

MELROSE PARK

SOCIAL IMPACT ASSESSMENT



23 MAY 2019

PREPARED FOR PAYCE



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TABLE OF CONTENTS

Executive Summary	i
1. Introduction	4
1.1. Introduction	4
1.2. This Report	4
2. Method	5
2.1. SIA Principles and Guidelines	5
2.2. Methodology	6
3. Site Context	7
3.1. Regional Context	7
3.2. The Site and Surrounds	8
3.3. Proposed Development	10
4. Policy Context	12
5. Community Profile.....	14
5.1. Demographic profile.....	14
5.2. Key Trends.....	14
5.3. Population projections.....	15
5.3.1. Incoming population profile.....	16
5.3.2. Occupancy rates	16
5.4. Crime Profile	16
6. Social Infrastructure Review	18
6.1. Retail Facilities.....	18
6.2. Residential Dwellings.....	18
6.3. Parks and Open Space Areas	18
6.4. Schools	20
6.5. Child Care Facilities	20
6.6. Medical and Aged Care Facilities	21
6.7. Libraries	21
6.8. Community Facilities Demand	21
7. Technical Studies.....	24
8. Social Impact Assessment.....	27
8.1. Demand for Social Infrastructure and Services	28
8.2. Residential Amenity	29
8.3. Community Profile.....	30
8.4. Accommodation and Housing.....	31
8.5. Employment and Economic Impacts	32
8.6. Level and Significance of Social Impact	33
9. Conclusions	38
Disclaimer	40

Appendix A Community Profile

Appendix B Crime PRofile

EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) has been prepared for PAYCE to consider the potential social impacts and benefits associated with the proposed development. This report was originally commissioned in 2015 to inform the Masterplan and Planning Proposal for a mixed-use development at the Melrose Park North Precinct. The proposal seeks to amend Parramatta Local Environmental Plan (LEP) 2011 to rezone land to permit a mix of high density residential and commercial land uses as well as new community and open space areas.

On 27 September 2017, the NSW Department of Planning and Environment (DP&E) issued a Gateway Determination subject to a number of conditions. Since that time, PAYCE have been working in consultation with Council to prepare a revised Masterplan for the Site to respond to the Gateway conditions.

We understand that the key objectives and components the revised Masterplan remains consistent with the Gateway Determination. As a result, this report has been updated to address the revised Masterplan. The findings of this updated report remain generally the same as our original report and support to Planning Proposal for the Melrose Park North Precinct.

This SIA is a high-level assessment based on the information available at the time of the report. The assessment has not been informed by stakeholder or community consultation and it is anticipated that this will occur at a later stage.

The project involves the development of a new high density, residential and mixed use community providing approximately 5,000 residential apartments including up to 125 affordable housing units, and accommodating approximately 10,000 to 11,000 new residents. The precinct will also include commercial, retail, community space and childcare centres.

The key social benefits potentially resulting from the development include:

- Development of a new Local Town Centre within the development allowing for opportunities for childcare facilities, community marketplace, provision of open space areas and development of retail and commercial businesses
- Public Benefits of over \$200 million, comprising provision of open space and public infrastructure, affordable housing, provision of land for a new school and contributions to Melrose Park Public School, contributions and dedication of infrastructure including roads and future assessments for transport and power in Melrose Park and contributions to smart cities provision within the development.
- The increased supply of modern accommodation options to create a more even and mixed housing market for the community
- The provision of affordable housing units (up to 125 to be managed by a Community Housing Provider and 20 to be dedicated to Council) located within the development providing entry points to home ownership
- Under existing conditions, the number of jobs have and will continue to decrease on the Site without change. Once the redevelopment is completed, the Site will provide between 1,538 – 1,932 jobs, with the provision of a minimum 15,000m² dedicated for commercial and employment uses and 15,000m² in retail uses. The development will create jobs during the construction phase and additional jobs in the supply chain during construction and operation which will support employment outcomes for the community (as outlined in the EIA).

The key social impacts potentially arising from the development include:

- While the development will provide new, and support improvement of existing facilities, the scale of the incoming population may increase demand for community facilities and services in the area and place pressure on facilities including schools and healthcare which are not being delivered onsite. There is potential for healthcare to be addressed commercially within the Town Centre.
- The development will create new jobs at the Site, however, the type of occupations supported will be different to existing occupations in manufacturing or trades.

A development of this scale is likely to result in disturbance to existing residents during the construction and operation phases (e.g. generation of additional traffic etc.) however, it is anticipated that any potential

residential amenity impacts may be offset by the removal of industrial uses at the Site and development of amenities within the precinct, including community facilities, retail services and improvements to the streetscape.

In order to refine the assessment of potential social impact and benefits for the proposed development project the following additional information or input is required:

- Consultation with key stakeholders, including services and facilities providers and managers to discuss the capacity of existing facilities to meet the needs of the existing and incoming resident population
- Consultation with the community to identify potential impacts and current residential amenity of the area.

At this stage, based on the information available, it is likely that a development of such scale can result in significant changes to social outcomes in the area and if appropriate mitigation and management measures are provided this development has the capacity to deliver far reaching benefits to the community.

1. INTRODUCTION

1.1. INTRODUCTION

This Social Impact Assessment (SIA) has been prepared for PAYCE to inform the rezoning of three industrial sites at Wharf Road, Melrose Park. As part of the rezoning process PAYCE has requested Urbis prepare an SIA to consider the potential social impacts and benefits associated with the project.

This report was originally commissioned in 2015 to inform the Masterplan and Planning Proposal for a mixed-use development at the Melrose Park North Precinct. The proposal seeks to amend Parramatta Local Environmental Plan (LEP) 2011 to rezone land to permit a mix of high density residential and commercial land uses as well as new community and open space areas.

On 27 September 2017, the NSW Department of Planning and Environment (DP&E) issued a Gateway Determination subject to a number of conditions. Since that time, PAYCE have been working in consultation with Council to prepare a revised Masterplan for the Site to respond to the Gateway conditions.

We understand that the key objectives and components the revised Masterplan remains consistent with the Gateway Determination. As a result, this report has been updated to address the revised Masterplan. The findings of this updated report remain generally the same as our original report and support to Planning Proposal for the Melrose Park North Precinct.

1.2. THIS REPORT

This report presents the preliminary research on the potential social benefits and impacts that may occur were the Site to be rezoned.

- The assessment has been informed by a review of:
- Revised Melrose Park Masterplan (Allen Jack and Cottier, March 2019)
- Policy context
- Demographic profile (Updated for 2016 Census data and new Parramatta LGA boundaries, May 2019)
- Population projections (Updated for 2016 Census data and the new Parramatta LGA boundaries, May 2019)
- Revised technical studies (May 2019)
- Social infrastructure and potentially sensitive receptors.

During the exhibition phase of the Planning Proposal, community or stakeholder consultation will be undertaken and it is anticipated that this SIA would be updated once consultation has commenced.

Therefore, at this stage the SIA presents a high-level summary of the key impacts and benefits that such a large mixed use, residential led, high density project, could have in this location. The assessment is preliminary and based on the assumption that a more refined assessment will be undertaken at a later stage in the development process, once community engagement has been undertaken.

2. METHOD

An SIA is a specialist study undertaken to identify and analyse key social impacts associated with a particular development proposal. It involves a detailed and independent study to outline socially-related impacts, identify mitigation measures, if any, and provide recommendations in accordance with professional standards and statutory obligations.

Ideally, an SIA is undertaken with reference to a locally produced set of guidelines or policies. As such, this SIA has been prepared with reference to City of Parramatta Council's Social Impact Assessment Policy and SIA guideline document.

2.1. SIA PRINCIPLES AND GUIDELINES

City of Parramatta Council Social Impact Assessment Guideline (2013)

In 2013 City of Parramatta Council published their Social Impact Assessment Guidelines (City of Parramatta Council, 2013) to assist individuals or organisations preparing a Development Application related to land or activity within the Parramatta LGA. The Guidelines outline what an SIA is and its benefits; when a detailed SIA is required to be submitted as part of a development application, what content is required in an SIA; and the process for completing and submitting an SIA to Council.

Council is committed to using SIA as a means of considering social issues more comprehensively and consistently in planning and decision making. Council define SIA as:

“The assessment of the social consequences of a proposed decision or action (such as development proposals, plans, policies, and projects) on affected groups of people and on their way of life, life chances, health, culture and capacity to sustain these.”

The SIA Guidelines support City of Parramatta Council's development assessment process by:

- Ensuring social impacts are considered
- Enhancing consistency and transparency in decision making and assessment of social impacts
- Maximising positive social impacts and minimising negative social impacts
- Basing decisions on robust evidence to meet environmental, social and economic sustainability outcomes.

Council also defines social impacts as a change to one or more of the following:

- Peoples way of life – how they live, work, play and interact
- Peoples culture – their shared beliefs, customs, values and language
- 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, 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.

Under Section 79(c) of the Environmental Planning and Assessment Act (1979) all social, environmental and economic impacts that are reasonably foreseeable are required to be considered and addressed as part of the planning process.

Assessing Social Impact

An SIA is a specialist study undertaken to identify and analyse potential positive and negative social impacts associated with a development proposal. It involves a detailed and independent study to outline social

impacts, identify mitigation measures, and provide recommendations in accordance with professional standards and statutory obligations.

Social impacts are those that impact on people’s way of life, their culture, community, environment, health and wellbeing, personal and property rights, and their fears and aspirations. In line with international best practice guidelines, social impacts can involve changes to people’s:

- Health and wellbeing;
- Economic livelihood;
- Safety and security;
- Community and belonging;
- Environment and surrounds; and
- Social equity.¹

The significance of potential positive and negative social impacts occurring as a result of the proposal is assessed by comparing the consequence of the impact (minimal – extreme) against the likelihood of the impact occurring (rare – very likely). This is discussed in more detail in Section 8.

2.2. METHODOLOGY

The following table presents the key steps and tasks which have been undertaken as part of this SIA. In addition, this table also identifies future work to be undertaken.

Table 1 – Methodology

Task	Progress
Inception meeting	Complete
Document review	Complete
Site and locational analysis	Complete
Community profiling and mapping	Complete
Community facilities mapping	Complete
Review of revised development plans	Complete
Review of revised technical studies	Complete
Preliminary Social Impact Assessment	Complete
Social Impact Assessment	Complete – based on information available to date

¹ Adapted from the International Association for Impact Assessment (IAIA).

3. SITE CONTEXT

3.1. REGIONAL CONTEXT

The Site is located in the Parramatta Local Government Area (LGA) in Sydney's West, approximately 6km east of the Parramatta CBD and approximately 15km west of the Sydney CBD. The Site is located at the eastern gateway into Parramatta, adjacent to Ryde LGA.

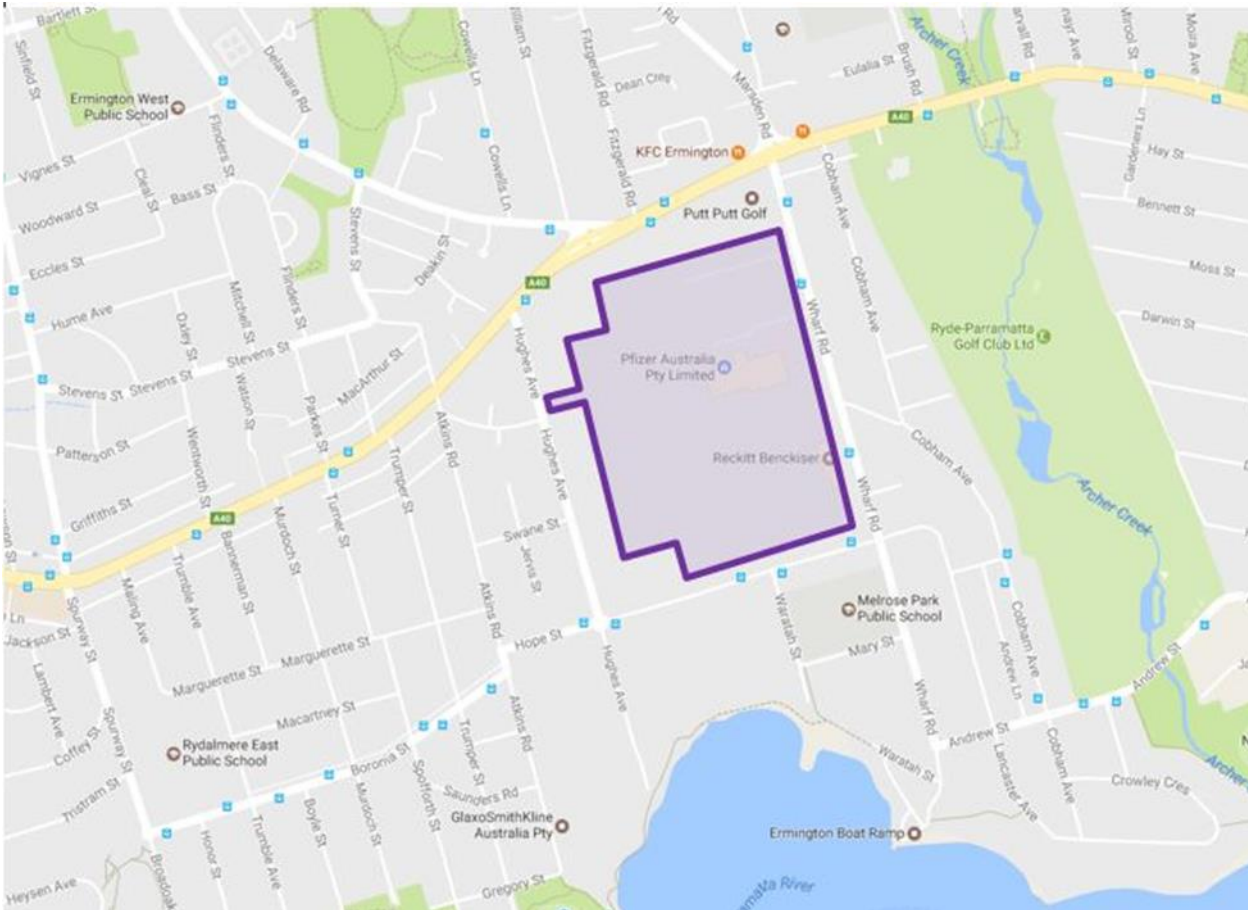
The City of Parramatta is one of the fastest growing areas in the Sydney Metropolitan Region and will continue to experience significant growth. The population of The City of Parramatta is forecast to grow from an estimated 245,482 in 2017 to about 397,339 in 2036, an increase of 151,857 people.

The proposed development is located within a small industrial precinct located broadly between Victoria Road to the north and the Parramatta River to the south. Industrial areas located along the Parramatta River, like the Melrose Park industrial precinct, have been identified by The City of Parramatta Council as areas that may be subject to redevelopment to help integrate and better address visual and access links to the Parramatta River.

Additionally, the increasing demand for appropriately located residential development in the Parramatta LGA resulted in the sale of Council owned land immediately north of the subject sites on Victoria Road. In 2014, City of Parramatta Council sold the Site (now owned by PAYCE). Upon sale of this land the mayor of the City of Parramatta Council stated that the sale would provide much-needed new high-quality apartment housing to cater for the City's growing population. The Mayor also stated that their Site is positioned on a key eastern gateway to Parramatta and close to excellent public transport links and the Parramatta riverfront with Sydney-wide views. Such statements provide a positive context for future residential redevelopment in Melrose Park.

The proposed redevelopment acknowledges the major restructuring and population growth that is occurring in the Parramatta LGA, which will affect the land use needs of this future development.

Figure 1 – Regional location



Source: Google Earth

3.2. THE SITE AND SURROUNDS

The Site currently comprises industrial uses including Pfizer Australia, Reckitt Benckiser, and others, with various warehouse and distribution buildings and associated at-grade car parking.

The Site is bound by Wharf Road to the east, Hope Street to the south, single residential premises fronting Hughes Avenue to the west and Victoria Road Site (VRS) to the north.

Additional industrial uses and the Melrose Park Public School are located to the south of the Site, to the south of Hope Street. Single residential dwellings are located to the east of the Site, to the east of Wharf Road, with the Ryde-Parramatta Golf Club further east. Similarly, land to the west of the Site predominantly comprise single residential dwellings.

Bartlett Park was rezoned to B4 Mixed Use under Parramatta Local Environmental Plan 2011 (LEP 2011). In 2014 Council sold the Site, which includes the Melrose Park Putt Putt facility. In 2016 PAYCE acquired this site.

Figure 2 - "Insert figure caption here"



Source: Google Earth

3.3. PROPOSED DEVELOPMENT

The proposed development includes the following:

- 430,024m² of residential space
- Approximately 5,000 residential apartments including up to 125 affordable housing apartments managed by a Community Housing Provider and an additional 20 affordable housing units dedicated to Council. The buildings range from to 4 -18 storeys and include a variety of apartment mix including:
 - Studio
 - One bedroom
 - Two bedroom
 - Three bedroom
 - Four bedroom
- 15,000m² retail
- 15,000m² commercial
- Land dedicated for the purpose of a future school (10,496m²)
- 46,512m² of open space including:
 - 13,214m² - Central Park
 - 5,400m² - Common
 - 4,336m² - Western Parklands North
 - 7,876m² - Western Parklands South
 - 1,181m² - Wharf Road Gardens North
 - 3,565m² - Wharf Road Gardens Central
 - 10,940m² - New Playing Field

Figure 3 overleaf provides the indicative layout and scheme for the development Site.

Figure 3 –Updated Master Plan



Source: Amendment G AJ+C (2019)

4. POLICY CONTEXT

This section provides a summary of the key State and Local government policy documents and guidelines relevant to the proposed development on the Site.

Parramatta Community Strategic Plan

The Parramatta 2038 Community Strategic Plan (Community Strategic Plan) (City of Parramatta Council, 2013) outlines the strategic objectives and strategies for the growth of the Parramatta local government area. The Community Strategic Plan contains six strategic objectives to deliver the vision for Parramatta, including:

- Economy – Parramatta’s economic growth will help build the City as a centre of high, value-adding employment and the driving force behind the generation of new wealth for Western Sydney
- Environment – Parramatta will be an eco-efficient city that effectively manages and uses the City’s growth to improve and protect the environment
- Connectivity – Parramatta will be a city with fast, reliable transport and digital networks that connect people to each other, to the information and services they need and to where they need to go
- People and Neighbourhoods – Parramatta will be a world-class city at the centre of Sydney that attracts a diversity of people: a city where people can learn, succeed and find what they need; a city where people live well, get together with others, feel like they belong and can reach their potential
- Culture and Sport – Parramatta will be a place where people want to be: a place that provides opportunities to relate to one another, the City and the local area; a place that celebrates its cultural and sporting heritage; and a place that uses its energy and cultural richness to improve quality of life and drive positive growth and joy
- Leadership and Governance – Parramatta will be widely known as a great city, a centre of excellence and an effective capital of Western Sydney, with inspirational leadership and good governance.

Social Infrastructure Strategy, City of Parramatta Council (2017)

The City of Parramatta’s Draft Social Infrastructure Strategy (2017) has been developed to guide Council in the future priorities, planning, funding and delivery of social infrastructure throughout the LGA.

Parramatta LGA is in a period of significant population growth, with forecasts estimating an additional 152,057 people will live in Parramatta by 2036. This population growth, combined with the changing role of Parramatta as a regional centre, rising infrastructure costs and community disadvantaged are key challenges on infrastructure provision in the LGA. The availability and suitability of adequate social infrastructure to meet the needs of the growing community is therefore a key priority.

The planning and delivery of social infrastructure will be guided by the following principles:

- Co-located, multi-functional facilities and collaborative approaches
- An accessible and connected network
- Safe and secure social infrastructure
- Welcoming spaces and places where we can celebrate our diversity
- Equitably resourced neighbourhoods.

The Social Infrastructure Strategy divides Parramatta over six catchment areas with North Rocks located in catchment 2. Key social infrastructure needs of relevance to this assessment include:

- Parramatta LGA is becoming denser, more culturally diverse and is experiencing rising inequality. Community centres therefore need to cater for a range of activities that extend beyond the home (e.g. events, function and recreation) and are accessible and affordable to people from a range of backgrounds. Catchment 2 currently has access to three district and two local community centres, a provision rate of 104 sqm per 1,000 people. This is the second highest provision rate in Parramatta LGA.
- Catchment 2 has a current (2016) deficit of 997 sqm of library space which will increase to 2,020 sqm by 2026.

- Parramatta LGA has a significant deficit of indoor recreation centres to meet the needs of the current community. Based on industry benchmarks and expected population growth, Parramatta LGA is expected to need up to 15 multi-use indoor recreation courts or 3 – 4 higher order indoor sports facilities by 2036. To help meet demand, Council aims to deliver new neighbourhood indoor facilities in high growth urban renewal areas, seek opportunities for non-traditional sites (e.g. carparks or within corporate/residential buildings) and seek opportunities for shared use partnerships with community agencies and education providers to deliver facilities.
- Catchment 2 currently has 38 playgrounds and is considered to have a relatively good provision of play spaces (1:1,408 in 2016) and youth facilities, but there is a need for an upgrade of these facilities. It is considered that there are limited inclusive play/all abilities play spaces in Parramatta LGA and there is strong community support for this provision. The increase in medium and high density development means play spaces are critical to act as a 'backyard' space and support healthy lifestyles.
- Catchment 2 currently has 18 sports fields totalling 13.08 hectares. An analysis of walkable catchments (250m, 300m, 400m) to useable Council recreation and open space showed gaps for communities in Carlingford and North Rocks. There is competing demand for regional, district and local level sports uses throughout the LGA. Council will seek to increase provision at nominated urban renewal sites, enter into formal shared use arrangements with other land owners and stakeholders, scope options for sports fields in non-traditional sites and enhance active transport connections between sports facilities.
- Catchment 2 currently has 84 reserves totalling 81.4 hectares of Council recreation and sport open space. Catchment 2 is considered to have a lower provision of open space in North Rocks, gaps in the available of walkable (300m) parks, a limited number of large recreation parks and needs to improve the quality of parks and play provision.

Socially Sustainable Parramatta Framework, City of Parramatta Council (2017)

The City of Parramatta's Socially Sustainable Framework (2017) identifies ways in which the opportunities of growth can be shared equitably for all people. The Socially Sustainable Framework will inform the development of the Community Strategic Plan and will influence the development of the Operational Plans.

The Socially Sustainable Framework identifies several challenges which are faced by the Parramatta LGA community including:

- Lack of open space
- Population growth putting pressure on resources
- Lack of social infrastructure
- High density development and diminished social cohesion
- Lack of accessibility and inclusivity.

The Framework is structured around eight goals and associated actions (1 – 2 years) and medium to long term actions (3 – 5 years). The key goals and associated actions of relevance to this report include:

- Goal: Children are our future – There is a need to provide more green spaces and play spaces to support the social and developmental needs of children growing up in high density developments. Playgrounds also need to be more inclusive for children and their carers.
- Goal: Green, inclusive and safe places to share – The community want to see green space increased across neighbourhoods to allow for more parks, reserves and natural spaces to relax, socialise and play. There is also a need for more community spaces in high density developments that strengthen social cohesion and belonging.
- Goal: All people can live healthy, active lives – Many of Council's recreation and open space facilities are at capacity with demand increasing with population growth. There is a need to expand the active transport links across the LGA and plan for integrated neighbourhoods with access to health, recreation and nature opportunities.

5. COMMUNITY PROFILE

A community profile has been developed for this SIA to illustrate the demographic characteristics of the communities potentially impacted by the proposed development. This section includes an overview of the demographic profile and crime statistics in the local and broader study areas. It is important to note that Melrose Park is split between Parramatta LGA and Ryde LGA.

2016 Census of Population and Housing data (Australian Bureau of Statistics) has been used to understand the community profile of Melrose Park, Parramatta LGA and Greater Sydney.

5.1. DEMOGRAPHIC PROFILE

In 2017, the City of Parramatta population is estimated at 260,130. Between 2016 and 2036, the population for the City of Parramatta is forecast to increase by 154,051 persons representing a 65.6% growth.

In 2017 the City of Parramatta population is estimated at 245,482. Between 2011 and 2036, the population for the City of Parramatta is forecast to increase by 194,156 persons, representing a 65.6% growth rate.

In 2016 the suburb of Melrose Park had an estimated resident population of 1,574 persons. The small population is a result of less apartment dwellings and more detached and semi-detached dwellings.

5.2. KEY TRENDS

The key demographic trends for Melrose Park and Parramatta LGA are as follows:

- Middle aged to older adults (40-59 years) make up the largest population group (30.3%) in Melrose Park. This is closely followed by the babies, pre-schoolers, primary schoolers and secondary schoolers (0-19 years) who make up nearly one third of the population (29.3%). This is higher than Parramatta LGA (23.5% and 24.1% respectively).
- Family households are the prevalent family structure in the local study area (82.4%). This is higher than Parramatta LGA (69.8%) and Greater Sydney (68.1%).
- Less than one quarter (15.0%) of the Melrose Park population group and Parramatta LGA (19.0%) are lone persons.
- Melrose Park is not a highly diverse area as over one third (68.1%) of residents in Melrose Park were born in Australia, compared with Parramatta LGA (44.7%) and Greater Sydney (57.1%). Of the residents in Melrose Park who were born overseas China (5.5%), England (2.5%) and Republic of South Korea (2.2%) were the most prevalent.
- Similarly, linguistic diversity is low in Melrose Park as 66.9% of residents speak English only compared with Parramatta LGA (41.7%) and Greater Sydney (58.4%). Other than English, Mandarin (5.4%), Korean (2.6%) and Arabic (1.8%) are the most frequent spoken languages at home in Melrose Park.
- Average incomes in Melrose Park is higher than the average for Parramatta LGA and Greater Sydney. The median household weekly income in Melrose Park is \$2,250 which is 20% higher than Parramatta LGA (\$1,805) and 33% higher than Greater Sydney (\$1,488). Over half (57.7%) of households in Melrose Park are in the medium highest and highest income quartile groups. Accordingly, Melrose Park has a lower unemployment rate when compared with Parramatta LGA and Greater Sydney (5.0%, 7.0% and 6.0% respectively).
- Professionals, managers and clerical and administrative workers are the most common occupations for Melrose Park. This profile is the same for Parramatta LGA and Greater Sydney.
- There is very little dwelling diversity within Melrose Park as 92.9% of dwellings are separate houses, mostly owned or being purchased by residents (84.1%). Less than one sixth (14.5%) of residents within Melrose Park are residents, unlike Parramatta LGA with approximately double (39.6%) this proportion of households renting.
- In 2016, there were approximately 544 dwellings in Melrose Park. This results in an average household occupancy of 3 persons. This is reflective of the existence of more detached dwellings in Melrose Park.

The complete demographic profile for Melrose Park and Parramatta LGA is held at Appendix A.

5.3. POPULATION PROJECTIONS

Population projection for Parramatta LGA are based on data obtained from the Department of Planning and Environment.

The total population of Parramatta LGA is projected to grow substantially to 389,017 people by 2036. The strongest growth rate is predicted for the 65+ age groups, consistent with an ageing population. People aged 65 years and over will represent one tenth (12.3%) of the population by 2036. People aged 0-19 years will represent less than one quarter (21.9%) of the population by 2036.

Table 1 – Projected Population

Parramatta LGA	Year						
	2016	2021	2026	2031	2036	% of 2036 population	% change 2016 - 2036
Aged 0 to 4	17,674	19,406	21,898	24,809	27,255	7.0%	54.2%
Aged 5 to 9	14,392	15,696	17,223	19,169	21,016	5.4%	46.0%
Aged 10 to 14	11,397	13,671	14,891	16,289	17,692	4.5%	55.2%
Aged 15 to 19	11,954	14,154	16,283	17,930	19,373	5.0%	62.1%
Aged 20 to 24	16,147	22,249	25,475	29,177	31,456	8.1%	94.8%
Aged 25 to 29	22,704	30,044	35,590	40,751	44,300	11.4%	95.1%
Aged 30 to 34	26,185	27,327	32,287	37,255	40,762	10.5%	55.7%
Aged 35 to 39	20,391	23,693	25,579	29,323	32,473	8.3%	59.3%
Aged 40 to 44	16,241	19,323	22,030	24,097	26,718	6.9%	64.5%
Aged 45 to 49	13,772	16,384	18,873	21,351	23,159	6.0%	68.2%
Aged 50 to 54	13,306	14,528	16,881	19,188	21,358	5.5%	60.5%
Aged 55 to 59	12,260	13,548	14,704	16,910	18,927	4.9%	54.4%
Aged 60 to 64	10,601	11,839	13,082	14,224	16,157	4.2%	52.4%
Aged 65 to 69	8,818	9,973	11,128	12,351	13,377	3.4%	51.7%
Aged 70 to 74	6,659	8,142	9,200	10,298	11,395	2.9%	71.1%
Aged 75 to 79	4,956	6,146	7,418	8,465	9,471	2.4%	91.1%
Aged 80 to 84	3,584	4,235	5,215	6,220	7,094	1.8%	97.9%
Aged 85 +	3,927	4,501	5,135	6,091	7,036	1.8%	79.2%
Total persons	234,966	274,859	312,893	353,898	389,017	100.0	65.6%

Parramatta LGA	Year						
	2016	2021	2026	2031	2036	% of 2036 population	% change 2016 - 2036
Change	-	39,893	38,034	41,005	35,119	-	154,051

5.3.1. Incoming population profile

The following provides an overview of the likely characteristics of the incoming population based on the demographic profile of the existing population, population projections for the area, and an understanding of the type and size of dwelling being developed. This indicates that the incoming population may be characterised by:

- Predominantly professionals between the ages of 25-44 years
- Potential for older residents seeking to downsize but stay within reach of local amenities
- Residents in couple families without children or single persons households living in smaller apartments (1 bed and 2 bed apartments)
- A small proportion of families with young children living in larger apartments (3 bed and 4 bed apartments)
- A higher portion of residents born overseas, reflecting the characteristics of nearby higher density suburbs, including Meadowbank and Ermington
- High levels of employment and labour force participation.

5.3.2. Occupancy rates

The potential scale of the incoming population has been based on average housing occupancy rate of 2.1 persons/household, which has been assumed by PAYCE for the proposed development. When this rate of is applied to the proposed 5,000 residential apartments, including up to 125 affordable apartments, a population of approximately 10,000 to 11,000 people is projected for the proposed development.

It should be noted that no information has been provided in relation to the potential price point for the dwellings, which would impact the potential incoming population.

5.4. CRIME PROFILE

Crime data from the Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile at Melrose Park. For comparison purposes, data for both Parramatta LGA and the NSW average has been used to help assess risk compared to LGA and state wide averages. The full crime profile is contained in **Appendix B**.

An overview of key crime findings relevant to this assessment are provided below:

- Overall, there is currently minimal crime in Melrose Park. This can be attributed to Melrose Park's small land area and the suburb's primary function as an isolated industrial precinct.
- BOCSAR publishes hotspot maps to illustrate areas of high crime density relative to crime concentrations across NSW. These maps (January 2018 – December 2018) indicate that the southern part of the site is a hotspot for 'break and enter (non-dwelling)'.
- Due to the suburb's small residential population, BOCSAR is unable to calculate crime rates (per 100,000 people) for Melrose Park.
- The most prevalent crime in Melrose Park is malicious damage to property, which had just 10 incidents reported between December 2017 – December 2018.

- The two-year crime trend (December 2016 – December 2018) for Parramatta LGA indicates crime is relatively stable within the LGA.

6. SOCIAL INFRASTRUCTURE REVIEW

This section provides an overview of the existing social infrastructure in close proximity to the Site.

Figure 6 illustrates the distribution of community infrastructure and services including: medical services, child care and kindergarten services, clubs, community centres, community health services, halls, hospitals, libraries, nursing homes and aged care, schools and skate facilities, and active and passive open space within 400m and 2km of the Site. It should be noted that the 400m radius is the standard walking distance for facilities within an urban setting².

Whilst there is limited social and community infrastructure within 400m walking catchment of the Site, there are multiple facilities and open space provided within 2km of the Site. Overall, the local and broader study area is well serviced by existing community infrastructure, services and areas of open space.

The sections below provide an analysis of each community service and facility type within the local and broader study areas.

6.1. RETAIL FACILITIES

The local study area is well serviced by retail facilities. The Site is in proximity to a number of regional shopping centres, including:

- Eastwood Shopping Centre – located 2.5km north east of the Site. This centre includes a Woolworths, ALDI and a range of fresh food stores, banking services, beauty salons, newsagency, bakeries, cafes and speciality shops
- Top Ryde Shopping Centre - located approximately 3.2km east of the Site. The centre contains KMart, Big W, Coles, Woolworths, Aldi, Dan Murphy's, JB Hi Fi, Rebel Sport as well as a range of fresh food stores, Medical Centres, fashion and clothing stores, banking services, newsagents, pharmacies, beauty salons, bakeries and cafes
- West Ryde Market Place – located approximately 2km east of the Site. The centre contains a Woolworths and Coles supermarkets, fresh food stores, banking services, pharmacies and a Medical Centre
- Victoria Road, approximately 300m north of the Site, includes a Metro Service Station and BP service station, and take away food and drink premises, including McDonald's and KFC.

6.2. RESIDENTIAL DWELLINGS

In 2016 there were approximately 554 dwellings in the suburb of Melrose Park. The closest residential dwellings directly above the Site's western boundary and front Hughes Avenue to the west. Residential dwellings are also located along Wharf Road, approximately 30m to the east of the Site on the opposite side of Wharf Road. The majority of residential dwellings in close proximity to the Site are low density separate houses or semi-detached houses. Some medium density dwellings are located to the north of the Site, to the north of Victoria Road.

6.3. PARKS AND OPEN SPACE AREAS

There are several passive and active open spaces located within the local study area (within 400m walking distance of the proposed development) including Bartlett Park (to be redeveloped), Hughes Avenue Reserve, Bruce Miller Reserve and Jennifer Park. There are also a number of parks and open-space areas within 2km of the Site as outlined within Table 2 overleaf.

There were no indoor recreation facilities identified within 2km of the Site.

² Pikora T J, Giles-Corti B and Donovan R (2001). *How far will people walk to facilities in their local neighbourhoods?* Australia: Walking the 21st Century, Perth, 1, pp. 26-31.

Table 2 – Parks and open space within 2km of the Site

Type	Name	
Waterfront Parks	<ul style="list-style-type: none"> • George Kendall Riverside Park • Melrose Park • Meadowbank Park • Memorial 	<ul style="list-style-type: none"> • Melrose Park • Anderson Park • Blaxland Riverside Park • Waud L.H Sportsground
Neighbourhood Parks	<ul style="list-style-type: none"> • Albert Brown Park • Bartlett Park • Bell Park • Brush Farm Park • Darvall Park • Eccles Park • Keith McKinnon Park • Lachlan Macquarie Park • Lambert Park 	<ul style="list-style-type: none"> • Lion Park • Lynn Park • Maze Park • Miriam Park • Thomas Wemyss Park • Tynan Park • Upjohn Park • Wendy Park • West Denistone Park • George Kendall Riverside Park • Melrose Park • Meadowbank Park
Small Neighbourhood Reserves	<ul style="list-style-type: none"> • Bruce Miller Reserve • Cowells Land Reserve • Hilder Road Reserve • Hughes Avenue Reserve • George Kendall Riverside 	<ul style="list-style-type: none"> • Jenkins Reserve • Lockyer Reserve • Newington Nature Reserve • Tristram Reserve

The following sections provide a description of the parks within 400m of the Site.

Bartlett Park (owned by PAYCE and to be developed)

Bartlett Park is located within the local study area to the north of the proposed Site on Victoria Road. The Park, which buffers current residential and industrial land uses from Victoria Road, measures 4.7 hectares. It also contains a putt-putt golf facility that closed in late 2017.

Hughes Avenue Reserve

Hughes Avenue Reserve is located within the local study area west of the proposed development on Hughes Avenue, Ermington. The Reserve is a small space that contains a children's playground with seating facilities.

Bruce Miller Reserve

Bruce Miller Reserve is also located within the local study area to the west of the proposed development on Trumper Street, Ermington. Although slightly larger than Hughes Avenue Reserve, it also contains a children's playground with seating facilities.

Jennifer Park

Jennifer Park is a small reserve that is located east of the proposed development between Wharf Road and Cobham Avenue, Melrose Park. The Park, which is managed by Ryde City Council, provides passive open space opportunities and a children’s playground.

6.4. SCHOOLS

There are a number of education facilities within 2km of the subject Site, including primary schools and secondary education facilities. There were no tertiary education facilities within 2km of the Site.

Table 3 – Schools within 2km of the Site

Type	Name	Location
Primary Schools	<ul style="list-style-type: none"> Melrose Park Public School Ermington Public School Ermington West Public School Rydalmere East Public School West Ryde Public School St Michaels Catholic Primary 	<ul style="list-style-type: none"> Wharf Road, Melrose Park – 50m south of the Site, south of Hope Street. Windbourne Street, West Ryde – 650m north east of the Site, north of Victoria Road. Vignes Street, Ermington – 950m north west of the Site, north of Victoria Road. Spurway Street, Ermington – 950m west of the Site. Endeavour Street, West Ryde – 1.2km north east of the Site, south of Victoria Road Maxim Street, Meadowbank – 1.4km east of the Site
High Schools	<ul style="list-style-type: none"> Marsden High School 	<ul style="list-style-type: none"> Windbourne Street, West Ryde – 750m north east of the Site, north of Victoria Road.

6.5. CHILD CARE FACILITIES

There are no child care facilities located within 400m of the Site but there are ten facilities within 2km of the Site, including:

- Active Kids – 382 Kissing Point Road, Ermington
- Ermington Possum Patch – 12 Bartlett Street, Ermington
- Ermington Rainbow Cottage – 20 Macartney Street, Ermington
- Ermington Uniting Church Preschool – 30 Griffiths Street, Ermington
- Figtree Children’s Cottage – 34a Atkins Road, Ermington
- Melrose Park Before and After School Care – Melrose Park Public School, 110 Wharf Road, Melrose Park
- River Road Kindergarten – 38A River Road, Ermington
- Tiny Scholars Child Care and Preschool – 4 Massie Street, Ermington

- Platypus Preschool – 9 Lambert Avenue, Ermington
- West Ryde Long Say Care Centre – 42 Mons Avenue, West Ryde
- West Ryde Neighbourhood Children’s Centre – 8/1-5 Anthony Road, West Ryde.

The Community Facilities Study (Elton Consulting, 2017) indicates that only a small number of childcare facilities are reporting vacancies, with most reporting no vacancies and operating at capacity. There are opportunities for new childcare centres to be located within the town centre and adjacent development sites.

6.6. MEDICAL AND AGED CARE FACILITIES

There are approximately 16 medical services located within 2km of the Site, generally clustered around the West Ryde centre along Victoria Road and Ermington Centre, along Victoria Road. There is one community health clinic within the West Ryde Community Centre.

There are three aged care facilities within 2km, including the Opal Aged Care in West Ryde, the Wesley Tebbutt Aged Care in Dundas and Arrunga in Ermington.

6.7. LIBRARIES

The City of Parramatta Council and Ryde City Council both provide libraries within a 2km proximity to the Site. The Ermington Branch Library is located on River Road, Ermington (behind Ermington Shopping Centre) and is run by The City of Parramatta Council. Ryde City Council operate the West Ryde Library at 2 Graf Avenue, West Ryde.

6.8. COMMUNITY FACILITIES DEMAND

The Community Facilities Study indicates that the future community of the proposed development will generate demand for the following community infrastructure:

- Multipurpose community centre space
- Three privately owned childcare facilities
- Local parks – accommodated through provision a Common Park, Central Park and Playing Field on the Site
- Active open space – accommodated through the provision of a Common onsite and contributions to upgrades in surrounding area.

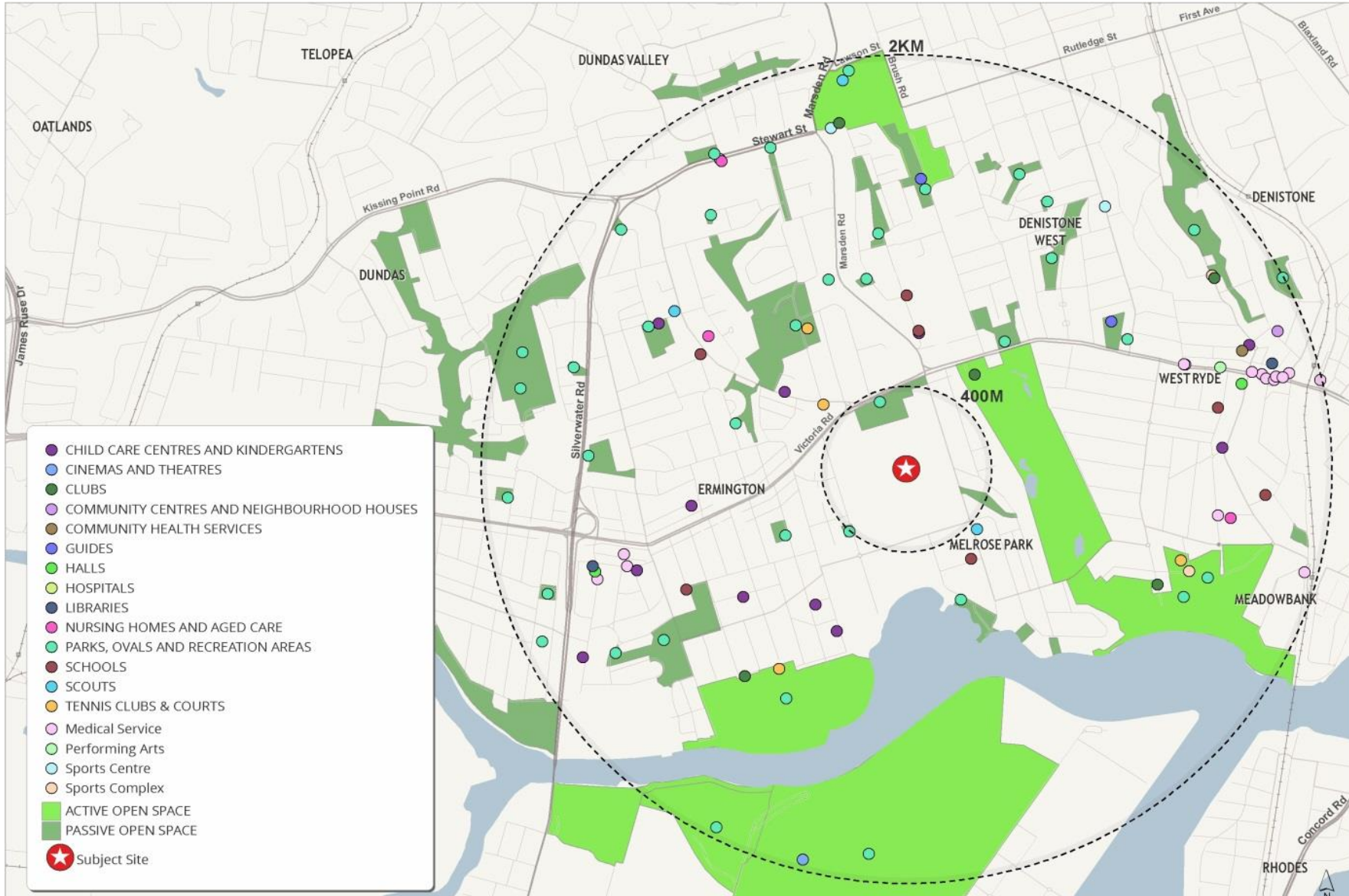
It is understood that the development will provide public benefit through a VPA with the City of Parramatta that will improve open space and community infrastructure, affordable housing and dedication of land for a new school and upgrades to Melrose Park Public School. This will support the needs of the incoming population.

Table 4 – Provision of public benefit

Area	Public benefit proposed
Parks and open space	<ul style="list-style-type: none"> • 13,214m² - Central Park • 5,400m² - Common • 4,336m² - Western Parklands North • 7,876m² - Western Parklands South • 1,181m² - Wharf Road Gardens North • 3,565m² - Wharf Road Gardens Central • 10,940m² - New Playing Field

Area	Public benefit proposed
Community facilities	<ul style="list-style-type: none"> • Community facilities to support active recreational areas, such as the Common and the Central Park • Dedication of land for a new School within the Site • Cash contribution towards upgrading Ermington Community Hub • Dedication of 20 affordable housing units to Council
Contributions	<ul style="list-style-type: none"> • 20 affordable housing units dedicated to Council • Melrose Public School contribution • Working with Council and other local developers to deliver the 'Gateway Bridge' connecting Melrose Park to Wentworth Point • Victoria Road upgrades • Free community shuttle bus services

Figure 4 – Social Infrastructure Audit



Source: Google Earth

7. TECHNICAL STUDIES

This section includes a review of the technical assessments undertaken in relation to the proposed development. The following preliminary assessments have been provided for review:

- Preliminary Ecological Report prepared by UBM Ecological Consultants
- Community Facilities Study prepared by Elton Consulting
- Melrose Park Economic Impact Assessment by AEC Group.

The following table outlines the key findings, potential impacts and recommendations and/or mitigations measures identified within the key technical assessments.

Table 5 – Review of technical studies

Study	Key findings	Potential impacts	Recommendations and mitigation measures
Ecological Report	<ul style="list-style-type: none"> • No flora species identified on the Site listed as threatened or vulnerable under NSW and Commonwealth Legislation • Study Area likely to support arboreal mammals. 	<ul style="list-style-type: none"> • Loss of local habitat • Loss of local landscape value. 	<ul style="list-style-type: none"> • Nocturnal fauna survey and if any listed microbats are located, an Assessment of Significance could be required • Arboricultural assessment of existing trees if required by Council.
Community Facilities Study	<ul style="list-style-type: none"> • Parramatta LGA is significantly undersupplied with multipurpose community space • Need for an indoor recreation facility in the LGA that includes sports courts • Existing community facilities in the area surrounding the development are small, dated and require enhancement • Ermington is identified as a priority suburb for community infrastructure with upgrades to the Ermington library and 	<ul style="list-style-type: none"> • This study identified that the future community of the proposed development (approximately 10,000 to 11,000 people) will generate demand for the following community infrastructure: <ul style="list-style-type: none"> ○ Library services ○ Multipurpose community centre space. ○ Childcare centre places. ○ Local parks, higher order passive open space and active/sporting 	<ul style="list-style-type: none"> • Contribution to the Ermington Community Facility • The provision of local open space onsite provides opportunities to address some needs for informal recreation • The new development has the potential to cater to some of the needs of the existing and new Melrose Park community through the provision of facilities and services onsite, with regards to open space and recreation needs

Study	Key findings	Potential impacts	Recommendations and mitigation measures
	<p>connectivity with the Ermington Community Hall</p> <ul style="list-style-type: none"> • Existing gaps in community facilities and open space that meets contemporary community interests and needs, multipurpose community centre space, local parks, long day care services and indoor sport and recreation facilities • Increase in both younger and older age groups within the LGA requiring targeted services and facilities. 	<p>open space (including sports fields and courts)</p> <ul style="list-style-type: none"> ○ Indoor sport and recreational facilities. ○ Affordable rental housing 	<ul style="list-style-type: none"> • Redevelop Ermington Library to a district level facility. While a new library in Melrose Park is not needed for the incoming residents, a library would contribute to demand. • PAYCE will contribute to the provision of new and upgrading existing community infrastructure in Melrose Park. • The development will provide affordable housing
Melrose Park Economic Impact Assessment	<ul style="list-style-type: none"> • Trend away from manufacturing and wholesale trade in Parramatta LGA • Trend towards health care, education, social assistance and public administration and safety • Growth industries population driven • Current activity options limits diversity of occupiers • Current size and scale limits alternative uses • Floor space in business zones is expected to outstrip 	<ul style="list-style-type: none"> • 781 known local job reductions since 2011 • Decreasing local economic activity • Inability of fragmented, 'orphaned' industrial lands to mitigate against vacant spaces. <p>The provision of 1,538 - 1,932 jobs on site which represents an average of 1,735 jobs.</p>	<ul style="list-style-type: none"> • Transform area from one of purely industrial uses to accommodate a range of uses e.g. houses, mixed-business, retail, leisure • Mixed use development provides opportunities for area to become self-sustaining i.e. people live, work, shop, undertake leisure in the area • Ensure a critical mass of residents to ensure local economic activity and employment to

Study	Key findings	Potential impacts	Recommendations and mitigation measures
	<p>that for industrial uses</p> <p>Large clusters of industrial lands with good access and good buffer from sensitive land uses, are generally better able to mitigate against vacancy risk.</p>		<p>support a vibrant precinct.</p>

8. SOCIAL IMPACT ASSESSMENT

The following list provides a summary of the key social benefits and impacts which have been identified as potentially emerging from the proposed rezoning and development at this stage of the SIA.

It should be noted that these impacts and benefits have been identified based on the information available to date. It is anticipated that as additional research is undertaken (including community consultation) greater certainty and detail can be provided regarding the potential social impacts and benefits which may arise from the proposed development.

At this stage, and based on the research undertaken in previous sections, the following potential impact and benefit areas have been identified for assessment:

- **Demand for social infrastructure and services** – The existing area has limited social infrastructure and the proposed development may increase demand for facilities. However, the proposed development will also leverage significant funds to provide new, or upgrade existing social infrastructure
- **Residential amenity** – The Site is surrounded by existing residences and involves the creation of a new higher density community. It is anticipated that this will result in a range of benefits and impacts for the existing and incoming community
- **Community profile** – The incoming community is likely to have distinct characteristics compared with the existing community. This may have a series of potential social benefits and impacts
- **Accommodation and housing** – The development of approximately 5,000 residential apartments, including up to 125 affordable housing apartments onsite and an additional 20 affordable housing units will be dedicated to Council. This will have significant benefits and impacts on the local market, as will the provision of smaller units (studios and 1 beds) and provision of affordable housing units
- **Employment and economic impacts** – Under current conditions, existing jobs have and will continue to decrease on the Site without change. Once the redevelopment is completed and fully operational, the proposed development is expected to generate between 1,538 – 1,932 full time jobs on site. This represents an average of 1,735 jobs for the Site.

The potential positive and negative social impacts associated with each subject area are outlined below.

8.1. DEMAND FOR SOCIAL INFRASTRUCTURE AND SERVICES

Table 6 – Demand for social infrastructure and services impacts, benefits and recommendations

<p>Baseline</p> <p>The City of Parramatta population is currently estimated at 245,482 people and is expected to grow significantly. There are limited community services within 400m of the subject Site, however a wider range of services and facilities are located within 2km of the Site. Chapter 6 outlines the services and facilities located within 2km of the subject Site.</p> <p>The Community Facilities Study identified that there is a significant undersupply in Parramatta LGA with regards to multipurpose community space and indoor recreation facilities. This report identified that existing community facilities in the area surrounding the development are small, dated and require enhancement.</p>	
<p>Proposed development</p> <p>The proposed development will increase the population of the Site by approximately 10,000 to 11,000 new residents. It is anticipated that incoming residents will access social infrastructure within the surrounding area, and this may place increasing pressure on these existing facilities and services.</p> <p>The development will provide a range of services and facilities which will not only service the incoming population, but also be accessed by the wider residential community. These facilities include a Town Centre which will include a retail and commercial space. The development will also include up to 46,512m² of public open space at the Site, including a new 13,214 m² Central Park and a 5,400m² 'The Common' public open space. The proposed use of the retail tenancies includes a supermarket, speciality stores, cafes and local convenience stores.</p> <p>In addition, funds leveraged from the development will support the development of new, or improvement of existing, community infrastructure to meet the needs of the community. Table 4 presents the range of community benefits which will be delivered through the \$200+ million VPA with the City of Parramatta.</p>	
<p>Potential positive impacts</p> <ul style="list-style-type: none"> • New facilities provided onsite which can be accessed by the incoming and wider community (child care facilities and open space). • Significant funding a VPA to support Council's priorities for social infrastructure in the area and the potential for development of new facilities, improvement of existing facilities, or creation of higher order facilities. • Enhance the feasibility and sustainability of existing services and facilities which may have been underutilised. 	<p>Potential negative impacts</p> <ul style="list-style-type: none"> • Additional demand on existing facilities decreases the accessibility, or level of service at community facilities for existing residents. • Potential unmet demand or need of the incoming community in terms of the type of facilities or services required. • Staging of new or improved facilities may not keep pace with the quantum of incoming residents resulting in unmet demand and impact on service quality.
<p>Benefit enhancement</p> <ul style="list-style-type: none"> • Consult with the local community to identify potential unmet needs • Development of flexible community facilities which are designed to meet a diversity of needs. 	<p>Mitigation measure</p> <ul style="list-style-type: none"> • Review development staging.

Baseline	
<ul style="list-style-type: none"> • Raise community awareness of the facilities to be provided on-site. 	

8.2. RESIDENTIAL AMENITY

Table 7 – Residential amenity impacts, benefits and recommendations

Baseline	
<p>The Site is currently used for industrial uses including premises for Pfizer Australia, Reckitt Benckiser, as well electrical, vehicle and other industrial trades. The Site is surrounded by residential houses along Hughes Avenue to the west, and Wharf Road to the east, as well as the Melrose Park Public School to the South.</p> <p>It is anticipated that the existing residential amenity in the area includes the experience of heavy goods vehicles travelling to and from the industrial uses in the area.</p> <p>No formal community consultation has been undertaken at this stage to understand the existing residential amenity of the area.</p>	
Proposed development	
<p>The proposal comprises rezoning of the subject Site to allow for demolition of existing structures and redevelopment to provide a new mixed-use development with approximately 5,000 residential apartments including up to 125 affordable housing apartments, accommodating approximately 10,000 to 11,000 people, with commercial, retail, open space and community infrastructure uses also proposed for the Site.</p> <p>The Site will become a residential community in keeping with the surrounding land uses, and areas of the Site will be opened up to provide amenity benefits to the surrounding community, including access to jobs, services and facilities.</p> <p>The development includes a Town Centre with the provision of retail and commercial space in close proximity to the existing school. The Proposal also includes open space including a new Central Park, The Common', Western Parklands, Wharf Road Gardens and a new Playing Field. This will improve the amenity for the incoming and existing community.</p> <p>The proposed development is expected to be higher density compared to the existing low rise residential community, with residential towers reaching to 18 storeys onsite.</p> <p>It is anticipated that such a large residential development may have a number of impacts on the residential amenity of the area. During construction, it is anticipated that noise, traffic, and dust impact may be observed. During operation, it is anticipated that traffic and parking impacts may be observed. Other impacts may include overlooking, or shadowing impacts.</p>	
Potential positive impacts	Potential negative impacts
<ul style="list-style-type: none"> • Development of modern high quality accommodation options for incoming residents. • New office accommodation and the provision of jobs. • Improved access to services and facilities within the locality. 	<ul style="list-style-type: none"> • Traffic, parking, noise, and dust impacts during construction and occupation phases. • Overlooking and shadowing onto adjoining residential properties.

Baseline	
<ul style="list-style-type: none"> • Activation of a currently underutilised site, in close proximity to public transport. 	
Benefit enhancement	Mitigation measure
<ul style="list-style-type: none"> • Development of a Landscaping Plan to improve the interface between the development and surrounding residential areas. • The proposed residential buildings to be designed in accordance with the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and associated Apartment Design Guide. 	<ul style="list-style-type: none"> • Traffic, parking, noise, dust impact assessments and management plans to be prepared for construction and operation of the Site. • Consideration of access and egress points for any basement car parking to ensure neighbouring properties are not impacted (this will be considered as part of the design process at a later stage). • Consultation with local residents to consider potential amenity impacts. • Ensure the Site incorporates the Crime Prevention Through Environmental Design (CPTED) principles to maximise benefits, and minimise any potential issues associated with potential for crime or malicious damage to property (this will be considered as part of the design process at a later stage).

8.3. COMMUNITY PROFILE

Table 8 – Community profile impacts, benefits and recommendations

Baseline
<p>As at the 2016 Census, approximately 1,574 people currently lived within the suburb of Melrose Park. The area is characterised by middle aged to older adults and young children to young adults under the age of 19. Most reside in family households (82.4%) with nearly one third (30.3%) between the aged of 40-59 years and over one quarter (29.3%) between the ages of 0-19 years. In comparison, Parramatta LGA is characterised by young professionals, as the 20 – 39 age group represents 35.7% of the population. This is over 10% lower than Melrose Park where only 20% of the population is aged between 20 – 39 years.</p> <p>Melrose Park is also characterised by high levels of home ownership (40.1%) and low levels of renting (14.5%), with a high proportion of residents born in Australia (68.1%).</p> <p>The community profile for the locality is provided within Section 5 of this report.</p>
Proposed development
<p>The proposed development is expected to accommodate up to 10,000 – 11,000 residents. It is anticipated that the future residents of the development are likely to be predominantly young professionals between 24 and 44 years of age.</p> <p>Based on the existing population profile and population projections for the area, it is anticipated that incoming residents will be characterised as:</p> <ul style="list-style-type: none"> • Predominantly professional between the ages of 25-44 years • Potential for older residents seeking to downsize but stay within reach of local amenities

Baseline	
<ul style="list-style-type: none"> Residents in couple families without children or single persons households (studios, 1 bed and 2 bed apartments) A small proportion of families with young children living in larger apartments (3 bed and 4 bed apartments) A high portion of residents born overseas A high proportion of residents renting High levels of employment and labour force participation. <p>While the incoming population profile significantly differs from the existing community profile in Melrose Park, it is similar to that within the rest of the Parramatta LGA.</p>	
Potential positive impacts	Potential negative impacts
<ul style="list-style-type: none"> The proposal will result in diversity of the population and exposure to people in different life cycles, in different phases of life Opportunities to build new relationships with incoming residents. 	<ul style="list-style-type: none"> Potential for social exclusion and fragmentation Diverse community have diverse needs for services and facilities Potential for an “us and them” mentality between existing and future residents.
Benefit enhancement	Mitigation measure
<ul style="list-style-type: none"> Work with Council to scope opportunities to provide programs to increase positive relationships between neighbours program on and around the Site (as per Council’s Safety Plan) Maximise opportunities within the Town Centre to support community gatherings and events to improve integration. 	<ul style="list-style-type: none"> Promote shared use of facilities and services onsite Landscape Plan to consider interface between development and surrounding areas Provision of appropriate open space, recreation and communal spaces that promote “stay and play” activities Provision of community infrastructure and dedication of space to meet support the future needs of incoming residents.

8.4. ACCOMMODATION AND HOUSING

Table 9 – Accommodation and housing impacts, benefits and recommendations

Baseline
<p>The Site is currently used for industrial purposes and does not provide any residential accommodation. The majority of residential dwellings within Melrose Park currently are separate houses (96%), with 79% with three bedrooms or more. There are currently no flat, unit, or apartment dwellings in Melrose Park. There are no dwellings 1 bedroom, and only 22% with two bedrooms.</p>
Proposed development

The proposed development will provide approximately 5,000 residential apartments including up to 125 affordable housing apartments within the locality. It is anticipated that 2% will be studio apartments, 25% one bedroom units, 65% two bedroom units, 5% three bedroom units and 3% four bedroom units. An additional 20 affordable housing units will be dedicated to Council. This will not only help to diversify the housing market, but also support Sydney and Parramatta to achieve its dwelling targets. No information is currently available on the proposed price points for the remaining apartments.

<p>Potential positive impacts</p>	<p>Potential negative impacts</p>
<ul style="list-style-type: none"> • Greater housing choice and diversity within the suburb and the locality, in close proximity to public transport, job opportunities and amenities • Provision of affordable housing for of 125 units and an additional 20 to be dedicated to Council. 	<ul style="list-style-type: none"> • Potential to contribute to housing unaffordability (price points not available this time).
<p>Benefit enhancement</p>	<p>Mitigation measure</p>
<ul style="list-style-type: none"> • None identified 	<ul style="list-style-type: none"> • Review price points for dwellings and update SIA.

8.5. EMPLOYMENT AND ECONOMIC IMPACTS

Table 10 – Employment and economic impacts, benefits and recommendations

<p>Baseline</p>	
<p>The Site is currently occupied by a range of industrial uses, including the premises for Pfizer Australia and Reckitt Benckiser, as well as a number of smaller industrial units.</p> <p>Due to the lack of major roads, and constrained Site conditions, several large businesses are transitioning off the Site to relocate to more appropriate areas for manufacturing and trade occupations. Since 2011 major employers Reckitt Benckiser and Big Sister Foods have transitioned off the Site and divested of their properties.</p>	
<p>Proposed development</p> <p>Once the redevelopment is completed and fully operational, the proposed development is expected to generate approximately 1,538 – 1,932 jobs onsite, representing an average of 1,735 jobs for the Site as a result of the development. Jobs will also be created during construction in the short term, and the incoming population will create capacity for jobs in the surrounding area to support the larger population through ancillary services</p>	
<p>Potential positive impacts</p>	<p>Potential negative impacts</p>
<ul style="list-style-type: none"> • Mixed use residential, commercial, retail and leisure opportunities add to economic growth in the area. • Approximately 1,538 – 1,932 jobs onsite jobs created • Self-sustaining community providing employment in commercial, retail, social services and leisure activities on site 	<ul style="list-style-type: none"> • Loss of industrial related employment opportunities • Loss of low skilled employment opportunities.

<ul style="list-style-type: none"> • Creation of jobs through construction phases. 	
Benefit enhancement	Mitigation measure
<ul style="list-style-type: none"> • Supporting the local community to access job opportunities which may arise as a result of the project through job listing in local newspapers etc. • Maximising opportunities to support local, small, or emerging businesses onsite through the provision of incubator space as part of the commercial floor space. 	<ul style="list-style-type: none"> • None – part of the wider transition of employment from industrial to service sector work in the area.

8.6. LEVEL AND SIGNIFICANCE OF SOCIAL IMPACT

Table 11 presents an assessment of the level and significance of the social benefits and impacts which, at this stage, are identified as potentially resulting from the proposed development. This considers the duration, extent, ability for populations to adapt, social outcomes, management measures and residual impact should management measures be implemented. This is based on the criteria set out below:

Table 11 – Type table caption here.

Impact	Duration	Extent	Ability to adapt	Social outcomes
Low	Short-term <1 year Low frequency	Individual / Household	Capacity to adapt to the changes with relative ease and maintain livelihoods, culture, and quality of life. Will have access to resources, infrastructure and services.	Inconvenience but with no consequence on long-term livelihoods, culture, quality of life, or adverse impact on access to resources, infrastructure and/or services.
Medium	Medium-term 1-6 years Medium or intermittent frequency	Small number of households	Capacity to adapt to change, with some difficulty, and maintain pre-impact livelihoods, culture quality of life. Continued access to resources, infrastructure and services, with a degree of support	Primary and secondary impacts on livelihoods, culture, quality of life, Restricted access to resources infrastructure and/or services
High	Long-term/ Irreversible > 6 years Constant frequency	Large part of/ whole community	Capacity to adapt to changes and continue to maintain preimpact livelihoods, culture, quality of life. Restricted access to resources, infrastructure and /or services.	Widespread and diverse primary and secondary impacts likely to be impossible to reverse or compensate for.

The significance of potential impacts will be evaluated using the following:

- Minimal – Something that, after assessment, was found not to result in a significant impact to potential receptors

- Minor – An impact does not require special conditions to be attached to the consent and can be controlled by adoption of normal good practice and monitoring to ensure mitigation is working properly and impact remains minor
- Moderate – An effect that should be considered by decision-makers and is likely to require conditions to ensure mitigation measures are recommended
- Major – An effect that should be considered in detail with conditions attached and impacts compensated for where possible
- Critical – These effects are “unacceptable” and should be avoided.

Table 12 – Significance of potential impacts

	Duration	Extent	Ability to adapt	Social outcomes	Impact	Mitigation measures	Residual Impact
Benefits							
New community facilities provided onsite	Long term	Large part of community	Immediate – Supports community’s ability to adapt to change	Quality of life	Major, long term benefit	<ul style="list-style-type: none"> Consult with community to ensure facilities meet their needs 	Major, long term benefit
VPA Contributions	Medium term	Large part of community	Immediate – Supports community’s ability to adapt to change	Quality of life	Major, medium term benefit	<ul style="list-style-type: none"> Development of flexible, multipurpose facilities 	Major, medium term benefit
Increased supply of modern accommodation options	Medium term	Local area	Immediate – provides good quality, affordable units in close proximity to jobs, transport and amenities	Housing options	Moderate, medium – term benefit	<ul style="list-style-type: none"> Not identified – price points not available 	Moderate, medium term benefit
Provision of affordable housing units	Medium term	Local area	Immediate – provides good quality, affordable units in close proximity to jobs, transport and amenities	Housing options	Moderate, medium term benefit	<ul style="list-style-type: none"> None identified 	Moderate, medium term benefit

Approximately 1,538 – 1,932 jobs created onsite, representing an average of 1,735 jobs for the Site as a result of the development.	Medium term	Part of community	Immediate – provides white collar, professional jobs	Employment	Moderate, medium term benefit	<ul style="list-style-type: none"> Support local community to access job opportunities at the Site 	Moderate, medium term benefit
Increased demand for community facilities and services	Long term	Large part of community	Limited – existing area has limited facilities and potential for new facilities to lag behind population growth	Reduced quality of facilities, or more difficult to access facilities	Major, long term impact	<ul style="list-style-type: none"> Consult with service providers to understand existing capacity issues. Consult with community to understand service and facility needs. Review staging of development. Development of childcare and other services onsite. 	Minor, medium term impact
Disturbance to existing residents from construction and operation of high density precinct	Long term	Large part of community	Limited – the scale of development proposed is significant, and existing residents will have limited ability to adapt to potential issues	Reduced residential amenity for existing residents	Major, long term impact	<ul style="list-style-type: none"> Consult with existing residents to discuss potential impacts during construction and operation. 	Moderate, long-term impact
Housing affordability	Impact not determined as pricing information not available						
Change of occupation types	Long term	Part of community	Limited	Limited access to some low skilled jobs	Moderate, long term impact	<ul style="list-style-type: none"> None – this is part of the wider transition of the area away from industrial 	Unknown

						and to more service sector and commercial profile	
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9. CONCLUSIONS

This report has assessed the potential social impacts, and potential benefits, arising from the rezoning of the Melrose Park Site and proposed development of over approximately 5,000 new residential units plus affordable apartments on the site. The assessment has been based on indicative development proposals, and due to the stage of the planning process, no formal community or stakeholder consultation has been undertaken to inform the SIA at this stage. It is anticipated that this SIA will be updated at a later stage once the formal consultation process has commenced.

The key social benefits potentially arising from the development include:

- Development of new community facilities onsite, including a Town Centre with childcare facility, market garden, and community marketplace, provision of open space areas, and development of retail and commercial opportunities.
- Public Benefits of over \$200 million, comprising provision of open space and public infrastructure, affordable housing, provision of land for a new school and contributions to Melrose Park Public School, contributions and dedication of infrastructure including roads and future assessments for transport and power in Melrose Park and contributions to smart cities provision within the development.
- The increased supply of modern accommodation options to create a more even and mixed housing market for the community.
- New office space and the provision of jobs.
- The provision of a up to 125 affordable housing apartments managed by a Community Housing Provider and 20 affordable housing units to be dedicated to Council.
- The Site will provide between 1,538 – 1,932 jobs, with the provision of a minimum 15,000m² dedicated for commercial and employment uses and 15,000m² in retail uses. The development will create jobs during the construction phase and additional jobs in the supply chain during construction and operation which will support employment outcomes for the community (as outlined in the EIA).

The key social impacts potentially arising from the development include:

- Provide and support improvement of existing facilities. However, the scale of the incoming population may increase demand for community facilities and services in the area and place pressure on facilities including schools and healthcare.
- The development will create new jobs at the Site, however, the type of occupations supported will be different to existing occupations in manufacturing or trades. While a development of this scale is likely to result in disturbance to existing residents during the construction and operation phases (e.g. generation of additional traffic etc.) it is anticipated that any potential residential amenity impacts may be offset by the removal of industrial uses at the Site, and development of amenities within the Site, including community facilities, retail services and improvements to the streetscape.

In order to refine the assessment of potential social impact and benefits for the proposed development project, the following additional information or input is required:

- Consultation with key stakeholders, including services and facilities providers and managers to discuss the capacity of existing facilities to meet the needs of the existing and incoming resident population.
- Consultation with the community to identify potential impacts and current residential amenity of the area.

At this stage, based on the information available, it is likely that a development of such scale can result in significant changes to social outcomes in the area and if appropriate mitigation and management measures are provided, this development has the capacity to deliver far reaching benefits to the community.

DISCLAIMER

This report is dated 15 May 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Payce (**Instructing Party**) for the purpose of Update to Amended Proposal (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A COMMUNITY PROFILE

Data item	Melrose Park suburb	Parramatta LGA	Greater Sydney (GCCSA)
Population	1,574	243,276	4,823,991
Age distribution (%)			
Aged 0-4	5.5%	7.3%	6.4%
Aged 5-9	9.0%	6.2%	6.4%
Aged 10-14	8.3%	4.9%	5.8%
Aged 15-19	6.5%	5.1%	6.0%
Aged 20-24	4.3%	6.6%	7.1%
Aged 25-29	3.6%	9.2%	7.9%
Aged 30-34	4.1%	11.1%	8.1%
Aged 35-39	8.0%	8.8%	7.4%
Aged 40-44	8.1%	7.0%	7.1%
Aged 45-49	7.9%	6.0%	6.7%
Aged 50-54	7.8%	5.8%	6.3%
Aged 55-59	6.5%	5.3%	5.8%
Aged 60-64	5.8%	4.6%	5.0%
Aged 65-69	5.3%	3.8%	4.4%
Aged 70-74	3.7%	2.9%	3.3%
Aged 75-79	2.4%	2.2%	2.4%
Aged 80-84	1.6%	1.6%	1.8%
Aged 85+	1.5%	1.7%	2.0%
Country of birth and Indigenous identification (%)			
Australia	68.1%	44.7%	57.1%
China	5.5%	10.3%	4.7%
England	2.5%	India: 10.6%	England: 3.1%
Korea, Republic of (South)	2.2%	South Korea: 3.9%	India: 2.7%
Aboriginal or Torres Strait Islander	0.7%	0.7%	1.5%

Data item	Melrose Park suburb	Parramatta LGA	Greater Sydney (GCCSA)
Language spoken at home (%)			
English only	66.9%	41.7%	58.4%
Mandarin	5.4%	Mandarin: 10.5%	Mandarin: 4.7%
Korean	2.6%	Cantonese: 6.5%	Arabic: 4.0%
Arabic	1.8%	Korean: 5.0%	Cantonese: 2.9%
Household type (%)			
Couples without children	26.8%	22.3%	22.4%
Couples with children	60.6%	38.3%	35.3%
One parent family	11.3%	9.2%	10.4%
<i>Total family</i>	<i>82.4%</i>	<i>69.8%</i>	<i>68.1%</i>
Group households	2.6%	4.4%	4.5%
Lone person	15.0%	19.0%	20.4%
Dwelling structure (%)			
Separate house	92.9%	43.9%	71.1%
Medium density	7.1%	21.4%	17.9%
High density	0.0%	33.8%	9.1%
Tenure (%)			
Owned outright	40.1%	23.4%	29.1%
Owned with a mortgage	44.0%	29.0%	33.2%
Rented	14.5%	39.6%	34.1%
Employment (%)			
Unemployed	5.0%	7.0%	6.0%
Occupation (%)			
Professionals	28.5%	31.7%	26.3%
Technicians and Trades Workers	11.4%	10.3%	11.7%
Clerical and Administrative Workers	16.5%	15.4%	14.6%

Data item	Melrose Park suburb	Parramatta LGA	Greater Sydney (GCCSA)
Managers	17.8%	12.7%	13.7%
Sales Workers	8.6%	8.4%	9.0%
Labourers	5.0%	6.5%	7.5%
Community and Personal Service Workers	7.4%	8.3%	9.6%
Machinery Operators and Drivers	3.2%	4.8%	5.6%
Equivalised household income quartiles (\$)			
Lowest group (\$0 - \$497)	19.4%	20.5%	15.9%
Medium lowest (\$498 - \$891)	22.8%	22.8%	21.3%
Medium highest (\$892 – \$1,464)	29.4%	28.1%	23.8%
Highest group (\$1,465 and over)	28.3%	28.6%	39.0%
Household Income (%)			
Median household income (weekly)	\$2,250	\$1,805	\$1,488
Housing Status (%)			
Owner	40.1%	10.7%	29.1%
Purchaser	44.0%	17.4%	33.2%
Renter	14.5%	68.4%	34.1%
Households in Mortgage Stress (% Households)	12.9%	5.5%	14.2%
Median Mortgage Repayments (monthly \$)	\$2,800	\$1,874	\$2,167
Households in Rental Stress (% Households)	5.5%	23.0%	14.2%
Rent Repayments (weekly \$)	\$495	\$430	\$440
Tertiary Education (%)			

Data item	Melrose Park suburb	Parramatta LGA	Greater Sydney (GCCSA)
Bachelor Degree or Higher	32.6%	47.1%	28.3%
Advanced Diploma or Associate Degree	12.1%	7.8%	9.3%
Highest level of schooling (%)			
Year 8 or below	4.7%	2.8%	4.1%
Year 9 or equivalent	5.0%	3.6%	4.8%
Year 10 or equivalent	16.8%	12.3%	17.1%
Year 11 or equivalent	5.4%	4.0%	5.0%
Year 12 or equivalent	59.8%	68.2%	60.0%
Did not go to school	1.8%	1.2%	1.4%
Motor vehicles (%)			
None	5.5%	10.2%	11.1%
1 motor vehicle	27.6%	39.6%	37.1%
2 motor vehicles	45.8%	31.2%	32.8%
3 or more vehicles	19.1%	11.6%	15.7%

APPENDIX B

CRIME PROFILE

Table 13 – Crime rates per 100,000 people (December 2017 – December 2018).

Crime type	Melrose Park	Parramatta LGA	NSW
Assault – non-domestic violence related	n.c. (0)	350.5	409.6
Break and enter – dwelling	n.c. (1)	397.1	342.4
Break and enter – non-dwelling	n.c. (4)	110.2	131.9
Liquor offences	n.c. (0)	114.5	147.7
Malicious damage to property	n.c. (10)	589.4	755.1
Motor vehicle theft	n.c. (3)	137.5	168.8
Steal from dwelling	n.c. (2)	232.4	248.2
Steal from motor vehicle	n.c. (4)	530.3	492.1
Steal from persons	n.c. (1)	93.6	54.6
Steal from retail store	n.c. (0)	365.2	320.2

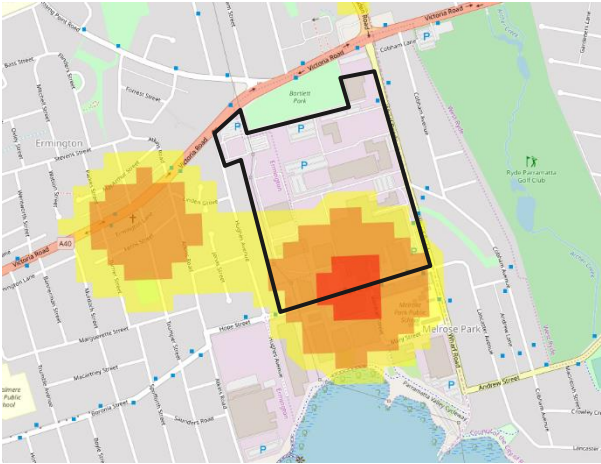
Source: BOCSAR

The following table contains the two year crime trends for [LGA name] and NSW. BOCSAR does not calculate crime trends at a suburb level.

Table 14 – Two year crime trends (December 2016 – December 2018)

Crime type	Parramatta LGA	NSW
Assault – non-domestic violence related	Stable	Stable
Break and enter – dwelling	Stable	Down 4.7% per year
Break and enter – non-dwelling	Stable	Stable
Liquor offences	Stable	Stable
Malicious damage to property	Stable	Stable
Motor vehicle theft	Stable	Stable
Steal from dwelling	Stable	Stable
Steal from motor vehicle	Stable	Stable
Steal from persons	Stable	Down 7.2% per year
Steal from retail store	Stable	Stable

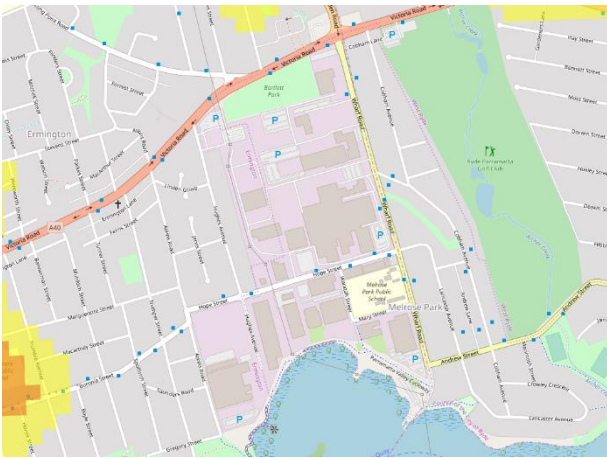
Figure 5 – Crime hotspots, January 2018 – December 2018. Site indicated by black line.



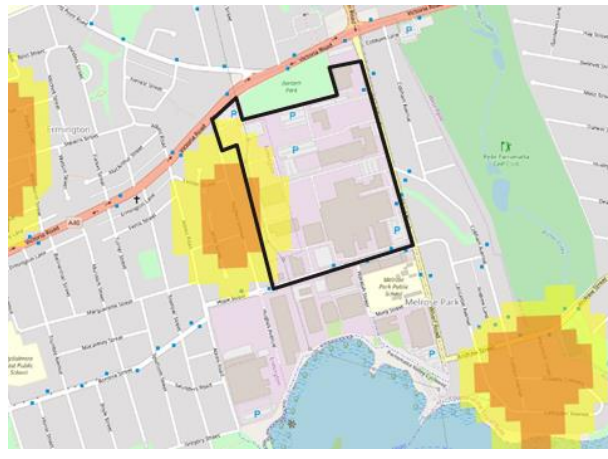
Picture 1 – Break and enter (non-dwelling)



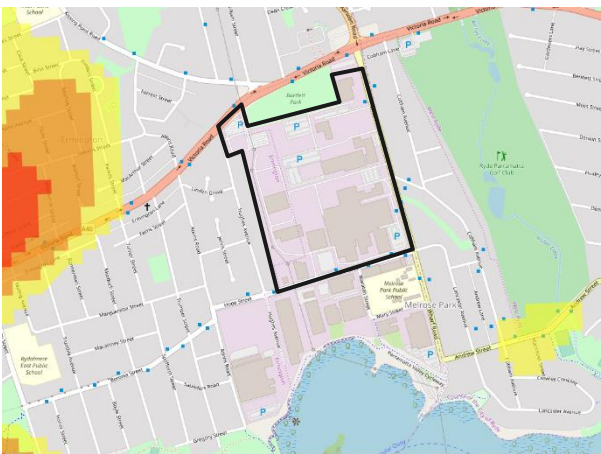
Picture 2 – Non-domestic assault



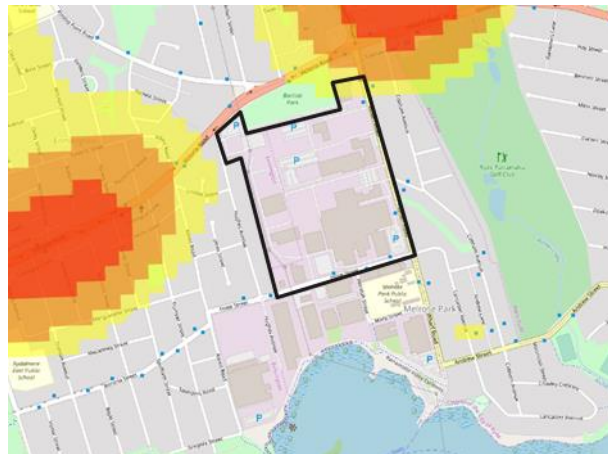
Picture 3 – Break and enter (dwelling)



Picture 4 – Motor vehicle theft



Picture 5 – Steal from motor vehicle



Picture 6 – Malicious damage to property

