



SASCO DEVELOPMENTS

Community Benefits Analysis and Social Impact Assessment: Railway Road, Meadowbank

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Executive summary

Background

Cred Consulting is an independent social planning consultancy based in Sydney. Cred was engaged by Sasco Developments to prepare a Community Benefits Analysis and Social Impact Assessment (SIA) looking at the community needs and benefits, and the potential social impacts relating to a planning proposal to amend the City of Ryde LEP.

The planning proposal proposes increasing the maximum allowable height of buildings from 18-21m (21 storey equivalent) and the maximum allowable FSR from 2:7:1 to 5:2:1 to facilitate a mixed use development with 358 apartments. The proposal aims to act as the Village Centre for the Meadowbank area, which currently has minimal retail and public/civic spaces. The proposal includes commercial office space, retail space, a child care centre, gymnasium, and communal facility. The proposal also provides 2,746m² of open space, including a new public urban plaza (661m² + 246m² of entries) and communal open space for residents (1,839m²).

Approach to assessment

This study looks at the impacts on social outcomes of the proposed 68 additional dwellings¹, but also the development overall which would result in a total of 358 dwellings and open space, retail and commercial uses, child care centre and gymnasium).

Purpose

This report provides an analysis of the community benefits proposed through the development, and assesses likely social impacts in relation to delivering a socially sustainable place both for the incoming residents and existing community. This includes an assessment of community facility and open space needs (public and communal). This report also investigates the comparative impacts of a benchmark development scenario based on existing controls.

Site context

The site is located in the suburb of Meadowbank, in the City of Ryde local government area (LGA). The site is located in an area with recent and ongoing significant residential development, known as Shepherds Bay. The site is located adjacent to the Meadowbank train station, and within close proximity to buses to Hornsby, Ryde and the Sydney CBD. West Ryde Town Centre and Top Ryde Shopping Centre are located within 2km of the site.

Population growth and change

Under existing controls the anticipated population would be 687 people. The proposal would increase this by 161 people to a total of 848 people. The population density of Shepherds Bay would be 99 persons per hectare (currently 85) compared to 96 persons per ha under existing controls. The forecast

¹ Based on 290 apartments under existing controls, i.e. 8119 sqm at FSR 2.7:1 = 290 apartments assuming average size is 2 bedroom at 75sqm with no retail. See Section 4 for forecast population profile.

population would have a high proportion of students, working age people, and babies and young children, and be highly culturally diverse.

Community benefits analysis

Identified Community Need	Community benefit proposed	Opportunities for enhancement
"Urban Village" at the town centre with attractive and well used public spaces	<p>New 661m² public plaza and retail uses.</p> <p>The north facing public space will respond to the existing station entry plaza. This prominent location will form a civic place for gathering and meeting of the local community. The shopping precinct and active retail edge will support activation of the public plaza, creating a vibrant urban gathering place that is lacking in Shepherds Bay currently. The plaza will be a community event space, civic hub and meeting space and provide a local shopping experience, and a focus for local identity.</p>	<p>In the design of the plaza, provide integrated seating, a protected edge through landscape/built barrier elements to provide psychological comfort and safety from passing vehicular traffic), and canopy elements that help to manage the human scale of the space and screen views to towers above. See case studies at Appendix 4.</p> <p>The plaza should have a place name to help people identify the place as a landmark/meeting place.</p> <p>Provide place making and community activities to support the activation of the plaza and build connections between residents in the local area.</p>
High quality public domain including improved pedestrian connections.	The northern plaza and upgraded pedestrian links comprise a significant improvement to the public domain in Meadowbank, including improved access for people with prams or wheelchairs, and older people.	Provide trees and planting in the urban plaza and in pedestrian connections to cool the street/plaza, and create shaded places to stop and chat.
Spaces to support evening activation.	The new public plaza with retail edge will provide a place for evening activity in Shepherds Bay. The separation of residential uses from the plaza will reduce the impact of evening activity on residents, which has been a key issue in Shepherds Bay previously.	<p>Provide place making and community events to support the activation of the plaza in the evenings and at night.</p> <p>Provide public art that includes an element of night time activation e.g. lighting. See Lonsdale St case study at Appendix 4.</p>

Identified Community Need	Community benefit proposed	Opportunities for enhancement
Quality child care	The proposal includes a new child care centre with outdoor open space.	Design should be in accordance with best practice, including providing outdoor spaces with real trees, dirt and gardens (as opposed to simulated outdoor space), and careful consideration about evacuation. See case studies at Appendix 4.
Neighbourhood level passive recreation space particularly play spaces for young children	The communal open space will provide neighbourhood level open space for local residents.	<p>Provide a range of uses and flexible spaces in the communal open space e.g. play space for babies and small children, gardening spaces, BBQ and dining spaces.</p> <p>The land at 27 Railway Road could be an opportunity to provide additional neighbourhood level open space to cater to the local community, for example with a play space, community garden, shaded areas with seating. See case studies at Appendix 4.</p>
Affordable housing including affordable rental housing, more diversity of dwelling types, housing for older people and people with disability	The proposal includes adaptable dwellings and a range of dwellings including 1, 2, and 3 bedroom apartments.	There is an opportunity to engage with Council regarding affordable housing in City of Ryde.
More support and infrastructure for cycling in Meadowbank	Provide bicycle parking and end-of-trip facilities for workers, residents, and the community accessing retail, gymnasium and child care spaces.	

Conclusion

Through the creation of a central village “hub” for the area, with mixed uses and an urban plaza, this proposal supports Council’s vision for Meadowbank as an “urban village” incorporating attractive and well used public spaces, a safe and convenient pedestrian environment, urban design elements which promote community pride and identity, and characterised by a mix of residential, commercial and retail uses. This proposal will also deliver more employment opportunities and retail uses in the intended Meadowbank Employment Area which until now has resulted in significant residential rather than employment activities.

The proposal will result in an increased residential population in Shepherds Bay. The proposal supports social sustainability in a high-density environment by providing quality housing that meets solar access requirements and includes welcoming intermediary spaces with biophilic elements to support wellbeing. The proposal includes new neighbourhood level open space and communal meeting spaces to support social connections between residents and provide recreation space outside of apartments. The total open space provided onsite meets City of Ryde benchmarks for neighbourhood level open space. The communal open space will support a range of uses including play for babies and toddlers, passive recreation and BBQ areas.

The proposal provides community benefits to the Shepherds Bay community that address identified community needs and support social sustainability. This includes:

- New public plaza and retail space that will provide a vibrant community gathering space including opportunities for evening activation.
- New universally designed pedestrian connections along railway road and constitution road
- New employment opportunities including office space, helping to meet the objective for a true mixed-use precinct in Meadowbank

These community benefits can be enhanced through careful design of the plaza to ensure that it is a welcoming and flexible space that supports a range of users including young people and children.

There are opportunities for the proposal to provide enhanced community benefits to the local community including by ensuring the child care centre provides quality care, by providing end-of-trip cycling facilities, and an opportunity to engage in discussion with Council regarding demand for affordable housing. The 346m² parcel on Railway Road (27 Railway Road) could be an opportunity to contribute to social sustainability in Shepherds Bay for example through a pocket park with recreation uses (e.g. community garden, playground, shaded places to gather and meet) or a small community facility for programs and parties (see Coronation Centre case study at appendix 4).

1. Introduction

1.1. Background

Cred Consulting is an independent social planning consultancy based in Sydney. Cred was engaged by Sasco Developments to prepare a Community Benefits Analysis and Social Impact Assessment (SIA) looking at the community needs, and the potential social impacts relating to a planning proposal to amend the City of Ryde LEP. The planning proposal proposes increasing the maximum allowable height of buildings from 18-21m to 83m (21 storey equivalent) and the maximum allowable FSR from 2:7:1 to 5:2:1 to facilitate a mixed use development with 358 apartments, retail and commercial premises, child care centre and gymnasium.

This report provides an analysis of the community benefits proposed through the development, and assesses likely social impacts in relation to delivering a socially sustainable place both for the incoming residents and existing community. This includes an assessment of community facility and open space needs (public and communal). This report also investigates the comparative impacts of a benchmark development scenario based on existing controls².

Social sustainability can be broadly defined as being the maintenance and improvement of well-being for both current and future generations. It aims to balance social diversity, inclusion, stability, interaction, pride, and safety in the context of urban development. It refers to finding ways to make places that are inclusive and cohesive, and adaptable in the face of changing circumstances.

1.2. Approach to assessment

This study looks at the impacts on social outcomes of the proposed 68 additional dwellings, but also the development overall which would result in a total of 358 dwellings and open space, retail and commercial uses, child care centre and gymnasium).

1.3. What is Social Impact Assessment?

Social Impact Assessment (SIA) is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made.

Ideally, an SIA is undertaken with reference to a locally produced set of guidelines, or policy, however the City of Ryde Council does not currently provide any guidance documents relating to Social Impacts Assessment or planning for the LGA.

This SIA has been completed in accordance with requirements of the Environmental Planning and Assessment Act 1979 Sec 79C(1), the Planning Institute of Australia's Social Impact Position Statement. This Statement defines SIA as the assessment of the social consequences of a proposal or the impacts, on

² i.e. 290 apartments.

affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these.³

The International Principles of Social Impact Assessment⁴ define social impacts as a change to one or more of the following:

- Peoples way of life – how they live, work, play and interact with one another on a day-to-day basis
- Peoples culture – their shared beliefs, customs, values and language or dialect
- The community – its cohesion and stability, character and services and facilities
- The political system – decision making and peoples participation
- The environment – including the quality of the air, water, food, risk, dust, noise, sanitation and physical safety
- Health and wellbeing – Physical, mental, social and spiritual wellbeing
- Personal and property rights – personal disadvantage and if people are economically affected
- Fears and aspirations – perceptions of safety, aspirations for the future.

1.4. Methodology

The study has been undertaken using the following methodology:

- Review of planning and policy context and implications.
- Audit and mapping of social infrastructure (community facilities, recreation facilities and open space) located within 400metres and 800metres of the site and within the suburb of Meadowbank.
- Socio-economic analysis of resident population of:
 - The proposal (based on available data)
 - Benchmark forecast population based on the existing controls at the site
 - The Shepherds Bay precinct including current and projected demographics (pre and post development) and implications for community facilities and open space demand.
- Benchmarking forecast population of the proposal, of a benchmark scenario based on existing controls, and of the Shepherds Bay precinct post development, against industry standards for community facilities, recreation facilities and open space.
- Analysis of the community benefits proposed through the development and an assessment of opportunities to enhance community integration and social sustainability to benefit residents and the wider community including social infrastructure staging, best practice case studies, and community development strategies
- Analysis of social impacts of the proposal on both the existing community of the Shepherds Bay precinct and the proposed new residents.

³ Planning Institute of NSW, SIA National Position Statement, June 2009

⁴ Available at: <http://www.tandfonline.com/doi/abs/10.3152/147154603781766491>

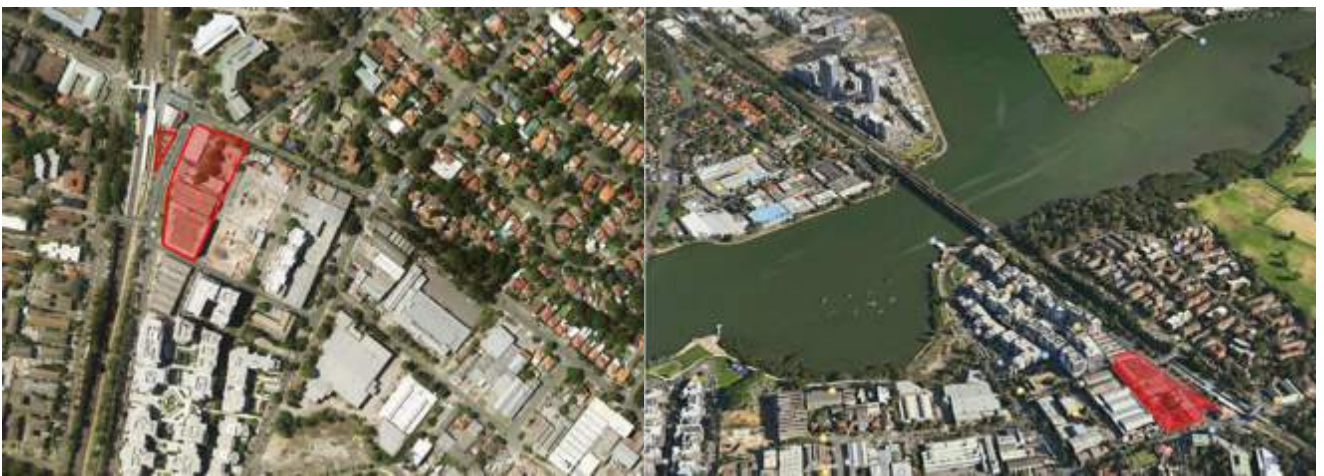
1.5. The site

The site is located in the suburb of Meadowbank, in the City of Ryde local government area (LGA). The site is located in an area with recent and ongoing significant residential development, known as Shepherds Bay.

The site is bound by Constitution Road to the north; Railway Road to the west; Underdale Lane to the south and Faraday Lane to the east. The site has a total area of 0.778 hectares.

The site is located adjacent to the Meadowbank train station, and within close proximity to buses to Hornsby, Ryde and the Sydney CBD. West Ryde Town Centre and Top Ryde Shopping Centre are located within 2km of the site.

Figure 1 Site boundary- Railway Parade Meadowbank (Source: Urbis)



Current site uses

The site is currently occupied by a carpark, retail shops including a music shop, launderette and liquor store, and a warehouse.

Site photos



Site showing current uses



Poor pedestrian amenity on site along Constitution Road



Poor pedestrian amenity at Bank St crossing



Existing open space close to the proposal is in small sections dissected with hard paving and few facilities



Footpaths alongside site on Railway Road



Ryde River Walk



Plaza at Meadowbank train station, adjacent to the proposal



Recent residential development in Shepherds Bay has large balconies overlooking public spaces which has resulting in restricted operating hours for local cafes, limited use of public spaces, and privacy issues for residents



Site observations

- The site is located in Shepherds Bay, an area with significant recent residential development. The area has only small pockets of open space which are disconnected from each other and dissected with streets, steps and paving.
- There is a waterfront pedestrian/cycle path that connects Meadowbank Park, Memorial Park, and Anderson Park and is a popular facility for running, cycling and walking. However, around the Meadowbank Ferry Wharf the path gives way to commuter car parking and roads.
- Despite visiting on a sunny day, in many places Shepherds Bay feels windy and cold. The plaza at the railway station was the sunniest, most inviting place to stop.
- There is poor pedestrian access along the south side of Constitution Road, with a steep staircase and narrow path.

1.6. Proposal

The planning proposal seeks an amendment to the Ryde LEP 2014 for a height and floor space ratio uplift to facilitate a mixed-use development at the site. The proposal proposes increasing the maximum allowable height of buildings from 18-21m to 83m (21 storey equivalent) and the maximum allowable FSR from 2:7:1 to 5:2:1⁵. The proposal includes active ground level uses, retail and commercial premises, child care, gymnasium, residential apartments and basement car parking.

1.7. Proposed community benefits

Proposed dwellings

The proposal is for 358 apartments in podium forms of 2 to 5 storeys, an additional two storeys above the podium along Underdale Lane and Faraday Lane, setback from the podium edge, and tower forms of up to 20 storeys above the podium down to 16 storeys above the podium. This is around 68 more dwellings than allowable under the current controls⁶.

⁵ This SIA also utilises a benchmark situation based on the existing controls, i.e. 290 apartments at 75m² per apartment, 2 bedrooms, with no retail

⁶ Based on 290 apartments at 75m² per apartment, 2 bedrooms, with no retail

Table 1 Proposed dwelling mix and total dwellings (source: Urbis)

No of bedrooms	Mix	Total proposal
1 bedroom	27%	100
2 bedrooms (including 2 bedroom + study)	53%	186
3 bedrooms	20%	72
Total dwellings	100%	358

Proposed commercial space

- Commercial office space (2,928m²)
- Retail space (3,681m²)
- 65 place child care centre (718m² internal space, 412m² outdoor space)
- Gymnasium (465m²).

Proposed/potential social infrastructure

The proposal includes a communal facility for the use of residents, connected to rooftop open space (187m²).

The proponent owns a triangular parcel of land on Railway Road immediately adjacent to the station (346m²), immediately opposite the site. There is an opportunity to enter into discussion with Council to consider the range of uses that could further enhance community benefit on that site.

Proposed open space

The proposal includes:

- A new public plaza adjacent to the existing plaza at Meadowbank Train Station (661m²+246m² of plaza entries)
- Internal communal courtyards and outdoor terraces (1,839m²), and
- New pedestrian connections through the site including along Railway Road, Constitution Road, and to Faraday Lane.

2. Policy and planning context

There are a number of existing plans and policies that will influence planning in Meadowbank and the Shepherds Bay precinct.

2.1. Strategic context

A *Plan for Growing Sydney* sets out actions that aim to make Sydney a strong global city and a great place to live, by:

- Delivering a competitive economy with world-class services and transport
- Delivering greater housing choice to meet our changing needs and lifestyles
- Creating communities that have a strong sense of wellbeing, and
- Safeguarding our natural environment.

A prioritised action for the North Subregion, which includes the City of Ryde, is to accelerate housing supply, choice and affordability and build great places to live. The Plan identifies City of Ryde as part of a strategic growth economic corridor referred to as a Global Economic Corridor. Priorities for this corridor include:

- Grow high-skilled jobs in the global economic corridor by expanding employment opportunities and mixed-use activities, and
- Invest to improve infrastructure and remove bottlenecks to grow economic activity.

The *Draft North District Plan* (DNDP) will be finalised towards the end of 2017. It sets out priorities and actions for the North District over a 20-year period, in accordance with *A Plan for Growing Sydney* and *Towards Our Greater Sydney 2056*.

A main priority for the North District is enhancing liveability. Goals relating to this SIA include:

- Improving housing choice
- Improving housing diversity and affordability
- Creating great places in the North District
- Fostering cohesive communities in the North District, and
- Responding to people's need for services.

Desired liveability outcomes relevant for this SIA include:

- Creation of housing capacity and increase in diversity of housing choice, including adequate affordable and social housing and aged care provision, and
- Increase in the provision of community facilities, including open space.

The City of Ryde has a number of strategic documents that will drive social outcomes for this development including:

- Lifestyle and opportunity @ your doorstep, Ryde 2025 Community Strategic Plan
- Integrated Open Space Plan 2015
- Section 94 Development Contribution Plan 2007 - Interim Update, 2014
- Sport and Recreation Strategy 2016-2026
- Disability Inclusion Action Plan, 2017
- Community Facilities, Future Directions 2010
- Ryde Development Control Plan 2014, Part 4.2 Shepherd's Bay, Meadowbank
- Night Time Economy Study, 2016, and
- Ryde Bicycle Strategy and Masterplan, 2014.

The key findings of these strategic documents, as relevant to this planning proposal, are:

- The vision for Meadowbank is an "urban village" incorporating attractive and well used public spaces, a safe and convenient pedestrian environment, urban design elements which promote community pride and identity, and characterised by a mix of residential, commercial and retail uses
- Support social inclusion particularly for different community groups who face barriers, to promote community diversity and connections. In particular there is a need for facilities and services that provide:
 - Universal design to support access for people with disability, people with prams and older people
 - Spaces that are welcoming to young people, and
 - Spaces that are welcoming to people from culturally and linguistically diverse people.
- There is a need for place making and community activities in Meadowbank to support the (night time) activation of public spaces, and the design of public spaces and dwellings should follow Crime Prevention Through Environmental Design guidelines including lighting and natural surveillance.
- Opportunities for night time activity in Meadowbank have been hindered by the impacts of noise, lighting and people on surrounding residences. The proposal will be designed so that the public spaces can be active and vibrant places at night.
- Planning priorities for the City of Ryde region include increasing housing supply, choice and affordability. There is a need for affordable housing in Meadowbank including affordable rental housing, more diversity of dwelling types, and housing for older people and people with disability.
- Planning priorities for the City of Ryde region including expanding employment opportunities and mixed-use activities, however the intended Meadowbank Employment Area has resulted in significant residential rather than employment activities
- There is existing pressure on social infrastructure and open space in Meadowbank, particularly local schools, play and sports facilities, and open space. City of Ryde recognises that ease of access to local open space in the absence of backyards is increasingly important for residents living in apartments. There is a need for more accessible play spaces, accessible pathways, and spaces for young people. In Meadowbank, there is a need for safe, attractive and convenient public spaces that are well used, and

- There are plans to support cycling in City of Ryde and in Meadowbank/Shepherds Bay, including end-of-trip facilities.

2.2. Impact of the proposal

The proposal can help City of Ryde to meet the strategic objectives to support social sustainability in the area, particularly by creating an “urban village” close to Meadowbank Train Station.

Specifically, the proposal:

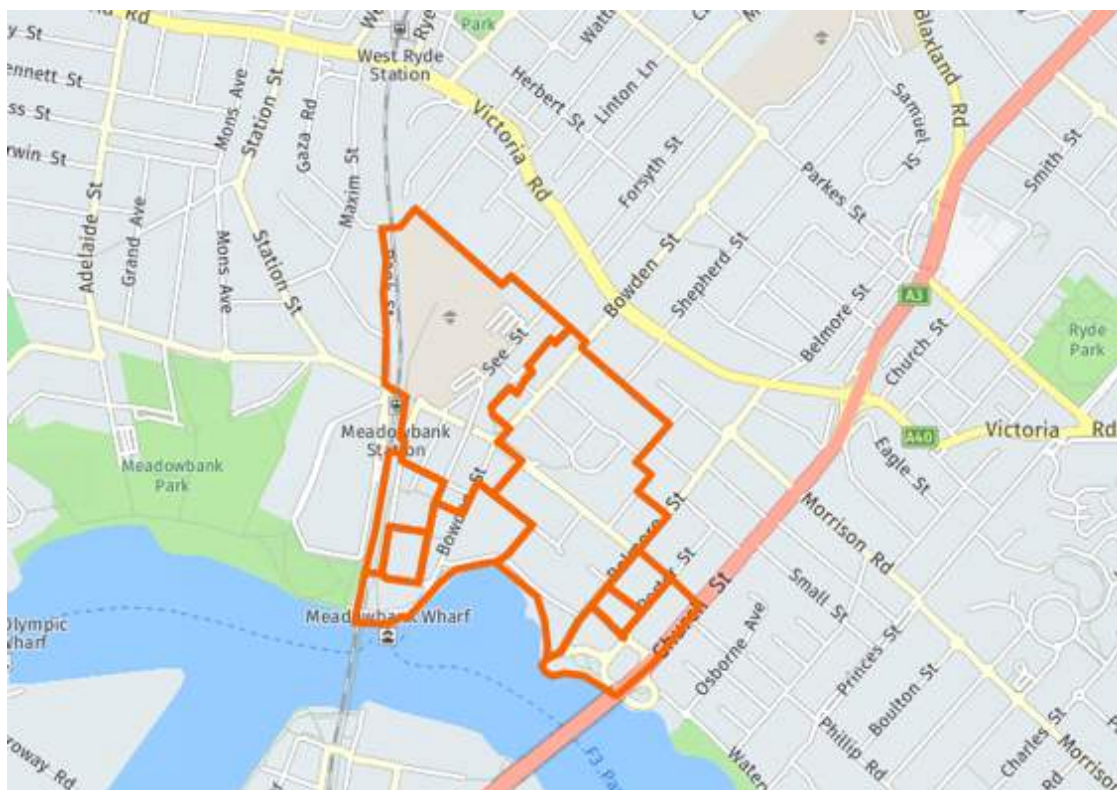
- Increases the diversity of housing choice including adaptable housing
- Encourages a more vibrant, activated and accessible area at night through new retail/dining opportunities including outdoor dining, and a new community gathering place (Northern Plaza)
- Improves pedestrian amenity in Shepherds Bay, particularly along Constitution Road, with new pedestrian connections
- Provides a new gathering place for the community (Northern Plaza), connected to the existing plaza at Meadowbank train station, to support public place activity and vitality that is lacking in the existing context. This space can also support a local identity by acting as a focal point for the community
- Providing commercial and retail uses, contributing to employment opportunities in Meadowbank which is currently dominated by residential uses

There are opportunities to further address the strategic objectives including by supporting cycling in the area through the provision of end-of-trip facilities and supporting social inclusion through the provision of new community facilities.

3. Pre and post development community profile

The site is located in the ABS statistical area 1150331, in the Shepherds Bay precinct in the City of Ryde, an area of significant recent and planned development⁷. This section identifies the existing resident population of Shepherds Bay, utilising data obtained from profile.id, atlas.id and estimates the forecast population post-development in terms of population growth and change. This community profile was completed using 2016 ABS census data except where otherwise stated.

Figure 2 Shepherds Bay (Statistical areas 1150331, 1159120, 1150342, 1150345, 1150339, 1159108, 1159102, 1159103) (source: Atlas.id)



⁷ Suburb level data is available only for Meadowbank-Melrose Park (a large area which includes the subject site but does not include most of Shepherds Bay precinct) or for Top Ryde (which includes most of Shepherds Bay, but also includes large areas of low density, separate housing, as well as significant numbers of high density dwellings more than 1km from the proposal at Top Ryde Shopping Centre). As the Shepherds Bay community, facilities and services are the most likely to be impacted by the proposal, particularly considering existing pressure on social infrastructure and open space in the area, we have used the Shepherds Bay precinct rather than the Meadowbank-Melrose Park area for the purposes of this study.

3.1. About City of Ryde LGA

City of Ryde LGA is located in Sydney's north-western suburbs, around 10 kilometres from the Sydney GPO. Compared to Greater Sydney, City of Ryde LGA has:

- A similar median age (both 36 years)
- A lower percentage of couples with children (26% compared to 35%) A higher median weekly household income of \$1,919 compared to \$1,750
- A similar percentage of people needing assistance with core activities (4.6% compared to 4.9%)
- A much higher percentage of people who speak a language other than English at home (48% compared to 36%). The most common languages other than English spoken at home were: Mandarin (12.7%), Cantonese (7%) and Korean (4.7%).
- A much smaller proportion of Aboriginal and Torres Strait Islander residents (0.3% compared to 1.3%)⁸
- A higher percentage of households renting (37% compared to 33%), and
- A much higher percentage of medium and high density housing (53% compared to 44%).

3.2. Shepherds Bay

Total population in 2011

The population for Shepherds Bay was 5,257 with an average household size of 2.4 people per dwelling.

Age profile 2011

Shepherds Bay has a very significant population of "young workforce" residents aged 25 to 34 (36.3% compared to 18.2% in City of Ryde and 16.1% in Greater Sydney).

As shown in Table 2, compared to City of Ryde LGA, Shepherds Bay also has:

- A higher proportion of babies and pre-schoolers 0 to 4 (7.9% v. 6.1%)
- A much lower proportion of primary schoolers 5 to 11 (4.2% v. 7.5%), and secondary schoolers 12 to 17 (2.4% v. 5.5%)
- A higher proportion of tertiary education and independence aged workers 18 to 24 (12.2% v. 10.7%)
- A similar proportion of parents and homebuilders 35 to 49 (22% v. 21%), and
- A lower proportion of older workers and pre-retirees 50 to 59 (6.5% v. 11.7%), empty nesters and retirees 60 to 69 (5.2% v. 9.1%), seniors 70 to 89 (2.7% v. 7.5%) and elderly 85+ (0.5% v. 2.6%).

⁸ 2011 data

Between 2011 and 2016 in Shepherds Bay, the age groups with the greatest percentage increase were:

- Primary schoolers 5 to 11 (+ 105 or 90.5%)
- Young workforce 25 to 34 (+863 or 78.2%), and
- Babies and pre-schoolers 0 to 4 (+175 or 74.7%).

Table 2 Age profile Shepherds Bay 2011 to 2016 (source: profile.id)

Shepherds Bay - Total persons (Usual residence)	2016			2011			Change 2011 to 2016	
Service age group (years)	Number	%	City of Ryde %	No.	%	City of Ryde %	No.	% change
Babies and pre-schoolers (0 to 4)	409	7.9	6.1	234	7.05	6.2	+175	74.7%
Primary schoolers (5 to 11)	221	4.2	7.5	116	3.6	7.5	+105	90.5%
Secondary schoolers (12 to 17)	129	2.4	5.5	113	3.2	5.9	+16	14.1%
Tertiary education and independence (18 to 24)	662	12.2	10.7	531	15.9	11.1	+131	24.7%
Young workforce (25 to 34)	1966	36.3	18.2	1103	33.1	16.4	+863	78.2%
Parents and homebuilders (35 to 49)	1101	22	21	664	19.5	21.8	+437	65.8%
Older workers and pre-retirees (50 to 59)	337	6.5	11.7	283	8.2	11.9	+54	19%
Empty nesters and retirees (60 to 69)	260	5.2	9.1	178	5.1	8.5	+82	46%
Seniors (70 to 84)	136	2.7	7.5	102	3	8.3	+34	33.3%
Elderly aged (85 and over)	36	0.5	2.6	39	1.2	2.4	-3	-7.7%
Total population	+5,257	100	100	+3367	100	100	+1894	+56%

Population density

At 85 persons per hectare, the current residential population density of Shepherds Bay is much higher than the City of Ryde LGA (at 29 persons per hectare). Shepherds Bay has a very high proportion of high density dwellings (94%) compared to the City of Ryde LGA (33%) and Greater Sydney (23.5%).

3.3. Population forecasts post-development

This section provides estimates of the forecast population resulting from development on the subject site, under two scenarios: existing controls (290 apartments)⁹; and the proposal (358 dwellings).

This section uses the existing population of Shepherds Bay precinct as a benchmark population.

Forecast population size

Based on a household size of 2.37 (average persons per household in Shepherds Bay), the forecast population of the subject site will be around 687 people under existing controls and 848 people in the proposal.

Table 3 Forecast population of proposal

Site	Potential dwellings	Potential future population (2.37pp household)
Existing controls	290 dwellings	687 people
Proposal	358 dwellings	848 people
Net impact of proposal	68 dwellings	161 people

Change to Shepherds Bay population

As shown in Table 4 (overpage), the forecast population of Shepherds Bay would increase from 5,257 people currently to 5,944 people under existing controls (13%) increase, and to 6,105 people under the proposal, or an additional 3% increase in the total population (16% total increase to Shepherds Bay population under the proposal).

⁹ Based on 8119 sqm at FSR 2.7:1= 290 apartments assuming average size is 2 bedroom at 75sqm with no retail.

Table 4 Change to the population of Shepherds Bay post development

	Existing Shepherds Bay population (2016)	Forecast population	Shepherds Bay population post development	% change (2016 Shepherds Bay population)
Existing controls	5,257	687 people	5,944 people	13%
Proposal	5,257	848 people	6,105 people	16%
Net impact of proposal	5,257	161 people	/	3%

Forecast age profile

Table 5 shows the forecast age profile of the proposal. As per the existing Shepherds Bay population, there is forecast to be a very high percentage of young workforce aged residents 25 to 34, a low proportion of older people, and a high proportion of babies.

Table 5 Forecast age profile of proposal

Age group	Benchmark population Shepherds Bay (%)	Forecast population existing controls (290 dwellings, 687 people) (#)	Forecast population proposal (358 dwellings, 848 people) (#)
0 to 4	7.9	54	67
5 to 11	4.2	29	36
12 to 17	2.4	16	20
18 to 24	12.2	84	104
25 to 34	36.3	249	308
35 to 49	22	151	187
50 to 59	6.5	45	55
60 to 69	5.2	36	44
70+	3.2	22	27

Changes to population density

Density can be determined as net density (the site only), or gross density across a precinct which may also include spaces not occupied by residents e.g. parks, campuses, streets.

In the existing controls scenario, the density of the site would be around 884 persons per hectare. The gross density of Shepherds Bay would be around 96 persons per hectare (currently 85).

In the proposal, the density of the site would be around 1091 persons per hectare. The gross density of Shepherds Bay would be around 99 persons per hectare (currently 85).

The potential net and gross densities of the proposal are shown in Table 6.

Table 6 Forecast net and gross population density

	Total forecast population	Site Area (ha)	Net density (persons per ha) site only	Shepherds Bay area (ha)	Gross density (persons per ha) Shepherds Bay
Existing controls (290 dwellings)	687	0.778	884	62	96
Proposal (358 dwellings)	848	0.778	1091	62	99

3.4. Implications for the proposal

- The proposal will be a highly dense environment. Shepherds Bay currently has a high proportion of high density housing (94%), indicating a need for community facilities and access to open space to support people living in high density. The proposal includes communal open space to support residents, as well as a new community gathering space (Northern Plaza) to support connections with the broader community.
- The proposal is forecast to have a very significant population of “young workforce” residents aged 25 to 34 (36.3% compared to 18.2% in City of Ryde). This means that residents are likely to be working during the day and are likely to be more transient. The proposed new public plaza and retail uses will support this population who will require places to meet and recreate after hours. Place making and community activities to support the (night time) activation of public spaces and connections between residents should be provided to further support this age group.
- The proposal is forecast to have a higher proportion of babies and pre-schoolers aged 0 to 4 compared to City of Ryde (7.9% v. 6.1%). The proposal includes a new child care space, and improves the pedestrian amenity in the area to support access with e.g. prams. This age group will also require play spaces close to their homes.
- City of Ryde has a high proportion of people who speak a language other than English at home compared to Greater Sydney (48% v. 36%). Public and communal spaces will need to be flexible to a range of uses and users to support cohesion in a multicultural and high density environment.

- City of Ryde has an aging population, and an additional 71 older people (aged 60+) are expected to live in the proposal. The proposal will provide adaptable housing to support people to age in place, and communal facilities and public domain should be universally designed to enable older people to participate in the local community.

4. Socially sustainable high density

“There is not a problem with the high-rise typology, it’s just about doing it well.”

- Brian Jackson General Manager - Planning & Development Services City of Vancouver

The proposal will be a highly dense environment, with site population density of 1,091 persons per hectare (884 persons per hectare under existing controls), and a gross population density in Shepherds Bay of 99 persons per hectare at completion (similar to forecasts under existing controls - 96 persons/ha). High density living can have significant impacts on social sustainability, including residents’ health and wellbeing, community cohesion, and access to facilities and services. This section provides an analysis of the how high density living can be designed to support social sustainability and contribute to improved social outcomes.

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

- Designing and building a public domain that encourages active transport such as walking and cycling
- Creating a market for facilities and services that would otherwise be located further away or not available to a smaller population, (such as walking and cycling networks, public transport networks, well-maintained green spaces, and community facilities and services)¹⁰, and reducing reliance on car trips for these services and facilities
- Helping lower demand in other parts of the city less suited for housing, such as outer suburbs not connected to transport and employment
- Activating the public domain and building a sense of safety in public spaces as a larger population uses shared facilities including open space
- Shared and active spaces also create opportunities for residents to develop community cohesion, and identity, and
- As residents spend money locally, larger populations with easy walking, cycling and public transport access to local shops and services can boost the local economy.

However, when high-density areas are poorly designed and sited, and ineptly managed, social benefits can be lost and there can be severe negative impacts for residents. Higher density living can breed stress, fear of crime, social isolation and community dislocation, and health problems. Vulnerable populations will be more susceptible to any negative impacts of higher density, including older people and children¹¹.

Research on Green Square and other best practice high-density areas has identified a number of considerations that are crucial in creating a socially sustainable high density development. These are outlined in detail in **Appendix 1**.

¹⁰ Kent, J., The Conversation, ‘High density living can make us healthier, but not on its own’, January 2015, <https://theconversation.com/higher-density-living-can-make-us-healthier-but-not-on-its-own-34920>

¹¹ Kent, J., The Conversation, ‘High density living can make us healthier, but not on its own’, January 2015, <https://theconversation.com/higher-density-living-can-make-us-healthier-but-not-on-its-own-34920>

4.1. Impact of the proposal

Table 7 details how the proposal responds to the identified social sustainability criteria for high density.

Table 7 Social sustainability criteria for high density

Social sustainability criteria	Response from proposal	Opportunities to enhance
Provides housing of a good size, with storage, solar access, minimal noise transference, privacy, and water and energy saving features to support quality of life.	Meets the requirements for social access etc. See planning proposal.	
Provides a diversity of housing types and sizes including accessible housing and affordable housing.	Range of 1, 2 and 3 bedroom dwellings located close to public transport, helping to meet City of Ryde's dwelling targets. Includes adaptable dwellings.	There is an opportunity to engage with Council regarding affordable housing in this proposal.
Hierarchy and diversity of connected, quality open spaces including local parks and regional spaces. Open space that is adaptable to different uses and users. Open space that works as a "heart" of the community/development	The communal open space will act as a "backyard" for high density residents. The space is high quality with good solar access, a range of spaces, and communal rooftop terraces. Spaces have been designed to be clearly common spaces rather than "owned" by any particular dwellings. The public plaza will be a meeting space and civic hub for Shepherds Bay and provide for new uses including community events and outdoor dining.	Provide a range of uses and flexible spaces in the communal open space e.g. play space for babies and small children, gardening spaces, bbq and dining spaces. See plaza design considerations below.
Quality public transport networks and active transport infrastructure.	Located within very close walking distance of the train station, bus stops, and ferry wharf. New pedestrian connections.	Support cycling through end of trip facilities in the commercial uses, cycle parking.
Access to social services including schools, shops and services, and locations for social	New social services in a mixed use development including new retail and opportunities for cafes	Provide high quality child care including access to open space with real dirt and gardens.

Social sustainability criteria	Response from proposal	Opportunities to enhance
interaction such as cafes and bars.	and outdoor dining. New childcare centre.	
Facilities that are open to and attract the broader population to build connections between the site and surrounding community.	New retail uses and the public plaza will attract the local community to the development and create a space for people to form connections.	Place making and community activities to support the activation of public spaces and build connections. See plaza design considerations below.
Quality public domain with trees and planting, shade and seating.	New public plaza will include trees and seating.	See plaza design considerations below.
Welcoming intermediary spaces that support social connections.	Generous corridors with windows with views at both ends. Lobbies are open to the sky. Two entrances include a communal courtyard with places to sit, green space.	
Connection to nature through biophilic elements.	Biophilic elements including rooftop planting and greening, and communal courtyards at entrances with planting.	

Design considerations to enhance the positive impact of the proposed plaza

The proposed plaza helps to meet a number of the criteria for socially sustainable high density. To enhance this positive impact, some design considerations are:

- Allow for evening and night time activities to support the high working aged population
- Provide a protected edge through landscape/built barrier elements to provide psychological comfort and safety from passing vehicular traffic)
- Integrated seating/sittable edges
- Canopy elements that help to manage the human scale of the space and screen views to towers above, and
- A place name to help people identify the place as a landmark/meeting place e.g. "I'll meet you at 'Fed Square'" instead of "I'll meet you outside Boost Juice".

The separation of the residential uses and the public plaza by 4 storeys of retail/commercial/child care is a positive design choice that will help to secure the use of the plaza in the evenings and at night by protecting the privacy and quiet of residences facing the plaza.

5. Social infrastructure and open space supply & demand

For a healthy, liveable and sustainable community, housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, and community services and facilities. Quality social infrastructure and services play an important role in supporting and facilitating community harmony and connectedness.

This section reviews the provision of social infrastructure and open space in the area, and assesses future demand, to understand any impacts of the proposal on local facilities.

5.1. Definitions

For the purposes of this study social infrastructure refers to public and communal/semi-private community facilities and services.

Community facilities

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

Public community facilities are those facilities that are accessible by the general public including community centres and childcare centres.

Communal or semi-private community facilities are those facilities located within medium and high-density buildings and are specifically created for the private use of those tenants.

Open space

Public open space includes parks, outdoor courts, and playgrounds. It is open space which is publicly owned, accessible to all members of the public, and can be planned and managed by local, state or federal government.

Communal open space (semi-private) is open to all residents of a development, or within a particular high density building. Examples of communal (semi-private) open space include communal gardens and green spaces rooftop parks, swimming pools, or gyms only accessible to residents of that development.

5.2. Social infrastructure and open space supply

The following social infrastructure and open space is located within 800 metres of dwellings at the proposal (within walking distance from site).

Community facilities

As shown in Figure 4, there are eleven community facilities, including:

- 1 community centre

- 3 primary schools (1 public primary school, 1 Catholic primary school, 1 bilingual private school)
- 3 Out of School Hours Care (OSHC) centres providing 240 places
- 1 TAFE, and
- 4 early education and care centres providing 163 places¹². 1 centre has vacancies and is rated as meeting the NQS. 1 centre has a high number of vacancies and is rated as working towards the NQS. Another centre has no vacancies and has not yet been rated. 1 centre is affiliated with the TAFE and is rated as exceeding the NQS.

Additional social infrastructure servicing the site, but outside 800m, includes:

- West Ryde Library (1.1km)
- West Ryde Community Hub (1.25km)
- Ryde Library (1.55km)
- Top Ryde Shopping Centre (1.5km), and
- Marsden High School (2.45km).

Shepherds Bay Community Centre

While Shepherds Bay Community Centre is a new facility that provides meeting space for the local community, it is not a best practice facility by any means. The centre has a strict plan of management which includes that it cannot be used for any function with alcohol, amplified music, or special events, dancing and concerts. This is due to the significant noise impact which previous use of the facility had on local residents. The centre is also located almost in a basement, which means that it cannot act as a local gathering place or help to build community identity (see site photos).

Transport

As shown in Figure 4, public transport options near to the proposal are:

- Bus stops with routes to Hornsby, Macquarie University, and the Sydney City CBD, 50m from the proposal
- Meadowbank train station, 100m from the proposal, and
- Meadowbank ferry wharf with routes to Parramatta and Darling Harbour, 500m from the site.

Open Space

As shown in Figure 4, there are seven open space areas within 800m, including :

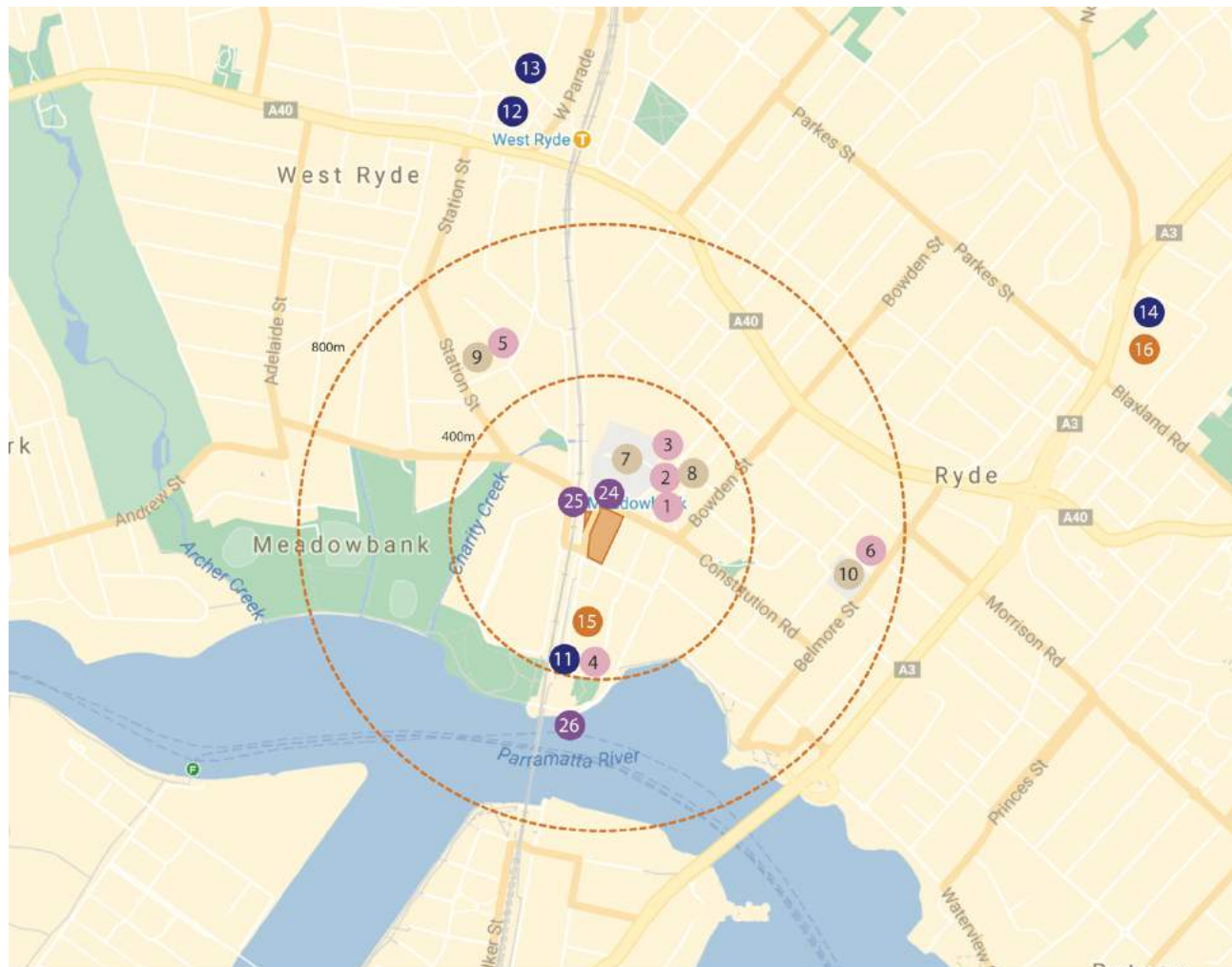
- 4 local parks, 3 with playgrounds and 1 with outdoor gym equipment (Ann Thorn Park - 1,867m², Anderson Park - 5,543m², Mill Park, and Helene Park - 10,967m²)
- 1 grassed area bisected by a drainage channel (Wool Way Reserve)
- 1 bushland park with paths, grassed areas, wooded areas and a large playground (Memorial Park - 37,452m²), and
- 1 district sportsfield with 8 tennis courts, 28 netball courts, 4 cricket pitches, 12 soccer fields, outdoor gym, 3 playgrounds, and proposed new skate park and youth plaza (Meadowbank Park - 251,548m²).

There is also a shared pedestrian and cycle path along the riverfront.

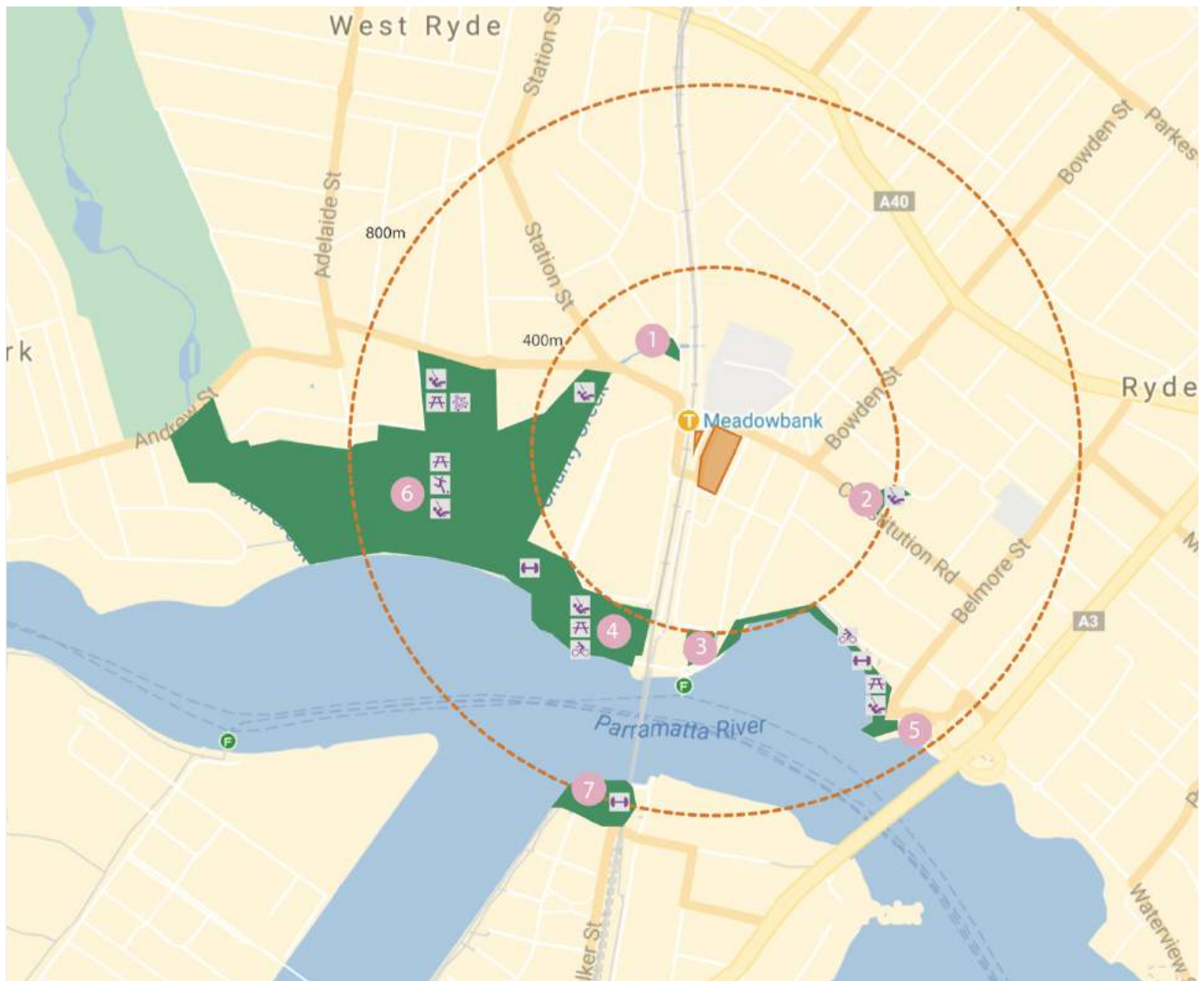
¹² One centre is a combined Long Day Care and OSHC centre.

See **Appendix 2** for a full audit of this social infrastructure and open space.

Figure 3 Map of social infrastructure servicing the area



- | | | | | |
|--|---|--|---|---|
| <p>● Early Education and Care</p> <ol style="list-style-type: none"> 1. Little Stars Kindergarten 2. Italian Bilingual School OSHC 3. Meadowbank TAFE Children's Centre 4. Happy Faces Early Learning Centre 5. Camp Australia St Michael's Catholic Primary School 6. Meadowbank Multipurpose Learning Centre | <p>● Education</p> <ol style="list-style-type: none"> 7. TAFE NSW Meadowbank 8. Italian Bilingual School 9. St Michael's Catholic Primary School 10. Meadowbank Public School | <p>● Community Facilities</p> <ol style="list-style-type: none"> 11. Shepherds Bay Community Centre 12. West Ryde Library 13. West Ryde Community Hub 14. Ryde Library | <p>● Shopping</p> <ol style="list-style-type: none"> 15. Shepherds Bay Village 16. Top Ryde Shopping Centre | <p>● Transport</p> <ol style="list-style-type: none"> 17. Bus Stop 18. Meadowbank Train Station 19. Meadowbank Ferry Wharf |
|--|---|--|---|---|
- Site

Figure 4 Map of open space within 800m

- | | | |
|--|--|---|
|  Site |  Open Space within 800m |  Outdoor gym equipment |
| 1. Wool Way Reserve | |  Playground |
| 2. Ann Thorn Park | |  Cycle path |
| 3. Helene Park | |  Picnic areas |
| 4. Memorial Park | |  Sportsfield |
| 5. Anderson Park | |  Proposed skate park |
| 6. Meadowbank Park | | |
| 7. Mill Park | | |

Social infrastructure and open space photos



Anderson Park playground



Anderson Park BBQ area



Ryde River Walk at Anderson Park



Anderson Park exercise equipment



Ryde River Walk at Memorial Park



Helene Park



Memorial Park



Memorial Park



Ann Thorn Park



Shepherd's Bay Community Centre



Meadowbank Park

5.3. Demand analysis

This section provides an assessment of the number and type of community facilities required as a result of the proposal based on best practice benchmarks and standards for community facility provision, which provide an indicative guideline only for the type of community facilities required by population size, population density, and current provision near the subject sites.

Appendix 3 details the full benchmarking analysis.

- The proposal does not indicate demand for new libraries, community centres, seniors centres, or youth centres. However, as the existing community centre has strict restrictions on use, there may be demand for additional and improved community meeting places.
- While the proposal does not indicate demand for new community meeting spaces, the proposed onsite communal facility will provide a place for residents to connect outside of their apartments, to hold community events, children's birthday parties etc.
- Local public schools do not have capacity for growth¹³. However, the NSW State Government has announced a plan for a new primary and high school Meadowbank.
 - The proposal indicates demand for an additional 4 primary school places over what would be required under the existing controls (17 places i.e. 21 places total for the proposed development).
 - The proposal indicates demand for an additional 2 high school places over what would be required under the existing controls (8 places i.e. 10 places total for the proposed development).
- There is no current undersupply of early education in the area and existing services have capacity for the forecast growth from the proposal. However, there is a need for quality child care.
- There is no benchmark undersupply of OSHC.
- There is no overall undersupply of open space in Meadowbank, however most open space in the suburb is provided in large district/regional parks i.e. Meadowbank Park.
- There is an identified lack of local open space in Meadowbank and Shepherds Bay. The proposal will support the provision of local open space in Meadowbank and Shepherds Bay by providing a new community gathering place, the Northern Plaza.
- The proposal meets City of Ryde's benchmarks for the provision of neighbourhood, local, district and regional open space. This includes the provision of 2,746m² of onsite local open space including communal rooftop open space and a public plaza (benchmark: minimum 0.5ha of open space and normally up to 0.5ha within 400m actual walking distance).
- The proposal does not indicate demand for new sports fields or indoor/aquatic recreation facilities.
- There is an identified lack of kickabout spaces in Shepherds Bay. As there will be a high working age population living in the proposed development, there will be a need for spaces where people can play sport informally in the evenings and on weekends.

¹³ See for example: <http://www.smh.com.au/national/education/sydneys-primary-school-overcrowding-to-hit-high-schools-20170613-gwppte.html>; <http://www.dailytelegraph.com.au/newslocal/northern-district-times/meadowbank-public-schools-students-need-expansion-plan/news-story/1485abfb4b9c027197785bcaff5ae813>

6. Housing diversity and affordability needs

The provision of affordable housing supports a diverse community and provides housing for local key workers such as hospital and TAFE staff. Affordable housing is defined as “housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education”¹⁴. Generally, housing that costs less than 30% of gross household income is considered affordable¹⁵. Affordable housing encompasses a range of housing types including private rental housing, social housing managed by community housing providers or NSW Land and Housing Corporation, and boarding houses.

A second definition of affordable housing is a “specific type of housing built to be occupied by a range of low to moderate income households that are ineligible for public housing and also unable to participate effectively in the private rental market”¹⁶. Typically, this kind of affordable housing is managed by community housing providers, with rents set at 20-25% below the private rental market¹⁷.

Affordable housing should be located close to employment opportunities, transport, community facilities and services and open space, as well as being energy and water efficient and cost efficient to maintain.

6.1. Housing market analysis

6.1.1. City of Ryde LGA and Meadowbank

The Centre for Affordable Housing classified the City of Ryde LGA as having a high need for affordable housing, based on factors including household size, income, dwelling type and increasing rental prices¹⁸. As shown in Table 8, the City of Ryde has high and increasing median rental and house prices, and a very low proportion of housing stock is affordable for purchase or rent for low and very low income households. There is also a very low proportion of housing for purchase that is affordable for moderate income households (4.5%).

¹⁴ Centre for Affordable Housing, What is affordable housing?
<http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/About+Affordable+Housing/>

¹⁵ *ibid.*

¹⁶ NSW Parliamentary Research Service Affordable Rental Housing: Current Policies and Options, 2015

¹⁷ St George Community Housing, Submission to the Parliamentary Inquiry into Social, Public and Affordable Housing, 2014
http://www.tonygilmour.com/yahoo_site_admin/assets/docs/SGCH_submission.6741034.pdf

¹⁸ Housing NSW Centre for Affordable Housing, ‘Housing Market Snapshot: North Sydney Subregion’,
<http://www.housing.nsw.gov.au/centre-for-affordable-housing/for-planners-of-affordable-housing/housing-snapshots/housing-market-snapshot-north-sydney-sub-region>

Table 8 Affordability analysis

Area	Rent			Purchase		
	Median rent	Change from 2014	% affordable	Median price	Change from 2014	% affordable
City of Ryde	\$480	14%	Very low income: 2% Low income: 14% Moderate income: 64.6%	\$1,010,000	35%	Very low income: 0% Low income: 0% Moderate income: 4.5%
Greater Sydney	\$510	11%	Very low income: 3% Low income: 18% Moderate income: 60.2%	\$788,000	42%	Very low income: 0% Low income: 0.8% Moderate income: 14.4%

Median rents

The median weekly income in City of Ryde is \$1,466. An affordable rental property, based on the median income, would cost \$440 per week (30% of median income). This is lower than the median rent for all dwelling types in City of Ryde, and lower than the median rent for two- or three-bedroom dwellings in Meadowbank suburb (2114 postcode).

Over the year to March 2017, the median weekly rental increased in the City of Ryde LGA for all dwelling types, and increased significantly in Meadowbank for one- and three-bedroom dwellings. In comparison, median rents remained the same or decreased in Greater Sydney.

Table 9 Weekly rents for new bonds - March Quarter 2017 (source: NSW Government, Rent and Sales Report, March Quarter 2017)

	One bedroom		Two bedroom		Three bedroom	
	Median	Annual change	Median	Annual change	Median	Annual change
Meadowbank suburb (2114 postcode)	\$400	11%	\$450	0%	\$680	8%
City of Ryde LGA	\$460	2%	\$495	5%	\$670	3%
Greater Metropolitan Region	\$470	0%	\$510	-1%	\$500	-4%

Vacancy Rate

Since 2006, the vacancy rate in the North Sydney subregion has been below 2%, indicating a severe shortage of private rental stock.

Housing Type

City of Ryde LGA has 33% high-density dwellings compared to 23.5% in Greater Sydney.

Housing Tenure

City of Ryde has a lower proportion of households that were purchasing or fully owned their home (56.6%) compared to Greater Sydney (59.2%). Around 32.8% rent privately, higher than Greater Sydney (27.6%).

Lone person households

City of Ryde LGA had a slightly high proportion of lone person households (22.3%) compared to Greater Sydney (20.4%).

Average Household Size

The City of Ryde LGA average household size (2.61) is slightly lower than Greater Sydney (2.72).

Social housing

City of Ryde LGA has a lower proportion of social housing (3.9%) compared to Greater Sydney (4.6%).

6.2. Affordable housing policy context

Greater Sydney Commission North District Draft District Plan

The *Draft District Plan* identifies that improving housing diversity and affordability is a priority for to create a liveable city (Section 4.4). The *Draft District Plan* identifies that in the North District there has been significant supply of apartments in the North District and this is expected to continue. This provides transitional housing for seniors and more affordable homes for young people. This projected growth in people aged 65+ in the North District means that there must be more emphasis on planning for housing diversity particularly seniors housing and aged care options that allow people to age in place. Adaptable housing can better accommodate these needs where it confirms with guidelines published by Livable Housing Australia. These guidelines relate to good housing design and adaptability and set out features that create long-term homes for the whole community, regardless of age, ability or changing life circumstances.

City of Ryde Affordable Housing Policy 2016- 2031

In April 2016 Ryde City Council adopted the *City of Ryde Affordable Housing Policy 2016-2031*. The policy acknowledges that without intervention, there will be very little affordable housing for households on very low, low or moderate incomes in the future and aims to lessen the negative impacts that housing stress is having across the community. The Policy identifies a clear target: that 5% of new dwellings built between 2016 to 2031 will be affordable housing dwellings, including 250 new affordable housing dwellings through the development process. The policy identifies that the need for more affordable housing is spread across the City of Ryde LGA.

The City of Ryde affordable housing policy focuses on affordable rental properties for key workers. The policy identifies that key workers are people on very low, low and moderate income levels. They are usually employed in essential frontline services such as health care, education, child care, aged care, emergency services, community services, retail and hospitality. Key workers are necessary for the normal functioning of a city and community.

6.3. Implications for the proposal

- There is an identified demand for affordable housing across the City of Ryde including Meadowbank.
- There is a demand for adaptable housing that meets the Liveable Housing Guidelines to allow people to age in place.

7. Community needs and benefits analysis

This section looks at community needs and benefits identified as a result of the proposal and the development overall and how the public benefits proposed address these needs. Consideration is given to opportunities to further enhance the proposed public benefits.

7.1. What are social impacts?

Impact assessment is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made. Social Impact Assessment (SIA) refers to the assessment of the potential social consequences (positive, negative or neutral) of a proposed decision or action.¹⁹ The International Association for Impact Assessment identifies social consequences or impacts as occurring in one or more of the following areas:

- People's way of life - how they live, work, play and interact with each other
- Their culture - their shared beliefs or customs
- Their community - its cohesion, stability, character, services and facilities
- The population - including increases or decreases in population numbers and population change
- Their political systems - the extent to which people are able to participate in decisions that affect their lives
- Their natural and built environment
- Their health and well-being
- Social equity and quality of life
- Access and mobility
- Their personal and property rights, and
- Their fears and aspirations and safety.²⁰

7.2. Identified social impacts

- The proposal provides new local open space for Shepherds Bay which has an existing undersupply of open space, and in particular a lack of central community space. The plaza and new retail, will deliver an activated central village "hub" that will be a space to facilitate community connections through e.g. outdoor dining, public seating, space for events.
- Increased residential dwellings close to public transport and contributing toward meeting Department of Planning dwelling targets for City of Ryde.

¹⁹ Planning Institute of NSW, SIA National Position Statement, June 2009

²⁰ International Principle for Social Impact Assessment p.2, May 2003

⁷ RP Data, April 2015

- Increase of 16% or 848 people to the total population of Shepherds Bay, that is, 161 additional people compared to the existing controls scenario (13% increase or 687 people total)
- Increase population density in Shepherds Bay from 85 persons per hectare to 99 persons per hectare. This is a similar increase compared to the increase under existing controls (96 persons per hectare).
- Residential population living in high density/high rise environment, requiring communal spaces to form connections, socialise, and recreate outside of apartment living. The proposal includes a 187m² communal space which is connected to communal open space as is best practice.
- Residential population living in high density/high rise environment, requiring access to open space for passive recreation, socialising, and play. The proposal provides 1,839m² communal open space (neighbourhood level) which will act as backyard for residents living high density, with passive recreation opportunities. The total provision of open space onsite (2,746m²) meets the City of Ryde benchmark provision (0.2 to 0.5 ha of neighbourhood level open space within 400m actual walking distance).
- Large working age population living in high density and requiring recreational and social activities in the evening in public spaces (e.g. restaurants, events, well lit open space for running and walking). The new public plaza will support evening activation in Shepherds Bay for both the existing and incoming population.
- The design of the proposal provides biophilic elements (green borders, landscaped internal courtyards) and expansive views at either end of the corridors, which has positive impacts on wellbeing and provides opportunities for social connections.
- Some increase in diversity of dwellings and provision of adaptable dwellings.
- New 65 place child care centre (718m² internal space, 412m² outdoor space). There is no existing undersupply of child care in the area, and demand from the proposal can be accommodated in the existing supply. However, there is a need for high quality care.
- Demand for additional 21 public primary school places (17 under existing controls) and 10 public high school places (8 under existing controls) at existing schools which are at capacity. This is a temporary impact as the NSW Government has planned for a new public primary and high school at Meadowbank.
- The new retail, commercial, gymnasium and child care floor space will provide a range of new employment opportunities and support the objectives of a mixed-use residential and employment area in Meadowbank.
- Increased employment in Meadowbank, contributing to improved safety as streets and public places are more activated during the day.

7.3. Community benefits analysis

The proposal provides some community benefits that address community needs in Shepherds Bay and support social sustainability. Table 10 below outlines identified community needs, community benefits of the proposal, and opportunities to enhance these benefits.

Table 10 Community benefits analysis

Identified Community Need	Community benefit proposed	Opportunities for enhancement
<p>"Urban Village" at the town centre with attractive and well used public spaces</p> <p>Facilities that are open to and attract the broader population to build connections between the site and surrounding community</p> <p>Urban design elements which promote community pride and identity</p>	<p>New 661m2 public plaza and retail uses.</p> <p>The north facing public space will respond to the existing station entry plaza. This prominent location will form a civic place for gathering and meeting of the local community. The shopping precinct and active retail edge will support activation of the public plaza, creating a vibrant urban gathering place that is lacking in Shepherds Bay currently. The plaza will be a community event space, civic hub and meeting space and provide a local shopping experience, and a focus for local identity.</p>	<p>Inclusion of public art that connects to local identity, for example co-designed with local children.</p> <p>In the design of the plaza, provide integrated seating, a protected edge through landscape/built barrier elements to provide psychological comfort and safety from passing vehicular traffic), and canopy elements that help to manage the human scale of the space and screen views to towers above. See case studies at Appendix 4.</p> <p>The plaza should have a place name to help people identify the place as a landmark/meeting place.</p> <p>Provide place making and community activities to support the activation of the plaza and build connections between residents in the local area.</p>

Identified Community Need	Community benefit proposed	Opportunities for enhancement
<p>Universal design to support access for people with disability, people with prams and older people</p> <p>Quality public domain with trees and planting, shade and seating.</p>	<p>The northern plaza and upgraded pedestrian links comprise a significant improvement to the public domain in Meadowbank, including improved access for people with prams or wheelchairs, and older people.</p>	<p>Provide trees and planting in the urban plaza and in pedestrian connections to cool the street/plaza, and create shaded places to stop and chat.</p>
<p>Spaces that are welcoming to people from culturally and linguistically diverse backgrounds.</p> <p>Spaces that are welcoming to young people.</p>	<p>The new plaza creates an opportunity for placemaking that supports social inclusion including young people and people from CALD backgrounds.</p>	<p>Public and communal spaces will need to be flexible to a range of uses and users to support cohesion in a multicultural and high density environment.</p>
<p>Spaces to support evening activation</p>	<p>The new public plaza with retail edge will provide a place for evening activity in Shepherds Bay. The separation of residential uses from the plaza will reduce the impact of evening activity on residents, which has been a key issue in Shepherds Bay previously.</p>	<p>Provide place making and community events to support the activation of the plaza in the evenings and at night.</p> <p>Provide public art that includes an element of night time activation e.g. lighting. See Lonsdale St case study at Appendix 4.</p>
<p>Quality child care</p>	<p>The proposal includes a new child care centre with outdoor open space.</p>	<p>Design should be in accordance with best practice, including providing outdoor spaces with real trees, dirt and gardens (as opposed to simulated outdoor space), and careful consideration about evacuation.</p>

Identified Community Need	Community benefit proposed	Opportunities for enhancement
		See case studies at Appendix 4.
Neighbourhood level passive recreation space particularly play spaces for young children	The communal open space will provide neighbourhood level open space for local residents.	<p>Provide a range of uses and flexible spaces in the communal open space e.g. play space for babies and small children, gardening spaces, BBQ and dining spaces.</p> <p>The land at 27 Railway Road is an opportunity to engage with Council to provide additional neighbourhood level open space to cater to the local community, for example with a play space, community garden, shaded areas with seating. See case studies at Appendix 4.</p>
Informal active recreation opportunities including kick about space	<p>Not currently included. Active recreation is available at Meadowbank Park</p> <p>New pedestrian connections along Railway Road will support access to informal active recreation opportunities at the Ryde River Walk and connected parks.</p>	Support access to informal recreation opportunities e.g. through improved cycle end-of-trip facilities.
Affordable housing including affordable rental housing, more diversity of dwelling types, housing for older people and people with disability	The proposal includes adaptable dwellings and a range of dwellings including 1, 2, and 3 bedroom apartments.	There is an opportunity to engage with Council regarding supporting affordable housing in City of Ryde.

Identified Community Need	Community benefit proposed	Opportunities for enhancement
More support for cycling in Meadowbank	Provide bicycle parking and end-of-trip facilities for workers, residents, and the community accessing retail, gymnasium and child care spaces.	

7.4. Conclusion

This proposal will deliver new residential, retail and commercial development that would result in an increased residential population of Shepherds Bay, and the creation of a central village “hub” for the area. Under existing controls the anticipated population would be 687 people. The proposal would increase this by 161 people to a total of 848 people. The population density of Shepherds Bay would be 99 persons per hectare (currently 85) compared to 96 persons per ha under existing controls. The forecast population would have a high proportion of students, working age people, and babies and young children.

The proposal supports social sustainability in a high density environment by providing quality housing that meets solar access requirements and includes welcoming intermediary spaces with biophilic elements to support wellbeing. The proposal includes new neighbourhood level open space and communal meeting spaces to support social connections between residents and provide recreation space outside of apartments. The total open space provided onsite meets City of Ryde benchmarks for neighbourhood level open space. The communal open space will support a range of uses including play for babies and toddlers, passive recreation and BBQ areas.

The proposal provides community benefits to the Shepherds Bay community that address identified community needs and support social sustainability. This includes:

- New public plaza and retail space that will provide a vibrant community gathering space including opportunities for evening activation.
- New universally designed pedestrian connections along railway road and constitution road
- New employment opportunities including office space, helping to meet the objective for a true mixed-use precinct in Meadowbank

These community benefits can be enhanced through careful design of the plaza to ensure that it is a welcoming and flexible space that supports a range of users including young people and children.

There are opportunities for the proposal to provide enhanced community benefits to the local community including by ensuring the child care centre provides quality care, by providing end-of-trip cycling facilities, and an opportunity to engage in discussion with Council regarding demand for affordable housing. The 346m² parcel on Railway Road is also an opportunity to engage in discussion with Council to contribute to social sustainability in Shepherds Bay for example through a pocket park with recreation uses (e.g. community garden, playground, shaded places to gather and meet) or a small community facility for programs and parties (see Coronation Centre case study at appendix 4).

Overall, through the creation of a central village “hub” for the area, with mixed uses and an urban plaza, this proposal supports Council’s vision for Meadowbank as an “urban village” incorporating attractive and well used public spaces, a safe and convenient pedestrian environment, urban design elements which promote community pride and identity, and characterised by a mix of residential, commercial and retail uses. This proposal will also deliver more employment opportunities and retail uses in the intended Meadowbank Employment Area which until now has resulted in significant residential rather than employment activities.

Appendix 1 Socially sustainable high density

Housing²¹

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

Existing development in Shepherds Bay is an example of how poor consideration of privacy and noise reduction in residential dwellings can impact on the usability and activation of public spaces. The City of Ryde Night Time Economy Study concluded that, in Shepherds Bay, “night-time activity is currently minimal and limited due to the density of residential development that overlooks public space. The main barriers are the nature of the development as a residential precinct, as any activation with extensive lighting, noise and people will be highly disruptive to surrounding residences due to the high frequency of open balconies, large picture windows and multiple awning windows”.

Open Space²²

A hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. Open space needs to function as backyard, meeting place, access to play, space for exercise and events, and be adaptable to different uses and needs from different groups. Every open space area should have a purpose as well as versatility, including spaces that provide a ‘heart’ for communities and developments. The preparation of master plans that guide the provision and design of open space will help to ensure the appropriate delivery of a diversity of connected, quality open space.

Infrastructure

Higher-density housing needs to be situated among quality public transport networks, jobs, schools, shops, services, open space and active transport infrastructure that fit the needs of the resident community, particularly those of vulnerable communities including older people and children²³. Facilities open to and attracting the broader population are also needed to build connections between the site and

²¹ High Density Liveability, ‘High Density Liveability Guide’, <http://www.highdensityliveability.org.au/>

²²City of Charles Sturt, ‘Local Government Research Project into Best Practice Open Space Provision for Higher Density Infill Development’, https://www.sa.gov.au/__data/assets/pdf_file/0016/17530/Best_Practice_Open_Space_in_Higher_Density_Developments_Project_Summary_Report_June_2012.pdf

McNamara, N. and Easthope, H., ‘Measuring Social Interaction and Social Cohesion in a High Density Renewal Area: the Case of Green Square’, City Futures Research Centre, UNSW, https://www.sa.gov.au/__data/assets/pdf_file/0016/17530/Best_Practice_Open_Space_in_Higher_Density_Developments_Project_Summary_Report_June_2012.pdf

²³ Kent, J., The Conversation, ‘High density living can make us healthier, but not on its own’, January 2015

the surrounding community. Cafes, restaurants and bars, and local shops, are important locations for social interaction, and mixed-use developments can encourage greater social interaction²⁴.

Public domain and streets

The public domain includes streets and footpaths, plazas and parks, and open space. Quality public domain with trees and planting, shade, and accessible infrastructure including seating and footpaths, determines how useable public spaces will be, and therefore whether they will contribute to a sense of place, to building community connections, and to residents' quality of life.

In particular, street trees support the usability of a street by mitigating the effect of rising heat. Street trees also reduce electricity bills as they shade houses, and sequester carbon as they grow. They not only cool the streets and homes, but also encourage residents to walk in their neighbourhood, getting to know their neighbours and creating a safer more activated place. Medium and large size trees, particularly deciduous varieties, are the most effective in shading the street and reducing electricity bills.

Social connection²⁵

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

Connection to nature^{26,27}

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

²⁴McNamara, N. and Easthope, H., 'Measuring Social Interaction and Social Cohesion in a High Density Renewal Area: the Case of Green Square', City Futures Research Centre, UNSW

²⁵ Stalker, C. (Architectus), 'Socially Green': The Next Frontier for Liveable High Density Housing', February 2016, <https://www.criterionconferences.com/blog/government/sociably-green-next-frontier-liveable-high-density-housing/>

²⁶ *ibid.*

²⁷ Newman, P., 'Biophilic Architecture: Rationale and Outcomes', Curtin University, <http://www.aimspress.com/fileOther/PDF/environmental/environsci-02-00950.pdf>

Appendix 2 Social infrastructure audit (2017)

Table 11 Audit of social infrastructure within 800m of site (by geographic distance)

Type	Facility Name	Description	Geographic Distance	Current walking distance
Transport	Bus stop	Bus stops with routes to Hornsby, Macquarie University, and the Sydney City CBD	50m	38m, 1 minute
Transport	Meadowbank Train Station	Train station	100m	80m, 1 minute
LDC	Little Stars Kindergarten	28 place LDC. Meeting the NQS	150m	250m, 3 minutes
Education	TAFE NSW Meadowbank	TAFE	180m	300m, 4 minutes
Shopping	Shepherds Bay Village shops	Small shopping area including Aldi supermarket, restaurants	195m	230m, 3 minutes
OSHC	Italian Bilingual School (IBS) Out of School Hours Care Program	80 place OSHC located at The Italian Bilingual School	210m	270m, 4 minutes
Education	Italian Bilingual School	Private primary school	210m	270m, 4 minutes
Open Space	Wool Way Reserve	Lawn with drainage channel	280m	450m, 6 minutes
LDC	Meadowbank TAFE Children's Centre	40 place LDC. Exceeding the NQS.	310m	350m, 5 minutes
Open Space	Ann Thorn Park	Park with small playground and walkway	344m	450m, 6 minutes
LDC	Happy Faces Early Learning	31 place LDC. Not yet assessed for the NQS	370m	450m, 7 minutes

	Centre			
Community Centre	Shepherds Bay Community Centre	Council managed community centre with hall. Cannot be used for any events with amplified music or alcohol.	370m	450m, 6 minutes
Open Space	Helene Park	Small park with walking path and lawn	425m	500m, 6 minutes
Open Space	Memorial Park	Waterfront park with walking/cycle track, bushland, lawn and playground	470m	550m, 7 minutes
Transport	Meadowbank Ferry Wharf	Public ferry with routes to Parramatta and Darling Harbour	500m	600m, 8 minutes
OSHC	Camp Australia St Michael's Primary School Meadowbank	80 place OSHC located at St Michael's Catholic Primary School	545m	700m, 9 minutes
Education	St Michael's Catholic Primary School	Catholic primary school	545m	700m, 9 minutes
Education	Meadowbank Public School	Public primary school	630m	900m, 11 minutes
Open Space	Anderson Park	Small waterfront park with BBQ areas, toilets, walking/cycle path, public art, playground and picnic area	640m	1km, 13 minutes
Open Space	Meadowbank Park	District sports field with 8 tennis courts, 28 netball courts, 4 cricket pitches, and 12 soccer fields	660m	1.1km, 15 minutes
LDC and OSHC	Meadowbank Multipurpose Learning Centre	64 place LDC. 80 place OSHC. Working Towards the NQS.	720m	1km, 13 minutes
Open Space	Mill Park	Small waterfront park with exercise equipment	800m	1km, 14 minutes

Appendix 3 Benchmarking

Social infrastructure

Table 12 Public social infrastructure benchmarking

Facility type	Required existing controls, 290 dwellings, 687 people	Required for proposal, 358 dwellings, 848 people	Current provision within 800metres	Gap
LOCAL	No.	No.		
Local community centre/meeting spaces	0.1	0.1	1 community centre. (Additional community hub at West Ryde).	0.
Early education and care centre (child care)	16 places (residents)	20 places (residents); 1 place (workers)	163 places (The Shepherds Bay population requires 123 places).	0.
DISTRICT				
Multipurpose community centre	0	0	0 (1 community hub in West Ryde)	0.
Primary School	17 places	21 places	1 public primary school (2 Catholic/private primary schools).	17 places for existing controls. 21 places for proposal.

Facility type	Required existing controls, 290 dwellings, 687 people	Required for proposal, 358 dwellings, 848 people	Current provision within 800metres	Gap
Secondary School	8 places	10 places	0 (The local high school is Marsden Park High School, 2.45km from the site).	8 places for existing controls. 10 places for proposal.
Out of School Hours Care	5 places	6 places	240 places (The existing Shepherds Bay population requires 35 places).	0. However, there are no places available at the local public school's OSHC.
Seniors centre	0	0.1	0	0
REGIONAL				
Library	0	0	0 (2 libraries within 2km)	0
Indoor leisure centre (Dry)	0	0	0 (Nearest centre is Ryde Aquatic Leisure Centre, 2.7km away)	0
Indoor Leisure Centre (wet/pool)	0	0	0 (Nearest centre is Ryde Aquatic Leisure Centre, 2.7km away)	0
Aged care	2 places	2 places	Estia Health Ryde is 280m from the proposal.	0
Hospital	2 beds	2 beds	Ryde Hospital is located 2.3km away.	0

Facility type	Required existing controls, 290 dwellings, 687 people	Required for proposal, 358 dwellings, 848 people	Current provision within 800metres	Gap
Fire stations	0	0	0 (Ryde Fire & Rescue Station is 1.6km away).	0
Police stations	0	0	1. Ryde Police Station is 870m away.	0
TAFE	0	0	1	0
University	0	0	0 (Nearest university is Macquarie University).	0

FACILITY	BENCHMARK
LOCAL/NEIGHBOURHOOD LEVEL (catchment of 6 - 20,000 people)	
Community meeting room/small hall/small community centre	1:6,000 people
Early education and care (0 to 5)	0.28 places per child (based on national utilisation rates in Australia of 40% of all children aged 0 to 5 accessing care on average 3.5 days per week) 1 place for every 75 workers (City of Sydney Child Care Needs Analysis 2013)
Playgrounds	1 playground per 500 children aged 0 to 4 years within 400m of all dwellings
	1 playground per 500 children aged 5 to 11 years within 400m of all dwellings
DISTRICT LEVEL FACILITIES (catchment of 20,000 to 50,000 people)	
Community exhibition space	1:20,000 to 30,000 people
Secondary School	1 government high school for up to 1,200 students or 1 place each for 60% of children aged 5 to 11 ²⁸

²⁸ 71% of Hurstville LGA's children aged 5 to 11 attend Government primary schools, 63% of 12 to 17 year olds attend Government secondary schools

FACILITY	BENCHMARK
Primary School	1 primary school for 500 students aged 6 to 12 years or 1 place each for 50% of 12 to 17 year olds
Multipurpose Community Centre	1:20,000 to 30,000 people
Function and conference centre	1:20,000 to 30,000 people
Seniors Centre	1:15,000 to 20,000 people
Youth Centre	1 for every 3,000 young people aged 13 to 19
Early Child health centre	Catchment defined by NSW Health. Outreach/home visits are now a common aspect of service delivery
Branch Library	1:30,000
Out of School Hours Care	0.16 places per child aged 6 to 12 years (based on National Usage rates in Australia of 16% all children accessing OSHC)
REGIONAL FACILITIES (50,000 +)	
Library (central library)	National standard - 1:50,000 to 150,000 people
Indoor leisure centre (Dry)	1: 50,000 to 100,000 people

FACILITY	BENCHMARK
Indoor Leisure Centre (wet/pool)	1: 30,000 to 60,000 people
Aged care	88 places per 1,000 people aged 70+
Hospital	2.3 beds per 1,000 people
Primary Care (including mental health)	1 new primary care centre per 50,000 people
Fire stations	1 fire station for every 60,000 people
Police stations	1 police station for every 108,000 people
TAFE	1 TAFE per between 300,000 and 500,000 people
University	1 University for every 150,000 people
OPEN SPACE/PARKS	Total open space - Growth Centres - 2.83 hectares per 1,000 people
	Total open space - World Health Organisation - 9m2 per person
Rugby Field	1:7,000 people
Cricket Oval	1:4,000 people

FACILITY	BENCHMARK
Indoor courts (# of courts)	1:10,000
Netball courts (# of courts)	1:3,000
Soccer field	1:5,000
Tennis courts	1:1,800
Skate park/facility	1:6,000 to 10,000

Open space

There are a number of different benchmarks and planning standards that are currently being used to determine open space needs for new developments. Demand for open space required to support a new community at the subject site has been determined by looking at these different standards.

City of Ryde

- The City of Ryde Integrated Open Space Plan gives a hierarchy of open space, as detailed in Table 13. The proposal meets benchmarks for the provision of Level 1, 2, 3 and 4 open space.

Table 13 City of Ryde Open Space Hierarchy

Type	Size and accessibility	Provision for subject site
Level 4 local open spaces cater for passive recreation for residents within walking distance.	Min 0.2 Ha and usually up to 0.5Ha Within a maximum of 400 metres actual walking distance or 10 minutes walking time.	2,746m ² of open space provided onsite: <ul style="list-style-type: none"> ▪ A new public plaza (661m²+246m² of plaza entries) ▪ Internal communal courtyards and outdoor terraces (1,839m²)
Level 3 open space caters for broader population catchments and provides convenient access to passive and active recreation opportunities for local residents of all age groups. These open spaces attract a greater level of use, encourage longer stays and contribute to the identity and character of the local area.	Min 0.5 Ha and preferably up to 1 Ha 1 km actual walk or 15-20 minutes walking time	Anderson Park (5,543m ² , 900m actual walking distance from the proposal) Memorial Park (37,452m ² , 550m actual walking distance from the proposal)
Level 2 open spaces are larger and provide for a variety of active and passive recreation needs of the residents for the City of Ryde. These open spaces can accommodate large group activities, organized sports and offer opportunities for cultural expression and environmental education.	Min 1.0 Ha and usually up to 2-5 Ha Within 5kms or 10- 15 min drive from all residents.	Kissing Point Park is the closest Level 2 open space, 1.8km geographic distance.

Type	Size and accessibility	Provision for subject site
Level 1 open space provides a variety of active and passive recreation opportunities for the residents of the City of Ryde and visitors to the City.	Usually 10 Ha or more, but if a particular feature (e.g. Heritage Property) could be much smaller. Between 30 and 90 minutes travel by car or public transport.	Meadowbank Park (251,548m ² , 1km actual walking distance from the proposal)

World Health Organisation

The World Health Organisation Guidelines have recommended a minimum allowance of 9m² per person. Utilising the WHO standard, the forecast population of the proposal would indicate a demand for 7,636.1m² (6,185.7m² under existing controls). This demand is accommodated in the existing provision of open space in Meadowbank-Melrose Park.

Table 14 WHO open space benchmark and provision

	Required for existing controls, 290 dwellings, 687 people	Required for proposal, 358 dwellings, 848 people
WHO Standard (9m² per person)	6,186m ²	7,636m ²
Required for Meadowbank-Melrose Park existing population (6,273 people)	56,457m ²	56,457m ²
Available in Meadowbank - Melrose Park (Source: Ryde Council Integrated Open Space Plan)	316,800m ²	316,800m ²
Total gap	No gap	No gap

Open Space and Recreation Facilities – Department of Planning and Green Square Section 94 benchmarks

Table 15 provides a summary of sporting fields required to service the incoming population and current provision, utilising Department of Planning and Green Square Section 94 Plan benchmarks.

Table 15 Open Space and Recreation Facilities Benchmarks and Provision

Facility type	Required for existing controls, 290 dwellings, 687 people	Required for proposal, 358 dwellings, 848 people	Current provision within 800metres
Rugby field	0.1	0.1	There are no rugby fields within 800m.
Cricket oval	0.2	0.2	4 cricket pitches at Meadowbank Park
Indoor courts	0.1	0.1	There are indoor courts available at Ryde Aquatic Centre.
Soccer field	0.1	0.2	12 soccer fields at Meadowbank Park
Netball courts	0.2	0.3	28 netball courts at Meadowbank Park
Tennis courts	0.4	0.5	8 tennis courts at Meadowbank Park
Skate park/facility	0.1	0.1	0 skate parks. There is an opportunity to provide a skatepark at Meadowbank Park as part of the Master Plan.
Playground (0 to 4 years)	0.1	0.1	2 within 400m (Ann Thorn Park, however this is more than 400m actual walking distance and pram/pedestrian access is poor; Meadowbank Park at corner with Constitution Rd and Ross Smith Ave, however this is a very small facility)
Playground (5 to 11 years)	0.1	0.1	0 within 400m. (Nearest playground is 550m walking distance, in Memorial Park).

Appendix 4 Case studies and design considerations

The proposal provides a number of significant community benefits including a communal facility and open space and new public plaza. This section outlines some design considerations and case studies to inform the development of the proposed public benefit offered.

General/multipurpose community space

With 100% of residents living in high density apartments there will be demand for shared community facilities. Communal internal spaces are becoming more common within private developments, providing spaces for neighbourhood gatherings, book clubs and children's parties and building community cohesion. Best practice is to locate these spaces near high activity areas (such as near communal laundries and mail rooms), and open space. A study by the I.B Fell Housing Research Centre²⁹ identified the importance of quality and accessible community spaces within apartment buildings. The Social Isolation in Residential Flats study identified that communal facilities should be "welcoming, activated and stimulating, as such spaces are more likely to be used. Such places are likely to contain elements, which are perceived by users as:

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

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

²⁹ Social Isolation in Residential Flats, Faculty of Architecture, Design and Planning, The University of Sydney, 2012

Case study: Nic on Fifth, Minneapolis

Indoor amenities at Nic on Fifth include bike storage and workshop, an iLounge, gourmet kitchen, clubroom, and fitness centre and yoga studio.



Images: rent.com



Case study: Top Ryde City Living, Ryde

Top Ryde City Living provides expansive common facilities including a music room with piano, library, media theatres, and indoor and outdoor function areas. The project won the 2014 Housing Industry Association (HIA) award for Best Outdoor Project.

Case study: The Grand, Wisconsin

The Grand Apartments in Milwaukee, Wisconsin, includes a community room with free WiFi, lounges and a HD TV. The room can be rented for private parties or residents can come down and relax anytime.

Case study: Ilk Apartments, South Yarra

Ilk Apartments includes a residents' lounge and dining room with gas fireplace, reading corner, glass doors opening to rooftop open space, a kitchen area and a large dining table. Each apartment is entitled to one booking per year. The lounge cannot be booked on public holidays or major events e.g. Grand Finals, at these times it is available to all residents. The room can be used from 8am to 11pm, and costs \$200 to book, covering cleaning and security. There is also a residents' cinema with small kitchenette, fridge, boiling water and sink. The project won an Award for Excellence - High Density Development, UDIA VIC 2014.



Images: realestate.com.au

Child care

Based on benchmarking, there is no undersupply of child care in Shepherds Bay. However, there is a lack of quality child care. We know that children who received some early childhood education and care were less likely to be developmentally vulnerable (19.8% nationally) than children who did not receive any early childhood education and care (35.1% nationally)³⁰. Best practice indicates that^{31,32}:

- Early education and care centres should be located at ground level or not above the third floor. It is not ideal to design centres over multiple levels, as this limits the possibility for ongoing relationships with educators and learning between different children, and increases the difficulty of evacuation
- Centres should have a maximum of 90 places to ensure quality outcomes for children, and
- Benchmarks for the provision of internal and external space for early education and care centres are 3.25m² per child for internal space and 7m² per child for external space, and best practice child care provides access to real outdoor spaces (see case study). As an increasing proportion of children attending long day care services in high density environments are living in high rise apartments without access to outdoor areas, it is important that these children get access to natural environments at their day care centres.

Case study: Lady Gowrie Child Centre Docklands, Melbourne

Lady Gowrie Child Centre in Docklands is a model for outdoor play provision in higher density areas. The centre has real outdoor space with real trees, gardens and dirt, on top of a supermarket. Rooms have natural light from the playground. The centre has been rated as “Excellent” in the National Quality Standards.

In emergencies, evacuation of the centre can be done in under 3 minutes via stairwells. The Service uses dual baby carriers for children under 12 months. One unanticipated safety element is that children have been able to throw rocks over the playground wall onto the street and footpath, this is managed via supervision.



³⁰ Community Child Care Cooperative NSW, 2016

³¹ Cred Consulting, 'City of Sydney Child Care Needs Study' 2015

³² Cred Consulting, 'City of Parramatta Best Practice Child Care Review', 2017

Urban plaza

The proposed plaza helps to meet a number of the criteria for socially sustainable high density. To enhance this positive impact, some design considerations are:

- Allow for evening and night time activities to support the high working aged population
- Provide a protected edge through landscape/built barrier elements to provide psychological comfort and safety from passing vehicular traffic)
- Integrated seating/sittable edges
- Canopy elements that help to manage the human scale of the space and screen views to towers above, and
- A place name to help people identify the place as a landmark/meeting place e.g. "I'll meet you at 'Fed Square'" instead of "I'll meet you outside Boost Juice".
- Facilitate placemaking and community activities in Meadowbank to support the (night time) activation of the plaza and encourage community connections.

The separation of the residential uses and the public plaza by 4 storeys of retail/commercial/child care is a positive design choice that will help to secure the use of the plaza in the evenings and at night by protecting the privacy and quiet of residences facing the plaza.

Rouse Hill Town Centre

Market Square at Rouse Hill Town Centre shopping centre is a small urban plaza bordered on two sides by eateries and a library and community centre. The Town Square provides a range of sunny and shaded public seating and a water play fountain that is lit up at night. Events taking place in the square include a Christmas parade and lighting of the Christmas tree, jumping castles in the school holidays, and a street fair with food trucks and live music. The town square is located at a main intersection in the centre. Pedestrians are prioritised with traffic slowing paving on the road.

Rather than a traditional shopping centre layout, Rouse Hill Town Centre has pedestrian "streets" with retractable awnings, creating a village feel (bottom right image). Play spaces and public art are distributed throughout the centre.



Image: <http://architectsajc.com/>



Image: oculus.com.



Image: architectureau.com



Images: architectureau.com



Lonsdale St, Dandenong

The plaza on Lonsdale St, Dandenong has a protected edge providing psychological comfort and a sense of safety from passing vehicular traffic. There is integrated seating and sittable edges, and iconic paving to support a sense of identity. Pathways along the street include colourful lighting at night, trees for shade, and lots of seating. The extension of the patterned paving onto the quieter parking area/side street creates a pedestrian and cyclist priority environment. This project won the 2014 AILA National Award for Excellence in Urban Design.



Images: tcl.net.au

Melbourne City Square, Melbourne

Melbourne City Square³³ is a vibrant meeting place in the city centre where people can meet, hold events, or simply take time out from the city and relax. The square has an activated building ground floor, suitable edges to the main road, and relaxing landscaping including sunny areas, raised turf, large trees, and water features. Other features include public art and bike racks. There is a great café that helps to activate the place.



Image: architectureau.com



Image: melbourne.vic.gov.au

Communal open space

As there is a limited supply of local open space in the surrounding area, the proposed onsite communal open space will need to provide some of the benefits of local open space including:

- A space for meeting/chance encounters with more immediate neighbours
- A space residents can associate with the new development
- Opportunities for informal sports and recreation, and
- A venue for local small-scale events and gatherings.

The use of roof tops as local parks, community gardens and places for passive and active recreation for tenants of buildings, including play and dog walking is becoming a common trend in many cities around the world including in Sydney and Melbourne. These spaces can include passive green spaces, kick-about spaces, and community fruit, vegetable and herb gardens. Case studies are provided of what can be achieved to support socially sustainable communities through access to open space on roof tops, including for families with children to dig in the dirt (in community garden plots), friends and family to gather for a BBQ or function, quiet places for residents to relax outside of their apartment, or places to walk the dog.

³³ Melbourne City Square is currently closed for the construction of a new metro line.

Nic on Fifth, Minneapolis

Amenities include a rooftop garden with lounge areas with firepits, a grilling area and outdoor kitchen, Zen garden, and outdoor dog run.



Image: startribune.com



Image: theniconfifth.com

Diversity, Woolloomooloo

Landscaped podium top space with cabanas, BBQs, pizza ovens and outdoor yoga studio.



Image: nationalfm.com.au



Image: ljhooker.com.au

Signature apartments, Redfern

Signature Apartments in Redfern is a great example of communal spaces helping to build community in high density areas. A group of residents converted the rooftop garden beds into a community garden, which has since expanded into common areas on the lower levels. The Strata runs events like Christmas parties and Earth Hour board games by candlelight on the roof, and a community swap room has been set up in the bin room. Residents can follow the building's Facebook group, managed by the Strata, and ask advice, post about events, and welcome new people moving in. The community garden has even been featured with Costa on Gardening Australia. The building's residents are also connected with the broader community, including through hosting a FoodConnect drop off point.



Images: greenvillages.com.au

1 Freshwater Place, Southbank, Melbourne

The green roof at Freshwater Place is part of the communal facilities, which include barbeque areas, pool, gym and function spaces. The green roof is an elevated landscape located on top of the nine-storey car park. It is made up of a series of garden mounds, a grass lawn, storage sheds and planter boxes for growing vegetables. A windbreak wall was added to protect the site from the strong southerly wind. Residents and their guests have full access to the level 10 roof and it can be seen from most of the apartments as they extend many floors higher than the car park.

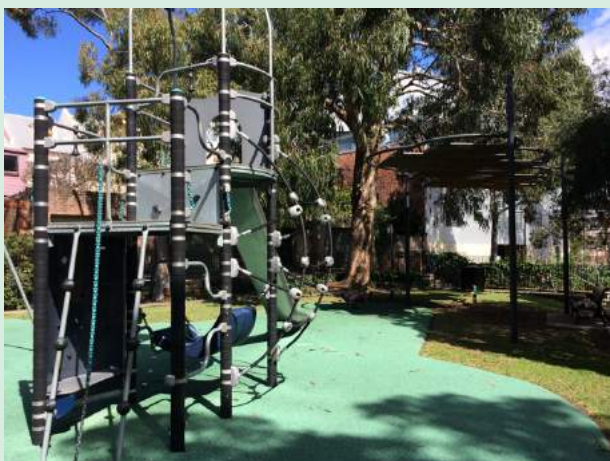


Pocket Park

The proponent owns a triangular parcel of land on Railway Road, immediately opposite the site and subject to further consideration, this land may form part of a VPA offer to Council. This land could be a location for a pocket park that provides additional gathering and passive recreation opportunities to the local community, particular as a place to eat lunch for workers, a place to hang out for young people when the local high school is built, a place for play for young children attending the local school and living in the area, and a green place for residents.

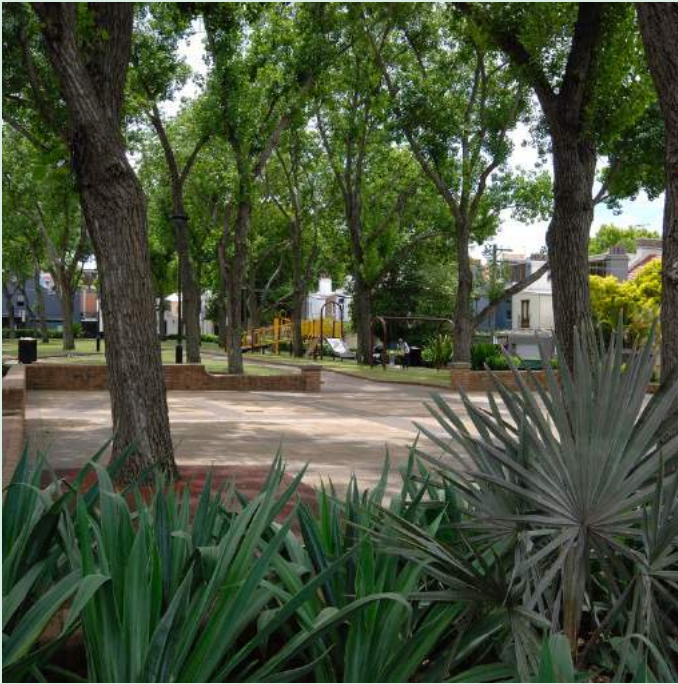
Charles Kernan Reserve, Darlington

Charles Kernan Reserve is located a short distance from Redfern Train Station in Darlington. The park includes a small picnic area with BBQs, a small children's playground, a bicycle path for children, a small off leash dog park, and a community garden. There is plenty of seating and shade, and the range of uses ensures that this park is always active and caters to the varied needs of the local population including students, workers and residents.



Shannon Reserve, Surry Hills

Shannon Reserve is a medium sized park in Surry Hills. The park provides plenty of natural shade, bench seating and grass areas for sitting, gardens, and a children's playground. The park is bounded by offices, retail, a library and community centre, and residential dwellings, and it caters to this variety of users by providing an inviting and flexible space. Local dining, including take away icecream stores, ensure that the park is active into the evenings as well. The hedged edges create an oasis away from the surrounding busy roads.



Community facility

The Railway Road land parcel could also provide a space for a new community facility in Shepherds Bay. The current community centre has very strict restrictions on use as it is located close to residences, with associated noise impacts. A new community facility, located close to the new plaza and to the train station, would support local programs and activities, provide a place from which to coordinate community events and place making, and provide a more flexible and usable space for residents. The facility should:

- Be connected to the train station and the proposed new plaza
- Be connected to open space
- Provide storage space for community programs and events
- Provide a space that is welcoming to young people in light of the future provision of a local high school, and
- Provide a flexible space for a range of users.

Coronation Centre, Prince Alfred Park, Surry Hills

The Coronation Centre in Prince Alfred Park is a small community centre in a heritage building in Prince Alfred Park. The centre accommodates office space for the adjoining tennis courts, who also manage the space. The centre includes storage, table tennis tables, a bathroom, and a hireable hall. The hall is a beautiful space with natural light and ventilation, and connections to the surrounding open space. The space caters for local exercise classes, children's events, and community programs.



