Children (%)</b>	34	40	35	32
<b>Older couples without Children (%)</b>	8	8	8	10
<b>Lone Person Households (%)</b>	21	19	20	22
<b>Median weekly household income (\$)</b>	1,174	1,296	1,745	1,481
<b>Households Renting (%)</b>	41	35	33	30
<b>Median weekly rent (\$)</b>	368	386	447	384
<b>University qualification (%)</b>	18	20	28	23
<b>Trade qualification (%)</b>	14	14	15	18
<b>Unemployment Rate (%)</b>	8.5	8.2	6.0	6.3
<b>Labour Force Participation Rate (%)</b>	55	55	62	59

Source: .id Community Profile - Belmore

As can be seen, the Belmore area suffers from a high degree of disadvantage. In general, the population is less educated and less engaged with the labour market than the Canterbury-Bankstown as a whole, Sydney and NSW.

The median weekly household income is \$61,048, which, as shown in Table 4, places the median household between the low and moderate income range for a single person household. Therefore, the median single household would be eligible for an affordable housing tenancy.

**Table 4: Household Income Bands by Household Size**

Household Type	Very Low	Low	Moderate
Single (\$)	26,800	42,800	64,200
Single +1 (\$)	34,800	55,600	83,500
Single +2 (\$)	42,800	68,400	102,800
Single +3 (\$)	50,800	81,200	122,100
Single +4 (\$)	58,800	94,000	141,400
Couple (\$)	40,200	64,200	96,300
Couple +1 (\$)	48,200	77,000	115,600
Couple +2 (\$)	56,200	89,800	134,900
Couple +3 (\$)	64,200	102,600	154,200
Couple +4 (\$)	72,00	115,400	173,500

Source: NSW Affordable Housing Ministerial Guidelines 2018-19

Furthermore, the median rent (with over 40 per cent of households renting in the area) was \$368 per week, which is 31.3 per cent of median weekly household income. This means that the median household is in housing stress, as the benchmark for housing affordability is having less than 30 per cent of household income going to rent.

At 80 per cent of median rent (the benchmark for affordable housing), the median rent would be \$294.40 per week, or \$15,308.80 per year. At an “affordable” rent, the median household would no longer be in housing stress, with approximately 25 per cent of household income going to housing.

## SEIFA Index of Disadvantage

Socio-Economic Indexes for Areas (SEIFA) provide summary measures derived from the Census and can help to understand the relative level of social and economic wellbeing of a region. SEIFA uses a broad definition of relative socio-economic disadvantage in terms of people's access to material and social resources and their ability to participate in society.

SEIFA is a set of four indexes which rank geographical areas across Australia. These indexes are ranked by a score based on the characteristics of the people, families and dwellings in these areas. This can be used to determine where the wealthy live, where the disadvantaged live, and where the highly skilled and educated live.

*Index of Relative Socio-Economic Disadvantage (IRSAD)* is a general socio-economic index that summarises a range of information about the economic and social conditions of people and households within an area. Unlike the other indexes, this index includes only measures of relative disadvantage.

*Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD)* summarises information about the economic and social conditions of people and households within an area, including both relative advantage and disadvantage measures.

*Index of Economic Resources (IER)* focuses on the financial aspects of relative socio-economic advantage and disadvantage, by summarising variables related to income and wealth. This index excludes education and occupation variables because they are not direct measures of economic resources. It also misses some assets such as savings or equities which, although relevant, could not be included because this information was not collected.

*Index of Education and Occupation (IEO)* is designed to reflect the educational and occupational level of communities. The education variables in this index show either the level of qualification achieved or whether further education is being undertaken. The occupation variables classify the workforce into the major groups and skill levels of the Australian and New Zealand Standard Classification of Occupations (ANZSCO) and the unemployed. This index does not include any income variables.

**Table 5: Belmore SEIFA Scores**

2016 State Suburb (SSC) Name	Index of Relative Socio-economic Disadvantage		Index of Relative Socio-economic Advantage and Disadvantage		Index of Economic Resources		Index of Education and Occupation	
	Score	Decile	Score	Decile	Score	Decile	Score	Decile
<b>Belmore</b>	915	2	940	3	926	1	948	3

Source: 2033.0.55.001 Socio-Economic Indexes for Australia (SEIFA), 2016

As can be seen from Table 5, Belmore is a highly disadvantaged area, in the second lowest decile for Relative Socio-Economic Disadvantage, in the third lowest decile for relative socio-economic advantage and disadvantage, in the lowest decile for economic resources and the third lowest decile for education and occupation. Affordable housing in this area would therefore be a significant social benefit.



## Potential Social Impacts of the Proposal

### Identified Social Impacts

The main social impacts that would be likely to arise from the proposed redevelopment of the site at 677-687 Canterbury Road and 48 Drummond Street, Belmore, include:

- Positive impacts
  - provide affordable housing
  - renewal of a rundown industrial site
  - new areas of open space
  - community integration and social cohesion
- Negative impacts:
  - traffic impacts for existing residents
  - property values
  - construction impacts

### Positive and negative impacts by stakeholder group

The assessment of impacts examines the potential for impacts on the main stakeholder groups affected by the proposal. These include:

- residents currently living in close proximity to the proposed development, who may experience changes to their local area through this proposal
- residents of the area who would benefit from the increased housing opportunities
- residents of the wider area who may benefit from the new housing offerings
- Canterbury Bankstown City Council.

### Potential Positive Social Impacts

#### *Providing Affordable Housing*

The local area of Belmore is very socially disadvantaged, with the median household in housing stress. Therefore, the development of new community and affordable housing will allow some locals to take advantage of lower rents and move into the new development. As noted earlier in this report, only 32.7 per cent of rental stock is affordable for low income households, and the median household can be classified as low income.

The proposed development is also less than 800m from Belmore station and on a number of high frequency bus routes. Therefore, connectivity for residents with the labour market locally as well as throughout Sydney is high.

Most importantly the proposed development would be built under the State Environmental Policy (Affordable Rental Housing) 2009 (ARHSEPP). The ARHSEPP requires that 50 per cent of the units in a development are rented out as affordable housing by a community housing provider (CHP) for no less than 10 years. Under the proposed scheme, 92 apartments would be leased and managed by a CHP. If the proposal was developed as a regular mixed use development, it is likely that, in the unlikely event that it were viable, no more than 9 or 18 affordable units would be provided, depending on whether Canterbury Bankstown Council followed the Greater Sydney Commission's non-enforceable policy for 5-10 per cent of units in a development to be made available for affordable housing. The proposed development therefore improves greatly on the affordable housing that is currently on the site (none) and by between 74 and 83 affordable dwellings.

### *Renewal of a Run Down Industrial Site*

The proposal would transform and revitalise what is currently a disused industrial site into a mixed use residential and commercial development, spread over three buildings, with landscaped grounds, new areas of open space and an improved environment along Canterbury Road. This proposal would change the existing character of this local area in terms of its uses, visual appearance, activity levels and relationship to surrounding uses for the better. It is noted that the SCC and the DA actually serve to enable a development scheme that is in alignment with the surrounding B2, R3 to the east and south and the proposed B2 land to the west.

The buildings would integrate into the community through landscaping, place-making and open space.

### *New areas of open space*

As shown in Figure 3, the proposed development would have a large amount of open space that would be accessible through the development. While the new open space is not large, it is a definite improvement on the current place which is totally private and untraversable.

### *Community integration and social cohesion*

At the moment, there is no public open space available on the site. Social cohesion would be enhanced by the provision of public spaces, and where those public spaces provide opportunities for a range of groups and users. In addition, the space will provide opportunities for local residents, workers and visitors to meet, relax and recreate.

### **Potential Negative Social Impacts**

As well as the clear benefits outlined above, the proposal has the potential to create a relatively small number of adverse social and economic impacts. Social impacts that could arise as a result of the proposal are described below.

### *Traffic impacts*

The proposed development will generate more traffic than the current site does. This will impact negatively on the local residents. However, the proposed traffic generation for the development is 77.5 vehicles in the AM peak hour and 65.3 vehicles in the PM peak hour.

The SIDRA analysis of the existing scenario at the intersections of Canterbury Road and Drummond Street and Anderson Street and Canterbury Road shows that they were operating at Level of Service A.

Vehicles will access the development via a basement carpark on Drummond Street. According to current modelling, 290 car spaces will be required – 261 for residents and 29 for businesses.

As a result, the development will not create the need for on-road parking.

### *Impact on Property Values*

The site is currently fairly run-down, which may be currently impacting on property values. During construction, it is likely that some negative impact will be felt by houses in the immediate area. However, some potential buyers may find the proposed development to be a positive. It is therefore likely that, after an initial small impact, there will be no net negative impact on property values as a result of the development.

### *Construction impacts*

Following a rezoning, construction of the proposed development would be expected to create socio-economic impacts, such as noise, dust and vibration, heavy vehicle movements and possibly changes to local access and traffic delays. The size and location of the site would limit the potential for any temporary inconvenience for residents living adjacent to the site.

Construction is likely to be undertaken over a period of 18 months. Commencement and completion dates will be subject to Council consent and market conditions.

Construction noise will likely adversely affect shift workers, households with small children and elderly residents in the immediate vicinity who may try to sleep during the day.

However, best practice building techniques will be used to mitigate against disruption caused by construction.

## Conclusion

The site is a run down factory. The proposal would replace this factory with a modern mixed use residential and commercial development that would integrate with surrounding uses.

Belmore is a highly disadvantaged area, in the second lowest decile for Relative Socio-Economic Disadvantage, in the third lowest decile for relative socio-economic advantage and disadvantage, in the lowest decile for economic resources and the third lowest decile for education and occupation.

The Affordable Housing Needs study by Housing NSW shows that Canterbury is in high need of affordable housing. At an affordable rent, the median household in Belmore would no longer be in housing stress. Therefore affordable housing in this area would be a significant social benefit.

The proposed development is consistent with *A Metropolis of Three Cities* and the Southern District Plan. It is also consistent with Housing NSW's Affordable Housing Needs study that shows that Canterbury is in high need of affordable housing.

The proposed development is likely to have both positive and negative social impacts.

The main positive effect is increase affordable housing. Other positive impacts are:

- renewing a rundown industrial site
- providing new areas of open space
- increasing community integration and social cohesion.

On the negative side, the proposed development is likely to:

- have traffic impacts for existing residents
- have a slight short-term impact on property values for existing local residents
- have construction impacts.

The negative impacts can be mitigated through placement of the basement carpark on Drummond Street and by careful planning at the building stage to mitigate against the effects of the building phase of the development.

Most importantly the proposed development would be built under the ARHSEPP, which requires that 50 per cent of the units in a development are rented out as affordable housing by a CHP for no less than 10 years. Under the proposed scheme, 92 apartments would be leased and managed by a CHP. If the proposal was developed as a regular mixed use development, it is likely, were it even viable, that no more than 9 or 18 affordable units would be provided, or perhaps none. The proposed development therefore improves greatly on the affordable housing that is currently on the site (none) and by between 74 and 83 affordable dwellings. The scheme with a range of dwelling typologies also provides dwelling choice for the CHP and their clients for housing singles, families and couples.

The proposed development is likely to have few negative social impacts. It is likely that the positive impacts will far outweigh the negative impacts, with affordable housing need significantly increased in the Belmore area.



## APPENDIX A - SIC SCOPING REVIEW PRO-FORMA

Some councils require applicants of developments where social impact assessment is required to complete this form.

The form is included here for completeness.

SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM			
Applicant's Details:		Owner's Details (if different to applicant):	
Name		Name	
As per Development Application		As per Development Application	
Postal Address		Postal Address	
As per Development Application		As per Development Application	
Email		Email	
As per Development Application		As per Development Application	
Phone	Mobile	Phone	Mobile
As per Development Application		As per Development Application	
Proposed details:			
Lot number and Registered plan number			
As per Development Application			
Site Address			
As per Development Application			
Brief description of development proposal			
<p>See above.</p>			

1. Population change			
Will the development result in significant change/s to the local area's population (either permanently and/or temporarily)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, briefly describe the impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
<i><b>Explanation:</b> Changes to the size, structure and capacity of the population can have significant implications for the provision and adequacy of community facilities, services, community cohesion and/or social sustainability</i>		184 additional dwellings would likely result in 294 new residents (at 1.6 residents per dwelling).	Traffic modelling has shown that there will be only a very small impact on traffic. More people in the area is likely to be a net positive for local businesses.

2. Housing			
Will the proposal improve or reduce the quantity, quality, mix, accessibility and/or affordability of housing?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, briefly describe the impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
<i><b>Explanation:</b> A mix of housing types, sizes and costs is necessary for social diversity (in terms of ages, family life cycles, incomes, cultural backgrounds) and social inclusiveness. Retention/expansion of affordable housing is necessary for social equity and to avoid displacement of low-income persons and families</i>		The proposal is to provide at least 92 affordable dwellings, as well as 1 adaptable dwelling.  A mix of apartment sizes are proposed, from studios to three-bedroom apartments.	Affordable housing is recognised to be in high need in the area. The proposed development will add significantly to the affordable stock in the area.

3. Mobility and Access			
Will the development improve or reduce physical access to and from places, spaces and transport?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, briefly describe the impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
<i><b>Explanation:</b> 'Access for all' is an essential component of a fair and equitable society. Additionally, accessible developments foster inclusive communities, maximise access to public transport, pedestrian and cycle networks and provide convenient and continuous paths of travel (thereby promoting healthy, sustainable lifestyles)</i>		The proposed development will meet modern building codes for accessibility.	Detailed design will confirm the accessibility of the buildings and the surrounding open space.

4. Community & Recreation Facilities/Services			
Will the development increase, decrease or change the demand/need for community, cultural and recreation services and facilities?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, briefly describe the impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
<i><b>Explanation:</b> Access to diverse and adequate community and recreation services and facilities is necessary for physical and mental health, well-being, personal productivity, social cohesion and social sustainability</i>		There may be an increased need to provide social services to residents of lower socio-economic groups.	The Community Housing Provider is likely to provide social services to affordable housing tenants. More people in need of social services is likely to make current services in the area more viable.

## 5. Cultural Values/Benefits

Will the development strengthen or threaten cultural community values and beliefs?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, briefly describe the impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
<b>Explanation:</b> Cultural values include places, items or qualities of cultural or community significance or importance. They provide significant meanings and reference points for individuals and groups. The celebration and protection of cultural values is a key element in building strong and resilient communities.			

## 6. Community Identity & Connectedness

Will the development strengthen or threaten social cohesion and integration within and between communities?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, briefly describe the impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
<b>Explanation:</b> Social cohesion and integration require, in part, places and spaces for informal and safe social interaction. Developments can increase or decrease these interaction opportunities through their provision (or otherwise) of safe and connected pathways and linkages and attractive gathering places (parks, squares, civic spaces, streets)		Social cohesion will be enhanced through new amenities provided on the site, such as through links, public open space and the new opportunities brought by the commercial space.	<p>The proposed development would include a small amount of public open space. This will allow people to meet and recreate close to home.</p> <p>The proposed redevelopment of the site should ensure a scale of commercial uses that is viable, supports employment on the site and within the area, and provides uses of a scale that offers convenience to the local neighbourhood.</p>

## 7. Health & Wellbeing

Will the development strengthen or threaten opportunities for healthy lifestyles, healthy pursuits, physical activity & other forms of leisure activity?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, briefly describe the impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
<b>Explanation:</b> Developments can increase or decrease opportunities for healthy lifestyles through increasing or decreasing the livability of places (in terms of safety, noise, dust, aesthetics) or increasing or decreasing opportunities for: <ul style="list-style-type: none"> <li>walking, cycling, play and other physical activity;</li> <li>healthy food choices;</li> <li>drinking, gambling and smoking.</li> </ul>		The site is located within close distance to the centre of Belmore and the major transport rail line. The location will promote future residents' opportunities to walk to Belmore for services. Also, a school and primary health services are within very short walking distances. Close location of these social amenities should encourage walking.	Open space and linkages are designed to promote permeability through the site and encourage walking. The short distances to significant services promote a lower reliance on using a car for local trips.

8. Crime & Safety			
Will the development increase or reduce public safety and opportunities for crime (perceived and/or actual)?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, briefly describe the impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
<p><b>Explanation:</b> Developments can increase or decrease safety (perceived and actual) (e.g. through generating increased traffic, providing venues that may attract unruly behaviour). This can diminish social cohesion and integration – but can be mitigated by appropriate design (CPTED), traffic controls and management</p>		<p>The site is currently a run down factory that attracts graffiti and other antisocial behaviour.</p> <p>A redeveloped site would increase passive surveillance and reduce antisocial behaviour.</p>	<p>Detailed design will confirm the placement of buildings, internal access roads, loading facilities, etc, to ensure passive surveillance of the site and negate antisocial behaviour impacts.</p>

9. Local Economy & Employment			
Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary and/or permanent)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, briefly describe the impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
<p><b>Explanation:</b> Unemployment and low income are associated with poor health and reduced social inclusiveness and resilience. Accessible and diverse local jobs (suited to the capacities of local populations) reduce the risk of unemployment (and the associated poorer health and social sustainability outcomes).</p>		<p>During construction, the proposed development will employ people in the construction industry, with some of their wages spent on local retail and services.</p> <p>The proposed commercial space will increase employment in the area, offsetting the run-down factory currently on the site.</p>	<p>The proposed development will add to the number of local jobs available.</p>

10. Needs of Population Groups			
Will the development increase or decrease inclusive opportunities (social, cultural, recreational, employment, governance) for groups in the community with special needs?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, briefly describe the impacts below	Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below
<p><b>Explanation:</b> Council has an Access and Equity Policy which promotes access to life opportunities (e.g. jobs, education, full participation in the cultural life of the community) and inclusiveness for all (including those with special needs – youth, aged, CALD, Aboriginals, people with disabilities, children, women etc). Developments can increase inclusiveness through the provision of culturally-appropriate facility design and programs and the avoidance of communication barriers.</p>		<p>The proposed development has the potential to enhance opportunities for those with special needs. For example,</p> <ul style="list-style-type: none"> <li>• it will include 92affordable dwellings</li> <li>• the site will be fully accessible</li> <li>• the site could provide space for employment of those with special needs</li> </ul>	<p>The residential and commercial offerings will be designed to ensure inclusivity.</p>

## About PPM Consulting

PPM Consulting is a highly experienced and skilled economics and government relations consultancy.

PPM Consulting brings strong analytical abilities, and is able to help clients by putting analysis into broader contexts, assessing risk and building a case for change. We have a keen understanding of the policy environment and the consequences of change and have shown an advanced level of ability in delivering results.

PPM Consulting consults to a wide range of industries, including the property development, retail and gaming sectors.

PPM Consulting brings a wealth of experience, including staff with experience in:

- designing, implementing and analysing economic impact assessments and cost-benefit analysis
- providing economic advice
- leading industry campaigns
- advocating on behalf of clients to state and Commonwealth government on various issues
- developing policy for the benefit of industries, companies and consortia
- writing and contributing to media releases and campaigns
- designing, implementing, analysing and reporting the results of surveys
- providing strategic advice for conferences and events.

PPM Consulting can manage complex major projects, ensuring delivery within budget and timeframes. PPM Consulting prides itself on its ability to work with clients to get the best results possible.

The Director and Principal, Martin Musgrave, holds an honours degree in economics with 20 years of experience in government across a wide range of sectors in a number of jurisdictions. Martin is a highly experienced public policy professional, specialising in economic analysis, policy development and leadership, advocacy, and government relations. He is considered a highly skilled economist and policy professional who always acts with integrity.

Martin Musgrave has been a valued senior contributor in the following organisations:

- the Department of Planning and Environment
- the Urban Development Institute of Australia (National and Victorian Division)
- the Property Council of Australia (Residential Development Council)
- the Large Format Retail Association
- the Department of Premier and Cabinet (Victoria)
- the Department of the Prime Minister and Cabinet
- the Roads and Traffic Authority (NSW) (now known as RMS)
- the Hunter Valley Research Foundation (now known as the Hunter Research Foundation)



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