



## SOCIAL IMPACT STATEMENT

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In support of Application for a Planning Proposal to Amend Holroyd Local Environmental Plan 2013 as it applies to part of 224-240 Pitt Street, Merrylands

**Details:**

Prepared for: SF Commercial Holding Pty Limited

REF: M170305 Rev.3

Date: 22 January 2018





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# 1. Introduction

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Planning Ingenuity has been engaged on behalf of SF Commercial Holding Pty Limited to prepare a Social Impact Assessment (SIA) to assess the potential social impacts of the proposed amendments to Holroyd Local Environmental Plan 2013 as it applies to part of 224-240 Pitt Street, Merrylands. Specifically 'the proposal' relates to the requested LEP amendments to:

- change the location of land in Zone B6 Enterprise Zone from the north west corner of the site to the southern portion of the site;
- increase the height of buildings control for Building J2 to 82m (25 storeys); and
- increase the floor space ratio control for the site to 6:1.

The outcome of these proposed changes in comparison to the current controls will potentially allow for a redevelopment scheme which:

- locates land uses consistent with Zone B6 in closest proximity to Merrylands railway station and new bus interchange;
- increases the amount of new commercial floor space delivered with redevelopment of the site to a total estimated commercial floor space of 3,093m<sup>2</sup>; and
- increase the number of residential apartments and the amount of residential floor area to deliver approximately 111 additional dwellings.

This Report has been prepared with reference to the following:

- Planning Proposal Application report Rev 3 prepared by Planning Ingenuity;
- Urban Design Analysis (UDA) prepared by Plus Architecture;
- Economic Impact Assessment prepared by Hill PDA Consulting;
- <https://www.cumberland.nsw.gov.au/council/my-community/community-profile> (and community atlas, id forecasts);
- Cumberland Youth Profile and Youth Needs Assessment, 2016;
- Former Holroyd Council Social Impact Assessment Policy (August 2012);
- Living Holroyd Community Strategic Plan 2011-2031; and
- Holroyd Social Plan (2010-2013).

This SIA looks at the nature of the proposed amendments to Holroyd Local Environmental Plan 2013 (HLEP 2013) and the characteristics of the surrounding land uses, the community profile of Merrylands (Central) and the Cumberland LGA and the current availability of social and physical infrastructure. This SIA assesses the proposal in terms of its immediate and longer term social impacts and makes comment on the potential sustainability of anticipated changes.

The social impacts of a proposed development activity are required to be addressed in accordance with the NSW Department of Planning and Environment's '*A guide to preparing planning proposals*' (August 2016).

As required by the Former Holroyd Council Social Impact Assessment Policy (August 2012), this SIA will specifically consider whether the proposed amendments to HLEP 2013 and the potential outcomes for redevelopment of the site will have impacts on:

- Liveability (housing, recreation, open space, lifestyles, waste management, water and air quality, noise and dust);
- Community cohesion and connectedness;
- Culture, beliefs and customs;
- Health and wellbeing (physical and mental health, safety, personal and community goals);



- Economic prosperity (jobs, income, business opportunities); and
- Human rights / participatory democracy.

Where necessary, this SIA identifies strategies for optimising positive outcomes and managing or mitigating negative outcomes.





## 2. Site Analysis and Context

### 2.1 THE SITE AND SURROUNDS

The site is land within No.224-240 Pitt Street, Merrylands. The site is identified in the Neil Street Precinct as Block D, shown shaded in green on Figure 1. The landowner's identification of the site is Stages 3&4 (Block A & B) as shown in Figure 2.

The adjustment to the location of Zone B6 and Zone R4 within the site specifically moves Zone R6 from the north west corner of Block D to the southern portion of the site close to the Merrylands train station and new bus interchange. The proposed location of land in Zone B6 and amendments to height of buildings control apply specifically to the footprint area to contain Building J2 which is shown coloured red in Figure 3. The adjustment to the Floor Space Ratio control applies to the total FSR distributed throughout Block D.

Figures 3 and 5 place the subject site and the Neil Street Precinct into a broader contextual setting as part of the Merrylands Town Centre.

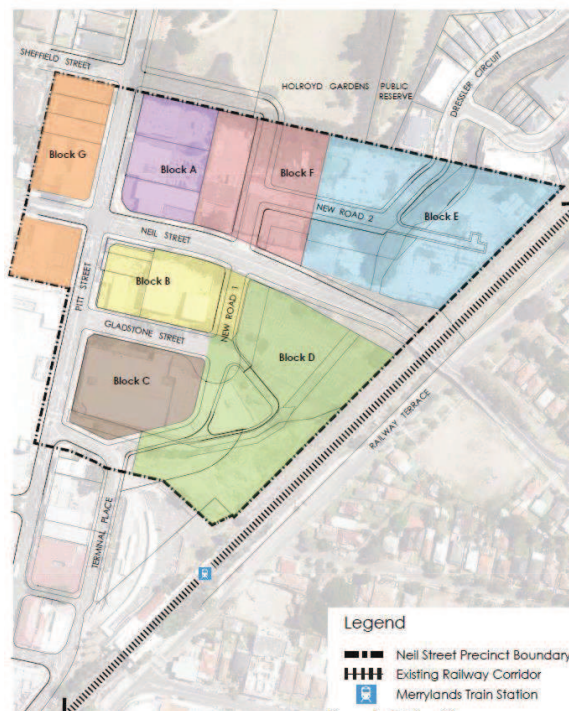


Figure 1: Location diagram for the Neil Street Precinct (Source: Urban Design Review – Neil Street Precinct Holroyd Council October 2015)



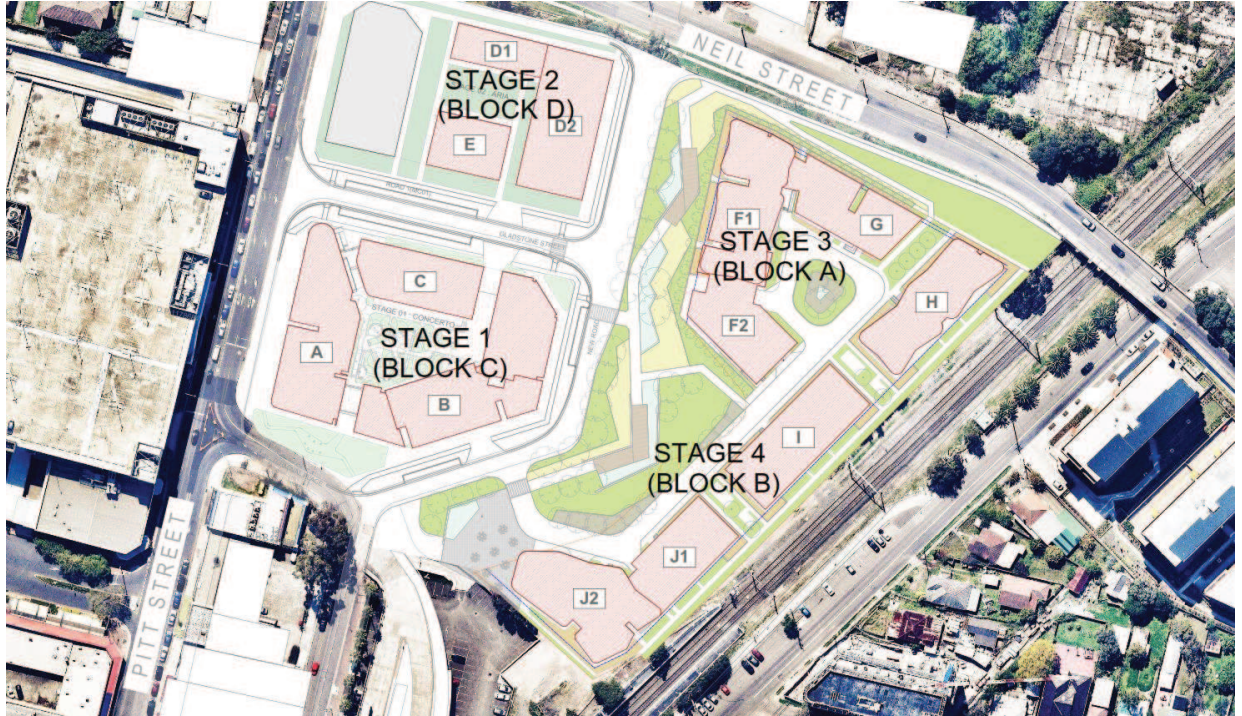
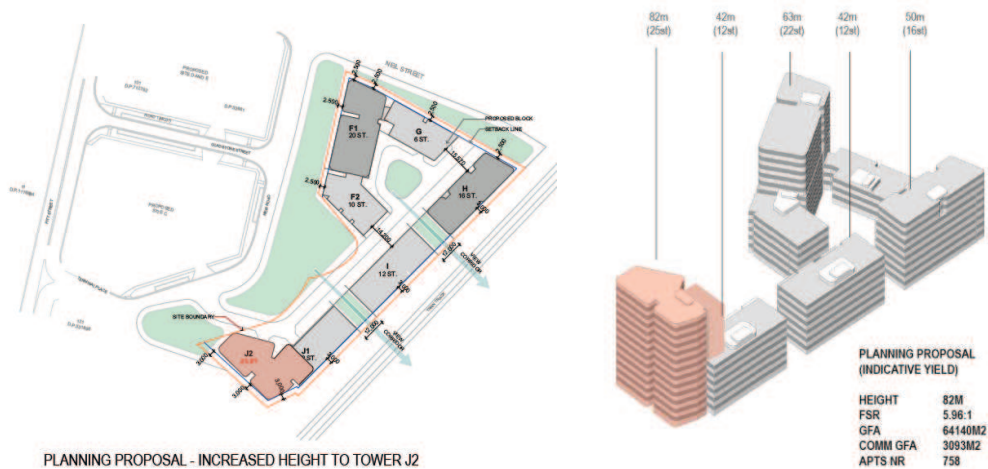


Figure 2 Location Plan



Figure 3: Location plan showing Neil Street Precinct (outlined blue), Merrylands Station and McFarlane Street Precinct (outlined yellow) and conceptual Building J2 (coloured red) (Source: UDA Plus Architects)



PLANNING PROPOSAL - INCREASED HEIGHT TO TOWER J2

Figure 4: Extract from UDA by Plus Architecture showing footprint of Building J2 and site area for the land the subject of this Planning Proposal application (as outlined in red).



Figure 5: Broader contextual setting of the Neil Street Precinct (Source: Planning Proposal Neil Street Precinct Holroyd Council)

The recent amendments to HLEP 2013 for the Neil Street Precinct and the current Planning Proposal for the Merrylands Station and McFarlane Street precinct have the overall intention of facilitating major redevelopment of the Merrylands Town Centre including increased density of commercial and residential development, new physical infrastructure (new roads and road improvements, bus interchange, open space, stormwater management, cycle and pedestrian networks, public car parking areas and new community facilities) (see Section 2.6 for more details).





## 2.2 SURROUNDING LAND USES

As described in the Planning Proposal application report recent development consents have been granted for the land immediately west and north of the subject site including mixed use buildings with basement car parking and high density apartments.

A number of development applications are currently being finalised in relation to the site north of Neil Street. Connections throughout the Neil Street precinct from Merrylands railway station and the main street of McFarlane Street will be established by the redevelopment of the subject site via the provision of a new public park and new public roads and pathways.

Details of the new planning controls that apply to the Neil Street Precinct and those controls anticipated for the Merrylands Station and McFarlane Street Precinct are provided in the Planning Proposal report.

## 2.3 CONNECTIVITY AND ACCESS TO PUBLIC TRANSPORT

The existing transport and movement infrastructure in the vicinity of the site is summarised in Figure 6. The site is immediately north of Merrylands railway station which is located on the Main South line. It is served by Sydney Trains T2 Inner West & Leppington and T5 Cumberland line linking to Liverpool and Parramatta. The station is accessible.

Bus stops for routes 802 and 804 are within walking distance of the site and circulate through and around the Merrylands town centre and link to regional routes.

New and upgraded transport and movement infrastructure have been identified in Holroyd Section 94 Contributions Plan (see Section 2.6).

In summary the site is well serviced by a variety of transport options and is anticipated to be the western 'gateway' of the revitalised town centre resulting in a range of commercial and public facilities and services within the walking catchment of the site.

## 2.4 PLACE-BASED COMMUNITY FACILITIES AND SERVICES

The existing place-based community facilities and services in the vicinity of the site are summarised in Figure 7. The map demonstrates a wide variety of public and private facilities and services for health, recreation, entertainment, social connectivity, education and learning, charity and democracy.

New and upgraded community infrastructure and service projects have been identified in Holroyd Section 94 Contributions Plan (see Section 2.6).

## 2.5 PUBLIC OPEN SPACES

The existing public open space areas in the vicinity of the site are summarised in Figure 8 and shows approximately 9.8 hectares of public open space is located within 800m radius of the site. The open space areas range from regional scale parks such as Holroyd Gardens (8.4 hectares) and Granville Park (12.25 hectares) including a wildlife reserve and lakes to small local pocket parks and community gardens such as Charles Mance Reserve (0.134ha) and Merrylands Community Garden (0.496ha). Merrylands also has a leisure and swimming centre.

New open space areas are planned as part of the redevelopment of the Merrylands town centre and are to be delivered through a combination of Section 94 contributions, voluntary planning agreements and development consents.





Figure 6: Summary of transport and movement infrastructure in the vicinity of the site



Figure 7: Place-based community facilities and services in the vicinity of the site



Figure 8: Public open space areas in the vicinity of the site

## 2.6 CONTRIBUTIONS PLANNING, NEW INFRASTRUCTURE AND SERVICES

The Holroyd Section 94 Contributions Plan 2013 includes site-specific levies for developments in the Neil Street precinct for each new dwelling or new lot created and for non-residential development based on the m<sup>2</sup> of Gross Floor Area. The site-specific Section 94 Contributions Plan facilitates the collection of funds proportional to the intensity of any future development and applies contribution rates based on dwelling size and commercial floor space increases. In accordance with the contribution plan, funds will be levied for the future development of Building J2 and the subject site for the delivery of:

- New Parks and Recreation Spaces – acquisition and works;
- Sporting fields and facilities – acquisition and works;
- Community facilities;
- Roads and transport (including specific intersection upgrades, new roads and road widening and pedestrian and cycle paths);
- Public domain works;
- Drainage scheme and flood mitigation; and
- Administration and studies to review the needs and delivery of facilities and infrastructure.

Figure 9 shows the Section 94 ‘catchment area’ for collection of contributions related to future development of the Neil Street precinct. Figure 10 shows the Neil Street precinct is anticipated to contain or be in close proximity to new local parks, new city-scale parks, an upgraded community facility and library and new public domain works throughout the town centre to improve pedestrian and cyclist amenity, movement and safety. Figure 11 shows contributions are intended to be focused on a variety of upgrades to transport infrastructure in the Merrylands town centre. Figure 12 shows drainage and flood management infrastructure intended for the Neil Street precinct (including the subject site).

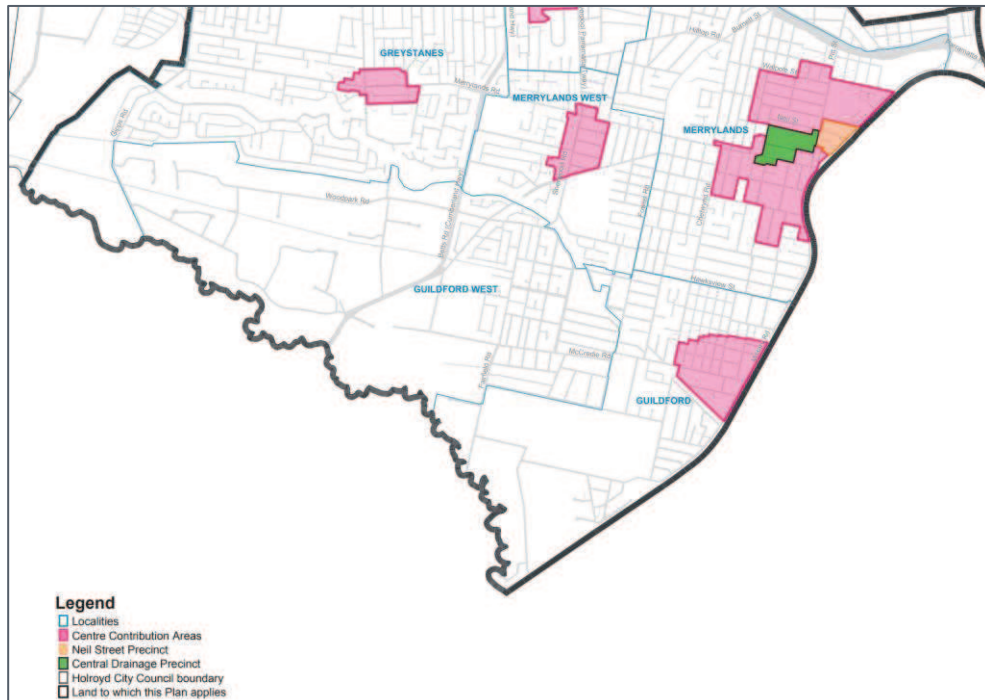


Figure 9: Extract from Contributions Areas map to Holroyd Section 94 Plan showing the location of the Neil Street Precinct Contributions Area

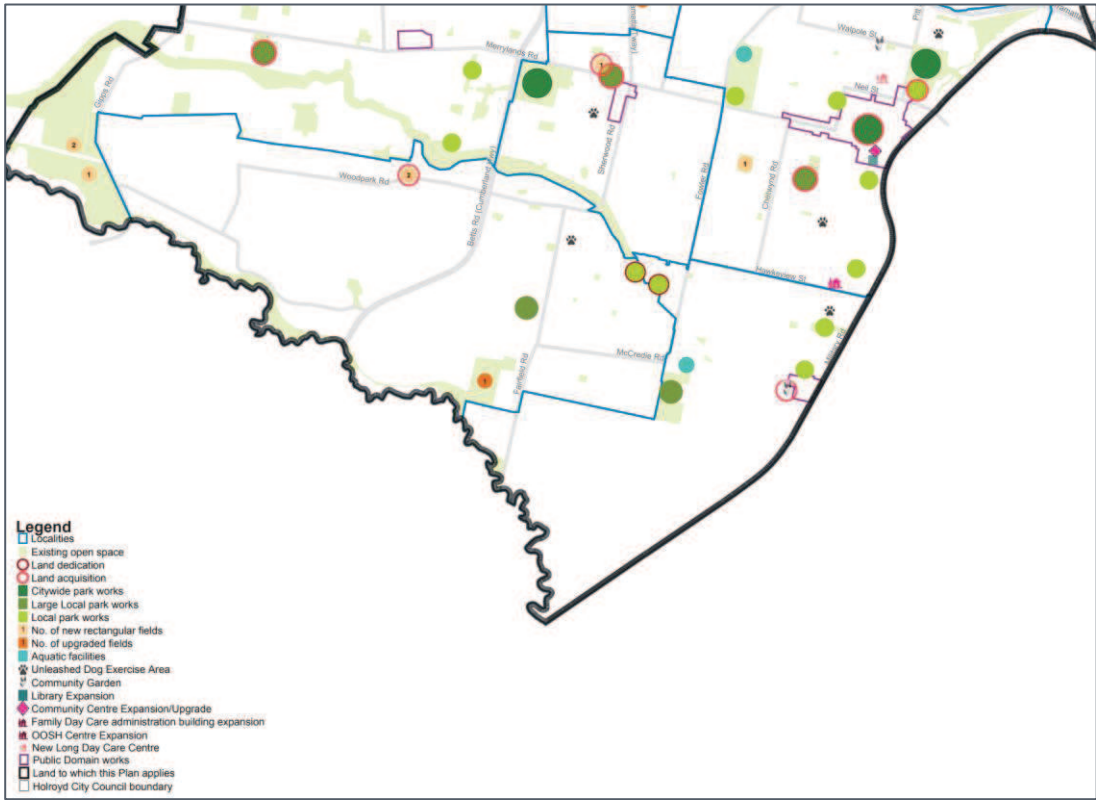


Figure 10: Extract from Open Space, Recreation, Public Domain and Community Facilities plan from Holroyd Section 94 Contribution Plan

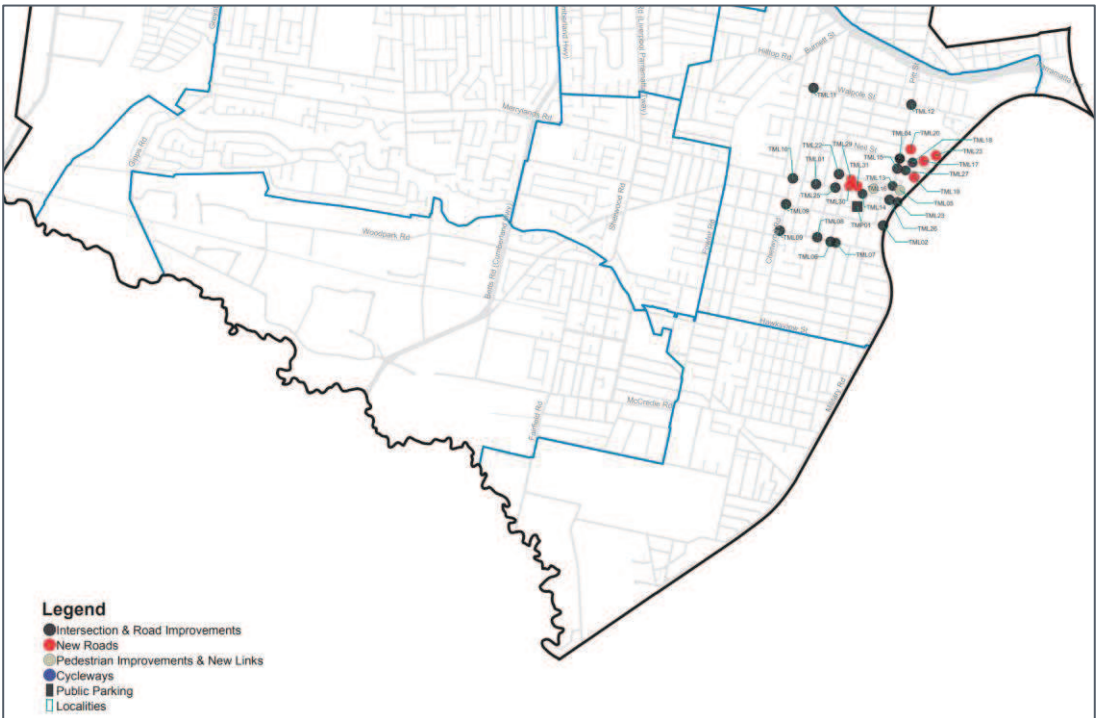


Figure 11: Extract from Traffic, Transport and Parking Projects from Holroyd Section 94 Contributions Plan

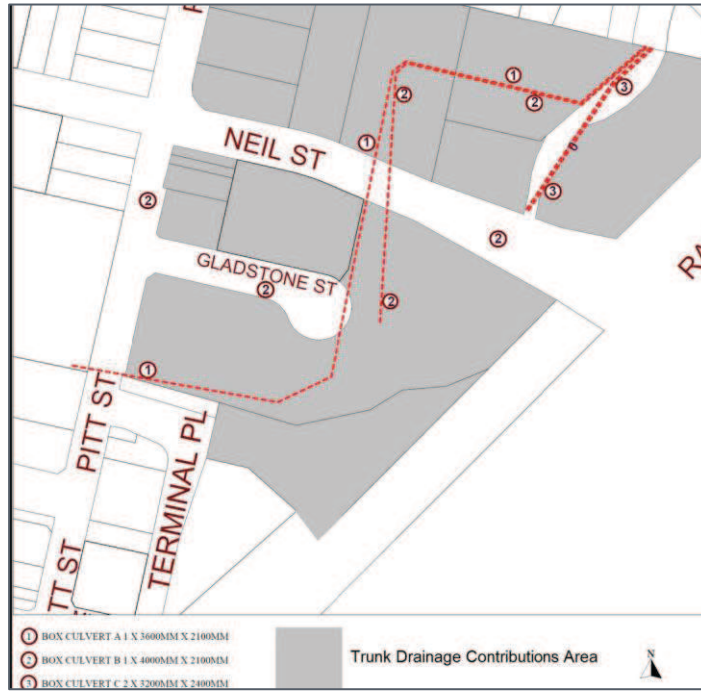


Figure 12: Extract from Trunk Drainage Works Plan for the Neil Street Precinct from Holroyd Section 94 Contributions Plan

# 3. Description of the proposal

## 3.1 PROPOSED DEVELOPMENT

The proposed built form and mix of land uses, layout of public spaces and private open space are detailed in the UDA and Planning Proposal Report submitted with the application for a Planning Proposal. Specifically Building J2 is proposed as part of the master planned redevelopment of the Neil Street precinct and the Merrylands town centre revitalisation. Building J2 is shown in red in Figure 13 which demonstrates the proposed new major movement pathways (orange arrows) and new open space network (coloured green). Figure 14 shows the conceptual built form and open space network anticipated by the new planning controls emerging for the Merrylands town centre with Building J2 in the centre of the figure indicated by a red arrow. Figure 15 summarises the basic data for Building J2 which includes 3,093m2 of new commercial floor space and the potential for 758 new apartments in a high density mixed use new building surrounded by new open space areas and including roof top communal open space.



Figure 13: Building J2 within the town centre master planned context (Source: UDA by Plus Architecture)



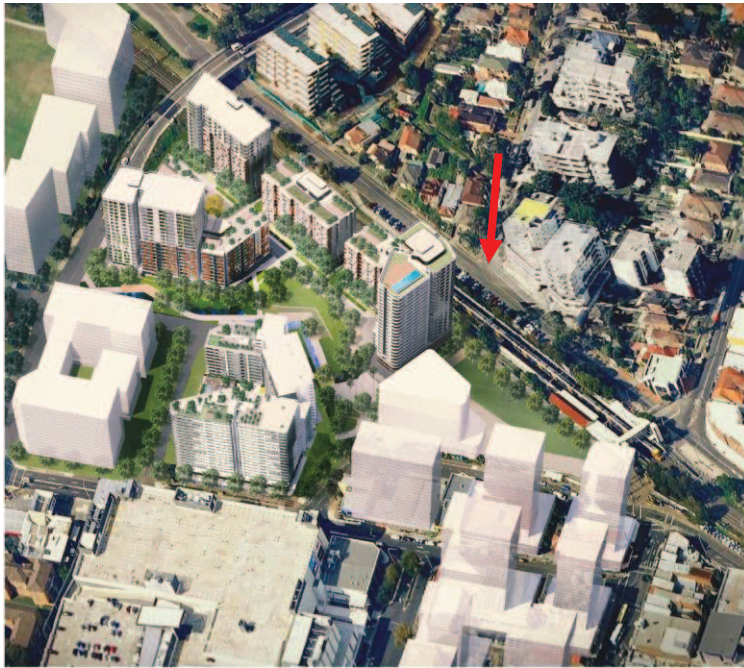


Figure 14: 3D conceptual built form and open space setting of redevelopment anticipated in Merrylands town centre

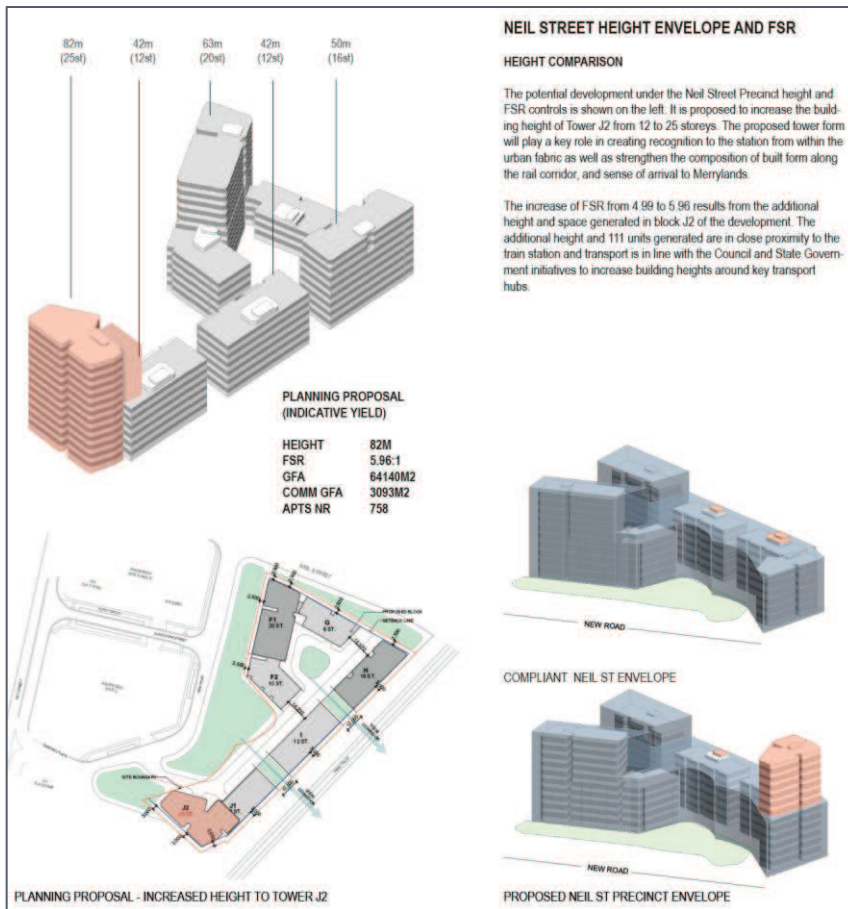


Figure 15: Basic development data for Building J12 and site Block D the subject of the Planning Proposal application

# 4. Demographic Profile of Merrylands Central

## 4.1 SUMMARY

According to Cumberland Council's community profile the most recent estimate of the resident population of Merrylands Central in 2016 was 23,512 people living at a medium to low density of 28 persons per hectare. The usual resident population (URP) was estimated at 22, 410. Of those people usually resident in Merrylands Central, 8,793 of the resident working population were employed which is an employment rate of 90.4%. The total number of dwellings in Merrylands Central in 2016 was 7,885 and the average household size was 3.02 persons per dwelling which is larger than the average household size of the Sydney CBD but typical for the outer suburbs of the metropolitan area. The age structure of the URP in 2016 showed a higher representation of children aged 0-5 years and persons aged 25 - 35 years than the general Cumberland locality.

The location of the Merrylands Central statistical district is shown outlined dashed yellow in Figure 16.

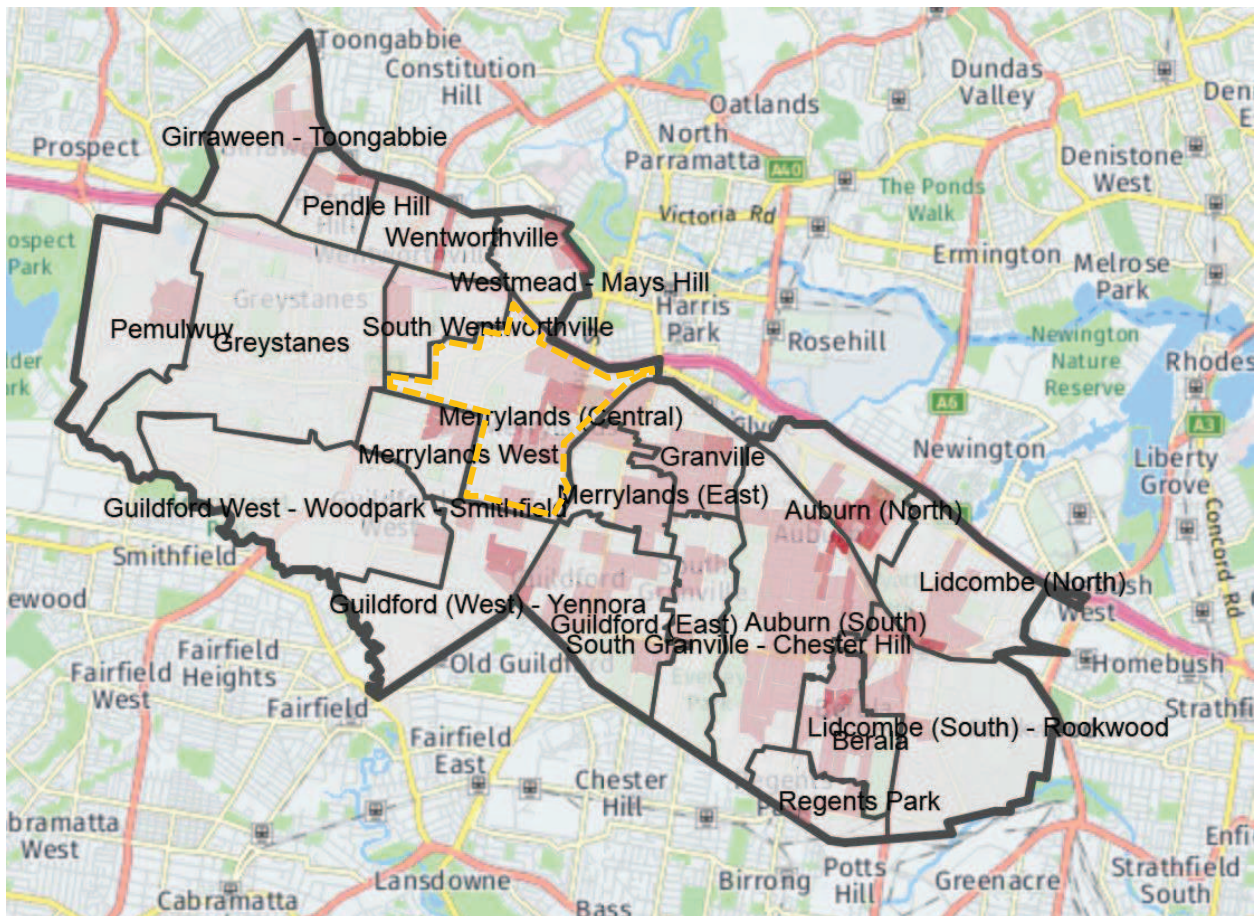


Figure 16: Location of statistical collection districts in the vicinity of the subject site



## 4.2 AGE STRUCTURE OF THE MERRYLANDS CENTRAL RESIDENT POPULATION

Figure 17 is a breakdown of the age structure of the population of Merrylands Central in comparison to the Western Sydney Regional Organisation of Councils (WSROC) Region taken from Council’s ID Community Profile data. Figure 17 shows that the population of Merrylands Central is distinctive by a higher proportion of pre-school aged persons and a much higher proportion of people aged 25 to 34 years. This indicates a higher presence of young families in the Merrylands Central locality than the broader western Sydney area. There is also a notably lower percentage of persons aged over 50 years.

### Age structure - service age groups, 2016

Total persons

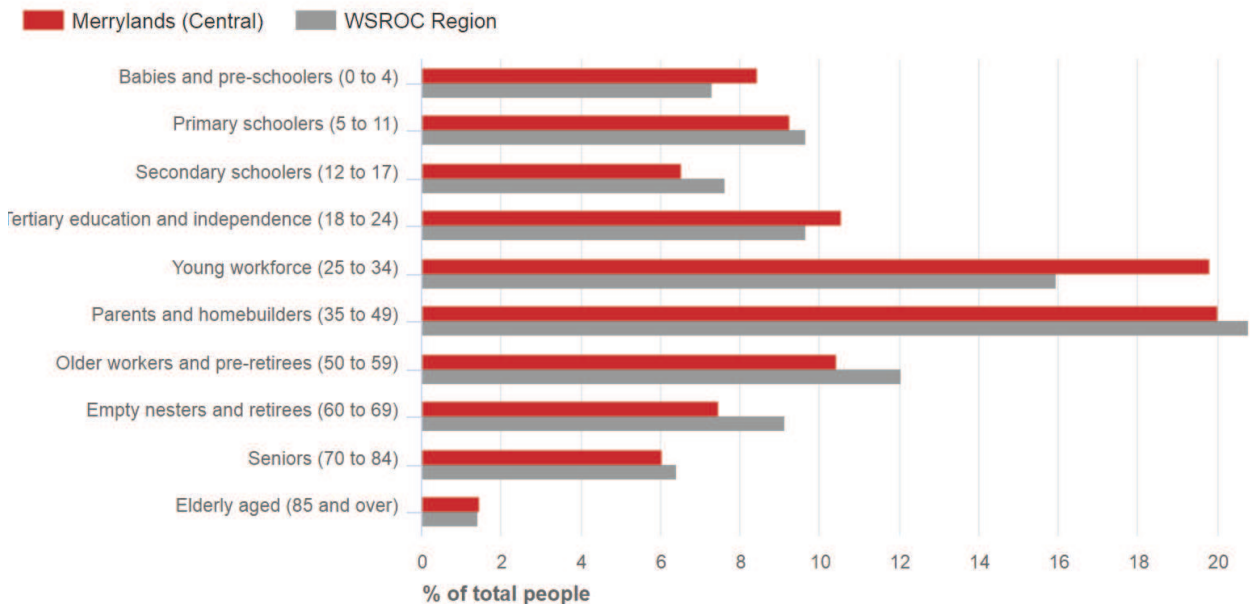


Figure 17: Age Structure diagram for Merrylands Central population

## 4.3 BIRTHPLACE AND LANGUAGE OF THE MERRYLANDS CENTRAL RESIDENT POPULATION

50.4% of the resident population of Merrylands Central were born overseas. This is significantly higher than the same proportion for the WSROC Region at 40.4%. The number of residents who speak a language other than English in their home environment is 64% which is greater than the number of residents born overseas. This indicates that residents of Merrylands Central have a high propensity to retain and use cultural practices from overseas.

47.9% of the countries of birth were non-English speaking countries.

25% of those born overseas and resident in Merrylands Central arrived in Australia between 2011 and 2016.

Figure 18 is a graphic showing the ‘top ten’ birthplace locations of the resident population (other than Australia). It shows a distinct difference in the birthplace origins of residents in Merrylands Central compared to the WSROC region in terms of the proportion of residents born in Lebanon, Afghanistan, Pakistan, Iran and China. These countries of origin are highly represented in the most recent immigration statistics and this is consistent with Figure 19 which shows a higher proportion of ‘recent’ arrivals, that is, since 2010, amongst all residents born overseas. Strong informal social

support networks are likely to be available for those newly immigrated persons sharing countries of origin and the data indicates that there is potential for this mutual support to be available in Merrylands Central for newly immigrated persons from Lebanon, Afghanistan, Pakistan, Iran and China.

Figure 20 shows the language spoken in the home for the resident population of Merrylands Central compared to the WSROC region. This graph reflects the data in Figures 18 and 19 with a large percentage of those recently immigrated using the language of their birthplace in the home environment. This can be further facilitated by the presence of a social network living in close proximity (as demonstrated by Figures 18 and 19) and can be a source of support, sharing of information and assistance with day to day living.

### Birthplace, 2016

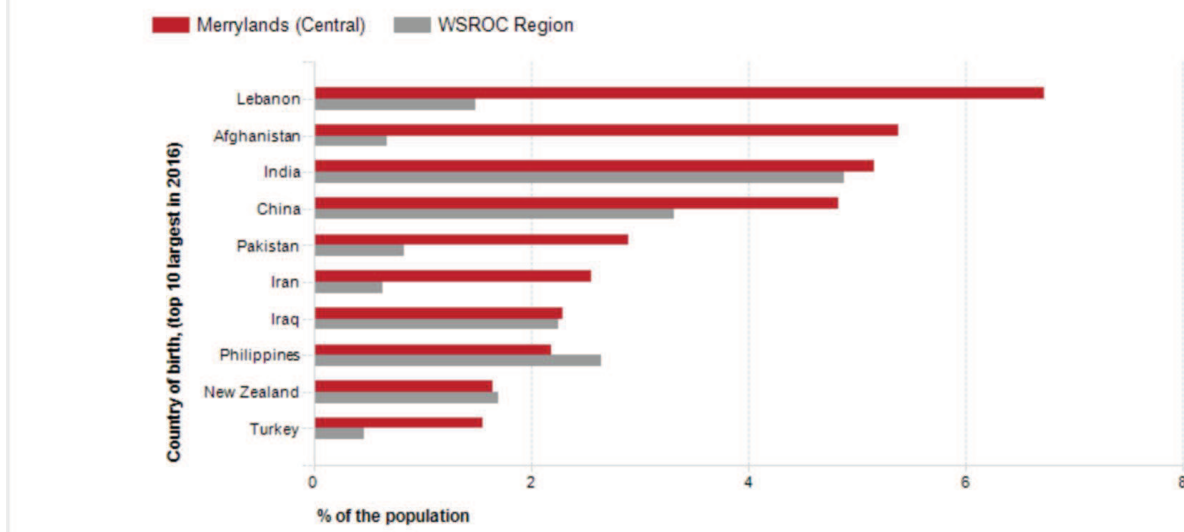


Figure 18: Birthplace of resident population of Merrylands Central compared to WSROC Region population

### Overseas arrivals, 2016

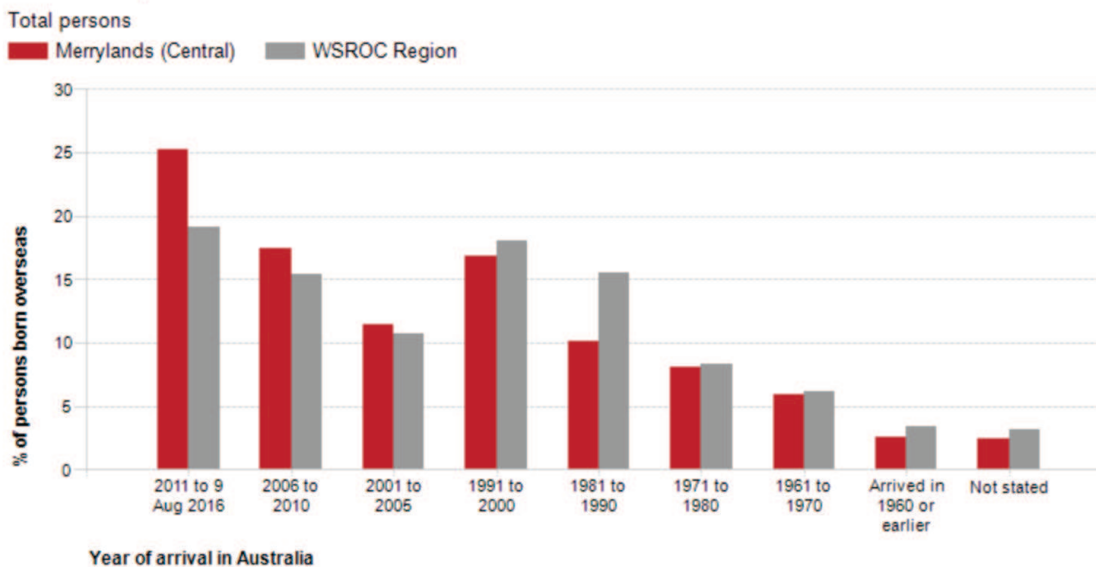


Figure 19: Time since immigrating for residents of Merrylands Central

## Language spoken at home, 2016

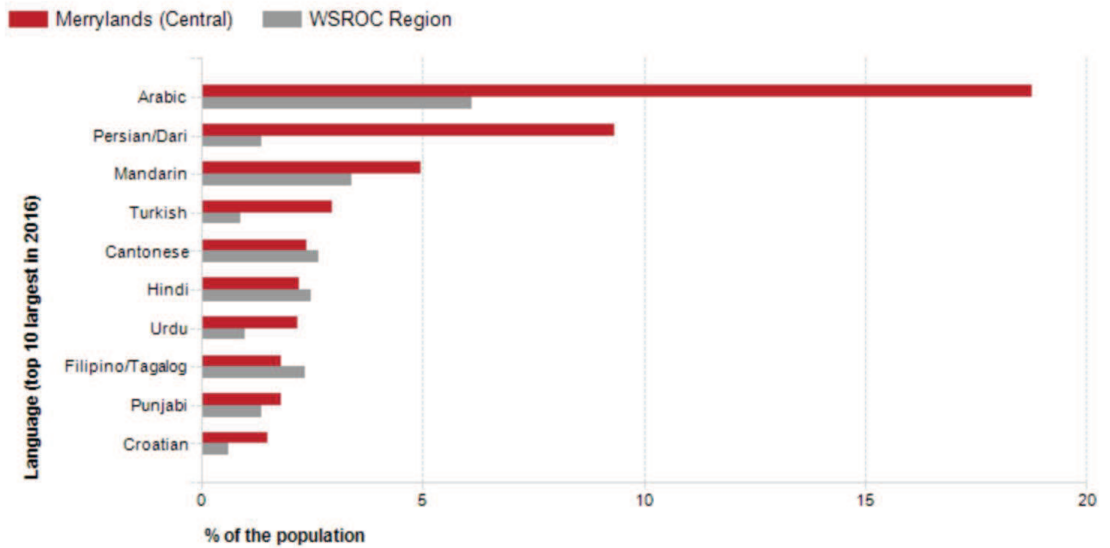


Figure 20: Language spoken in the home environment (other than English) for residents of Merrylands Central

## 4.4 RELIGION OF THE MERRYLANDS CENTRAL RESIDENT POPULATION

Figure 21 summarises the top ten religions to which the Merrylands Central resident population made an association. Affiliation with Islam and Catholic religions far exceeds the other religion categories. The affiliation with Islam is more highly represented in the Merrylands Central population than the WSROC population. This data matches the data in Section 4.3 above with regard to birthplace and language and indicates that residents with origins in Islamic countries can retain their religious affiliations.

### Religion, 2016



Figure 21: Summary of top ten religious identification for the Merrylands Central population



## 4.5 EMPLOYMENT AND EDUCATION OF THE MERRYLANDS CENTRAL RESIDENT POPULATION

For the portion of the resident population of Merrylands Central aged over 15 years, 25% attended an educational institution in 2016 and attendance trends shows increases in attendance at all types of institutions with the notable exception of TAFE which showed a decline in attendance. The nearest TAFE is located at 135 Williams St, Granville which is 1.5km east of the subject site. Figure 23 shows that TAFE attendance as a percentage of all attendance at institutions is higher than the WSROC average.

Figure 22 displays the highest level of qualification achieved by the resident population of Merrylands Central and shows that these levels are similar to the broader WSROC region. Overall 42.9% of the population aged over 15 years have completed an educational qualification.

Figure 23 shows that the distribution of attendance at the variety of available education institutions is similar to the pattern for the WSROC region and indicates that there appear to be no barriers or disadvantages to the residents of Merrylands Central in attendance at educational institutions despite the large proportion of the population who have recently arrived from overseas and who continue to speak a language other than English in the home.

### Highest qualification achieved, 2016

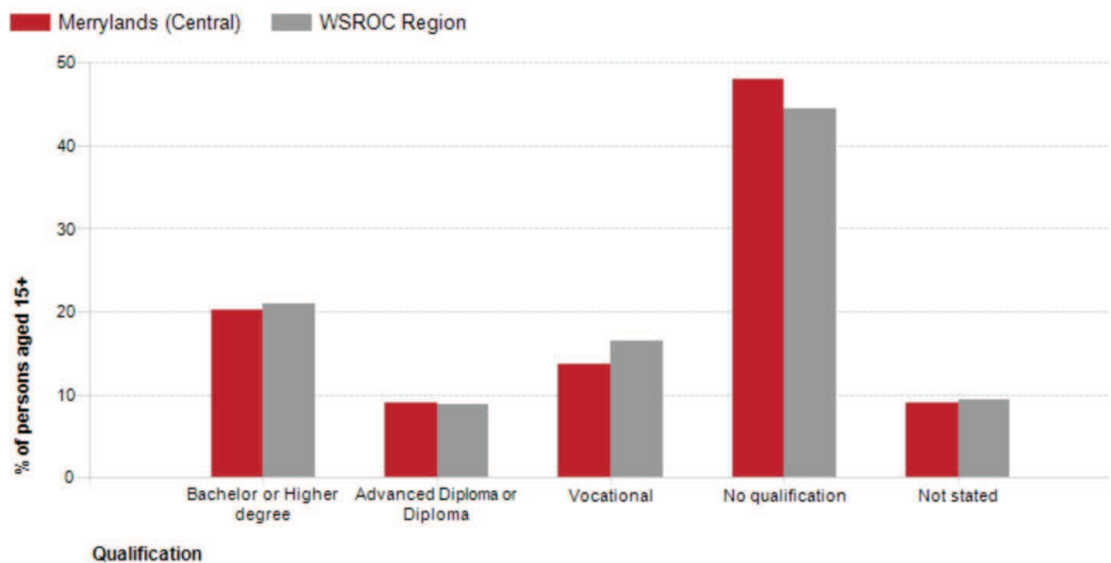


Figure 22: Highest qualification levels of the resident population aged over 15 years



## Education institution attending, 2016

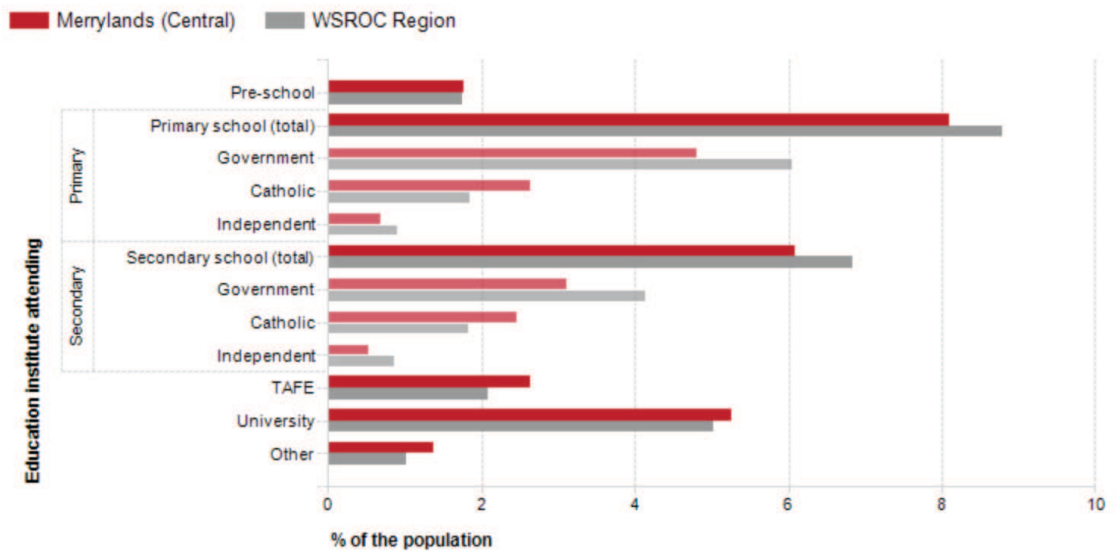


Figure 23: Attendance at educational institutions

## 4.6 INDEPENDENT LIVING AND CARE ASSISTANCE REQUIREMENTS OF THE MERRYLANDS CENTRAL RESIDENT POPULATION

6.1% of the resident population of Merrylands Central reported needing assistance with daily living due to a disability. Figure 24 breaks down this percentage of the population by age group and shows that those needing assistance are aged mostly over 60 years and the proportion of these older residents needing assistance is higher than the broader population in the WSROC Region. For these people, outreach services are important as are urban environments which enable short travel distances along safe and accessible paths.

### Need for assistance with core activities, 2016

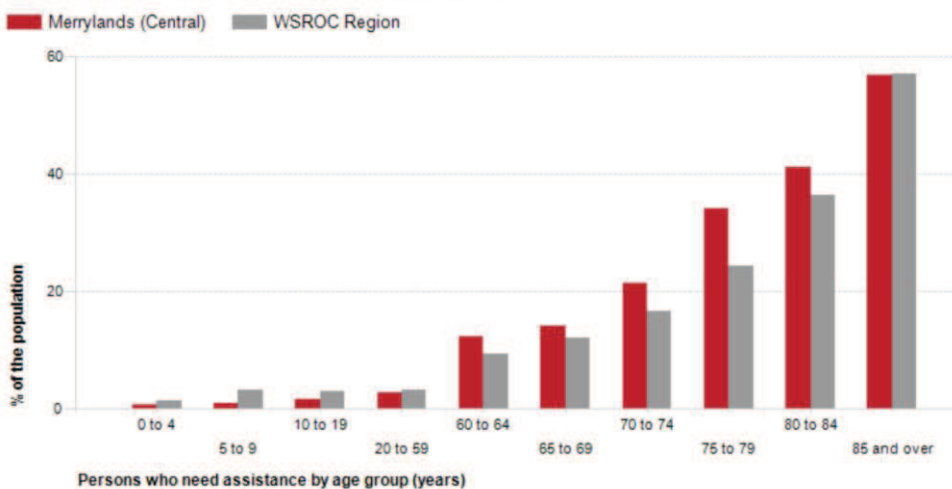


Figure 24: Needs for assistance with daily living amongst the resident population



## 4.7 EMPLOYMENT STATUS OF THE MERRYLANDS CENTRAL RESIDENT LABOURFORCE

Changes in employment data from 2011 to 2016 show an increase in all participation categories with the biggest increases in the percentage of the available workforce employed. The structure of employment as measured by occupation type remained unchanged from 2011 to 2016.

10% of the population aged over 15 years participated in volunteer work with a registered organisation or group.

17% of the population aged over 15 years completed more than 14 hours of unpaid domestic work every week which is a notably larger percentage than the WSROC population (at 8%). The percentage of the population who are unpaid carers (including providing child care and care for persons with a disability or chronic illness) was the same as that for the broader population.

Figure 25 shows a breakdown of the employment status of the potential labourforce resident in Merrylands Central and shows the majority of the available labourforce to be employed full time. The percentage of the available labourforce in each category of employment status is similar to the statistics for the WSROC region indicating that there appear to be no particular elements applicable to the residents of Merrylands Central which prevent or favour their ability to participate in employment.

### Employment status, 2016

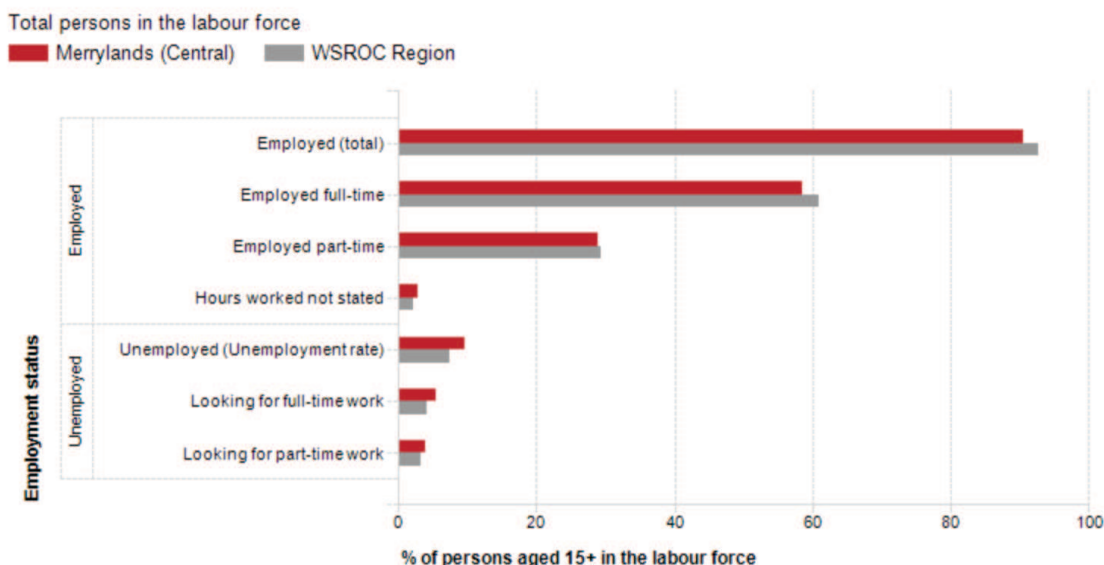


Figure 25: Breakdown of employment status of the available labourforce resident in Merrylands Central

Figure 26 is a graph of the types of occupation in which the employed residents of Merrylands Central participate. In comparison to the broader workforce of the WSROC Region, the Merrylands Central workforce has:

- A larger percentage of persons employed as Technicians and Trades Workers (15.7% compared to 13.7%);
- A larger percentage of persons employed as Labourers (11.5% compared to 10.1%); and
- A smaller percentage of persons employed as Professionals (17.4% compared to 19.9%)





## Occupation of employment, 2016



Figure 26: Occupation type for resident employed persons of Merrylands Central

## 4.8 MOVEMENT PATTERNS OF THE MERRYLANDS CENTRAL RESIDENT POPULATION

Figure 27 shows the methods used by the resident workforce to travel to work are similar to those for the broader WSROC workforce with the overwhelming proportion of workers travelling by private car (63.7%). A larger proportion of the workforce use trains, buses, car share and walking than the wider population.

### Method of travel to work, 2016

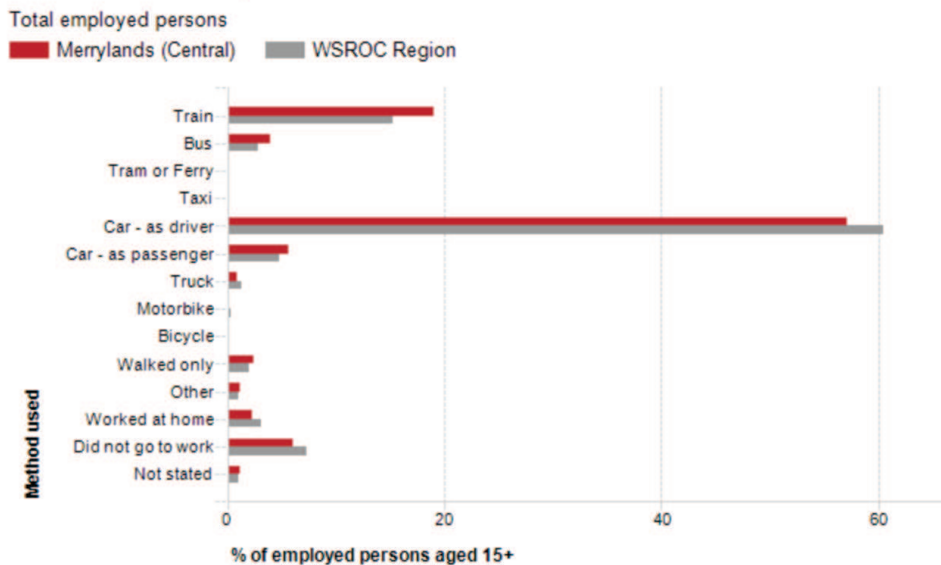


Figure 27: Modes of travel to work for the resident workforce of Merrylands Central

## 4.9 HOUSEHOLD-SCALE ECONOMIC INDICATORS FOR THE MERRYLANDS CENTRAL RESIDENT POPULATION

Figure 28 demonstrates that the average weekly household income for Merrylands Central is typically lower than the WSROC Region. 19.4% of Merrylands Central households are categorised as 'low income households' (earning less than \$650/week in 2016). Figure 29 shows the equivalised household income (adjusted for average household size) which also shows that the largest group of households in Merrylands Central are classified in the lowest income quartile.

### Weekly household income, 2016

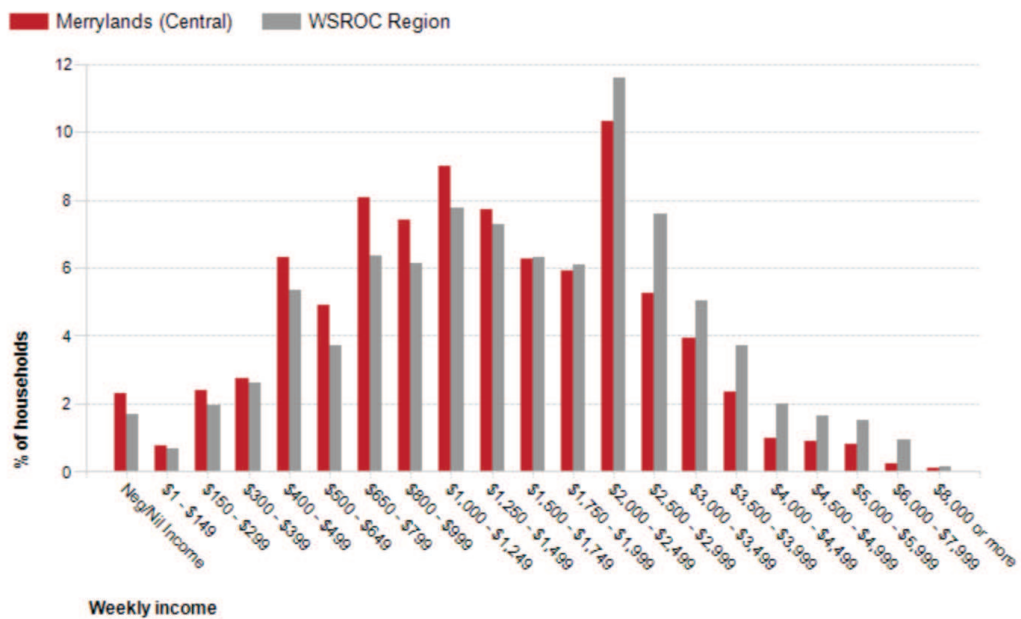


Figure 28: Distribution of household incomes for households in Merrylands Central

### Equivalised household income quartiles, 2016

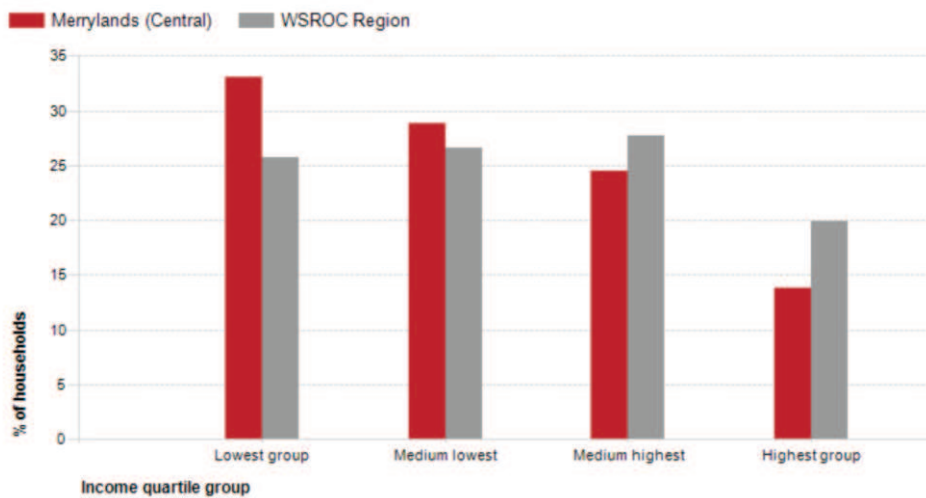


Figure 29: Equivalised weekly household income groups

## 4.10 DWELLING STOCK IN MERRYLANDS CENTRAL

The dwelling stock within Merrylands Central in 2016 can be summarised as shown in the following table.

Type of Dwelling	% of total Dwelling Stock at 2016	Change in number of dwellings 2011 to 2016
Detached dwellings	45.2%	Decreased by 140
Medium density dwellings	22.3%	Decreased by 309
High density dwellings	31.5%	Increased by 744

In the five year period between 2011 and 2016 there was a net increase of 295 dwellings with high density dwellings displacing detached and medium density dwellings. Figure 30 demonstrates that two bedroom dwellings (in detached, medium density and high density form) are highly represented and larger dwellings are under-represented in the dwelling stock of Merrylands Central in comparison to the WSROC region.

Figure 31 is a graphic representation of the change in the number of dwellings of different sizes in Merrylands Central. Figure 31 most notably shows decreases in the number of studios and single bedroom dwellings and in the number of three bedroom dwellings.

### Number of bedrooms per dwelling, 2016

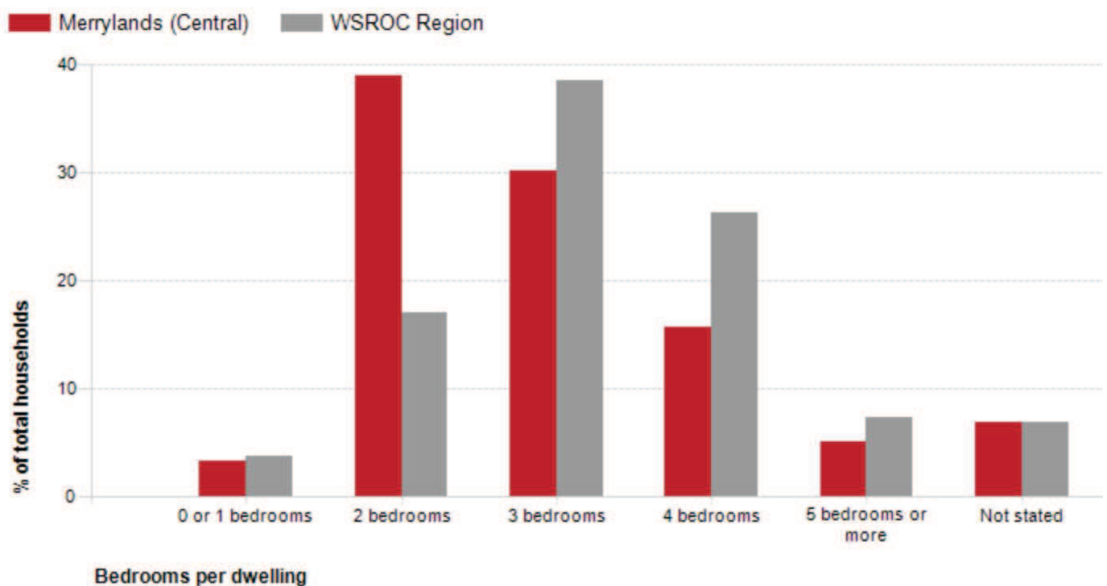


Figure 30: Size of dwellings in Merrylands Central 2016

## Change in number of bedrooms per dwelling, 2011 to 2016

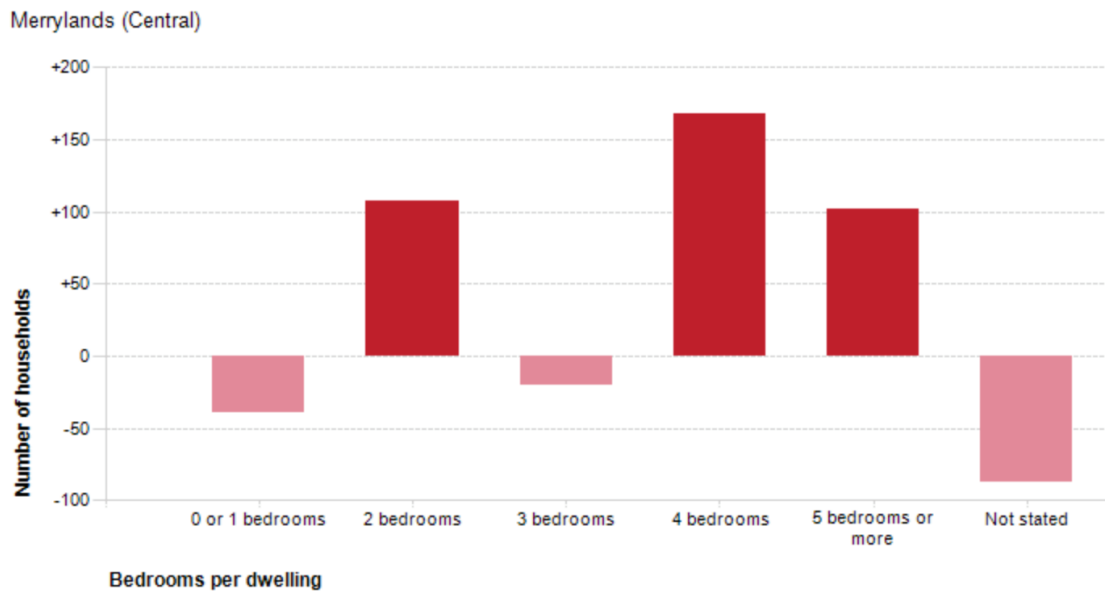


Figure 31: Change in the dwellings stock of Merrylands Central by dwelling size

### 4.11 HOUSEHOLD STRUCTURE FOR THE MERRYLANDS CENTRAL RESIDENT POPULATION

The distribution in the type of households and household size have remained substantially unchanged from 2001 to 2016. The different types of households are shown in Figure 32 and demonstrate that the pattern of distribution is similar to the broader WSROC region. Similarly Figure 33 shows household size to be essentially the same within Merrylands Central as the wider region.

The increase in single person households is the same trend as displayed throughout the general population. The increase in single person households has occurred at the same time as a decrease in the number of studio and single bedroom dwellings in the overall dwelling stock (Figure 31).

The slightly larger percentage of households identified as 'group households' and houses containing 6 or more residents may be a reflection of the high proportion of recently arrived persons from overseas living in Merrylands Central given that this household structure provides social, economic, cultural and emotional support. It may also be a reflection of the increase in the number of dwellings with 4+ bedrooms (Figure 31) and the availability of this housing form which facilitates group household living arrangements.

## Household type, 2016

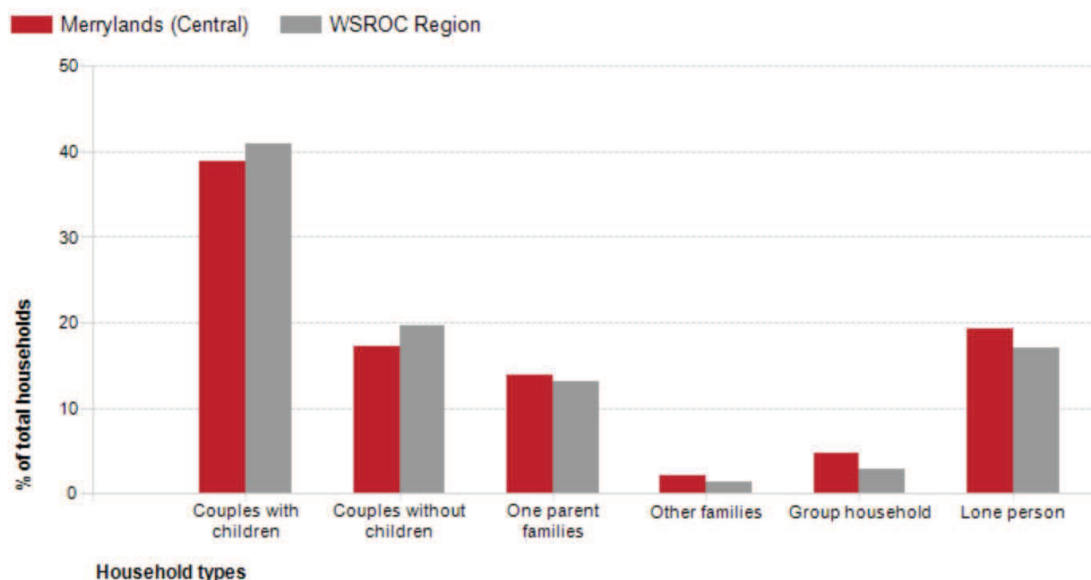


Figure 32: Distribution of household type within Merrylands Central

## Household size, 2016

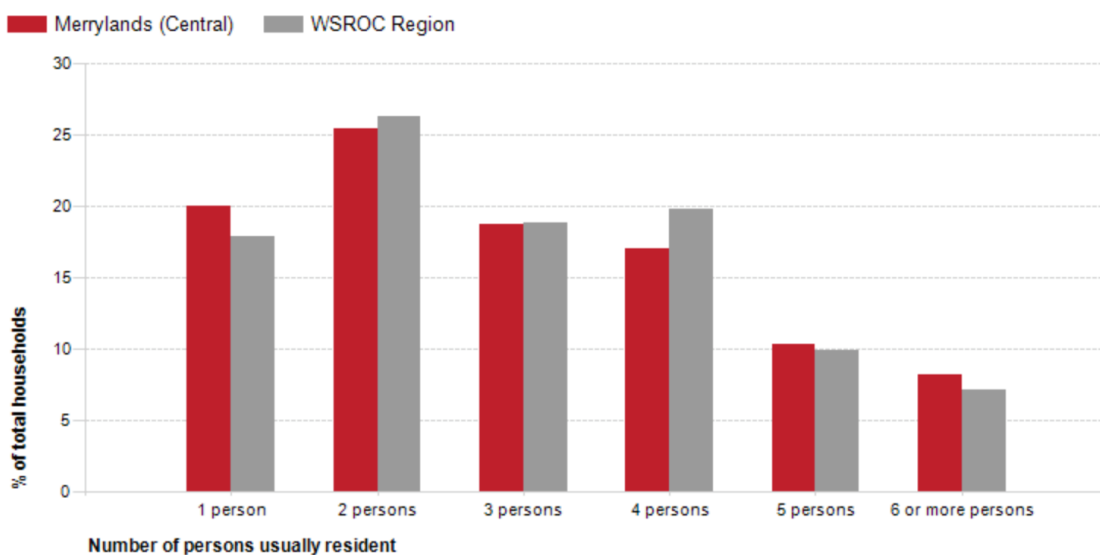


Figure 33: Summary of household sizes for the resident population of Merrylands Central

### 4.12 HOUSING TENURE IN MERRYLANDS CENTRAL

The proportion of households who own or are purchasing dwellings is smaller for the resident population of Merrylands Central than the WSROC population. A larger proportion of residents in Merrylands Central are renters. Specifically, 22.5% of the Merrylands Central population owned their dwelling, 24.3% were purchasing, and 45.6% were renting in



2016. This compares with 25.3%, 34.6% and 32.2% respectively for the WSROC Region. The private rental sector increased between 2011 and 2016. These figures are shown graphically in Figure 34.

The percentage of residents in social housing in Merrylands Central is similar to the percentage for the WSROC region which indicates that the supply of social housing in Merrylands Central is proportional and comparable to Western Sydney in general. Given that low income households are a greater proportion of all households in Merrylands Central, a greater percentage of social housing would be appropriate in Merrylands Central.

The changes in the percentage of households in different tenure categories between 2011 and 2016 are shown in Figure 35. There was no substantial increase in the percentage of social housing on a local or regional level. The change was almost exclusively related to increases in households in the private rental market. Combined with data in Figure 31 regarding the change in the dwelling stock it can be deduced that the increased dwelling stock of two bedroom apartments and large (4+ bedroom dwellings) occupied by group households are likely to be private rental dwelling stock.

## Housing tenure, 2016



Figure 34: Distribution of housing tenure types in Merrylands Central



## Change in housing tenure, 2011 to 2016



Figure 35: Changes in household tenure categories from 2011 to 2016

Further analysis of private rental households is shown in Figures 36 and 37 which demonstrate that the largest proportion of households in Merrylands Central are classified within the 'medium lowest' and 'medium highest' quartiles. Combining this information with household incomes in Figures 28 and 29 shows that despite the household incomes of Merrylands Central households being in the lowest categories, the private rental quartiles are classified in higher cost categories than the wider region. This indicates the high potential for housing stress for the privately renting households of Merrylands Central where the cost of housing represents a high proportion of the total household income.

## Housing rental - Quartile group dollar ranges

Calculated from rental payment data for New South Wales

Weekly housing rental

Rental payment ranges	2016
Lowest group	\$0 to \$251
Medium lowest	\$252 to \$384
Medium highest	\$385 to \$524
Highest group	\$525 and over

## Housing rental quartiles for 2016

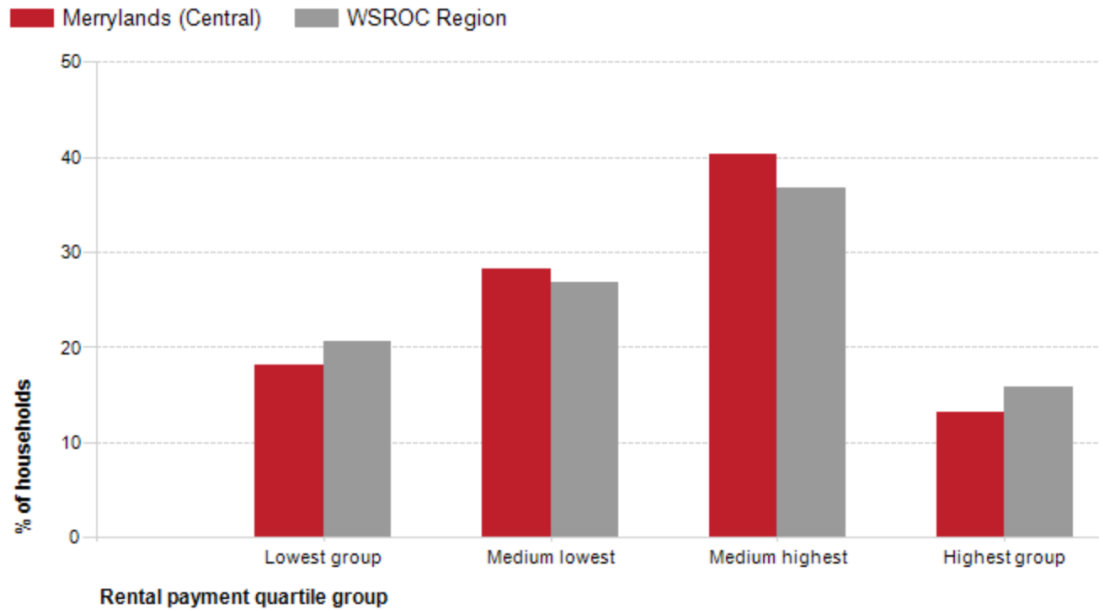


Figure 36: Distribution of households by housing rental cost quartiles for Merrylands Central 2016

## Change in housing rental quartiles, 2011 to 2016

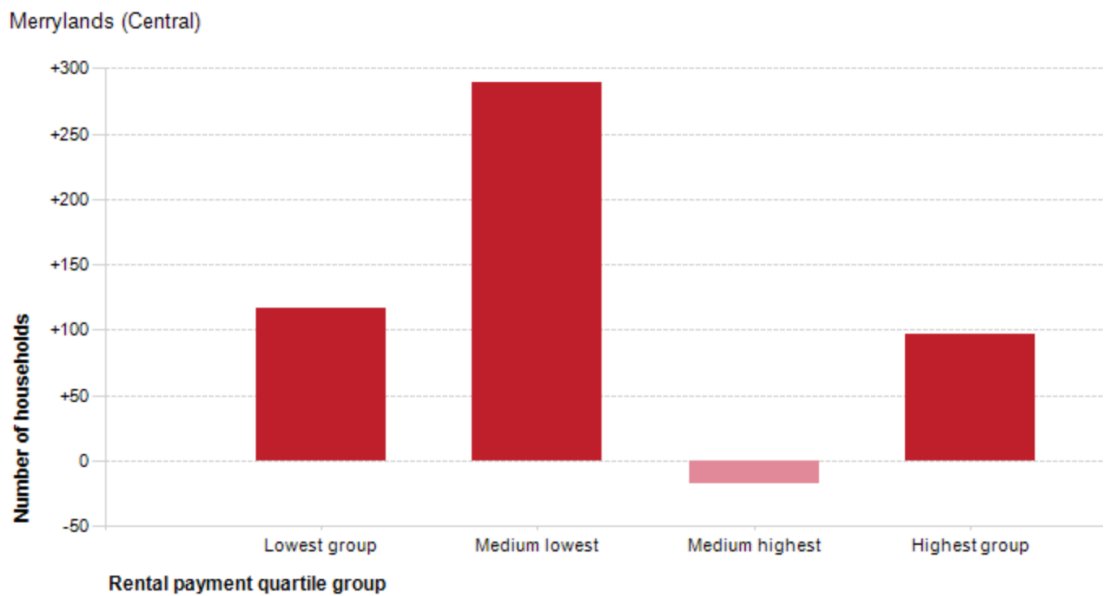


Figure 37: Changes in the distribution of households by housing rental cost quartiles for Merrylands Central 2016



## 4.13 IN AND OUT MIGRATION FOR CUMBERLAND LGA

Small area data is not available for Merrylands Central and therefore changes to resident population must be examined on a Local Government Area (LGA) level. The following tables summarise the movement of the resident population of the Cumberland Local Government Area (LGA) between 2006 and 2016. The data can be summarised as follows:

- Approximately half of all residents did not change their residential address in the five years between 2006 and 2011 which can be described as a moderately mobile population;
- The majority of the households who changed address moved within the Cumberland LGA;
- Migration out of the Cumberland LGA exceeded in-migration in all age groups except 18 to 24 years;
- The largest proportion of households who moved into the Cumberland LGA were arriving from another country.

Previous residential location of current residents in 2011			export
Cumberland Council area			
Migration summary	Number	Percentage	
Residents who did NOT move between 2006 and 2011	103,299	49.6	
Total residents who moved between 2006 and 2011	72,510	34.8	
• Residents who had moved within the Cumberland Council area between 2006 and 2011	24,809	11.9	
• Residents who moved from another part of New South Wales	24,682	11.9	
• Residents who moved from another part of Australia	1,870	0.9	
• Residents who moved from another country	20,262	9.7	
• Residents who moved from an unknown area	891	0.4	
Not stated - Didn't state whether or not moved	15,365	7.4	
Not applicable - Births between 2006 and 2011	16,922	8.1	
<b>Total 2011 usual resident population</b>	<b>208,096</b>	<b>100.0</b>	

Migration by age group 2011				export	reset
Cumberland Council area					
Age group	±	In migration ±	Out migration ±	Net migration ±	
5 to 11 years		+2,250	-3,864	-1,614	
12 to 17 years		+1,496	-2,259	-763	
18 to 24 years		+3,013	-2,825	+188	
25 to 34 years		+8,742	-9,519	-777	
35 to 44 years		+5,015	-6,673	-1,658	
45 to 54 years		+3,080	-3,550	-470	
55 to 64 years		+1,700	-2,108	-408	
65 years and over		+1,256	-1,975	-719	
<b>Total</b>		<b>+26,552</b>	<b>-32,773</b>	<b>-6,221</b>	

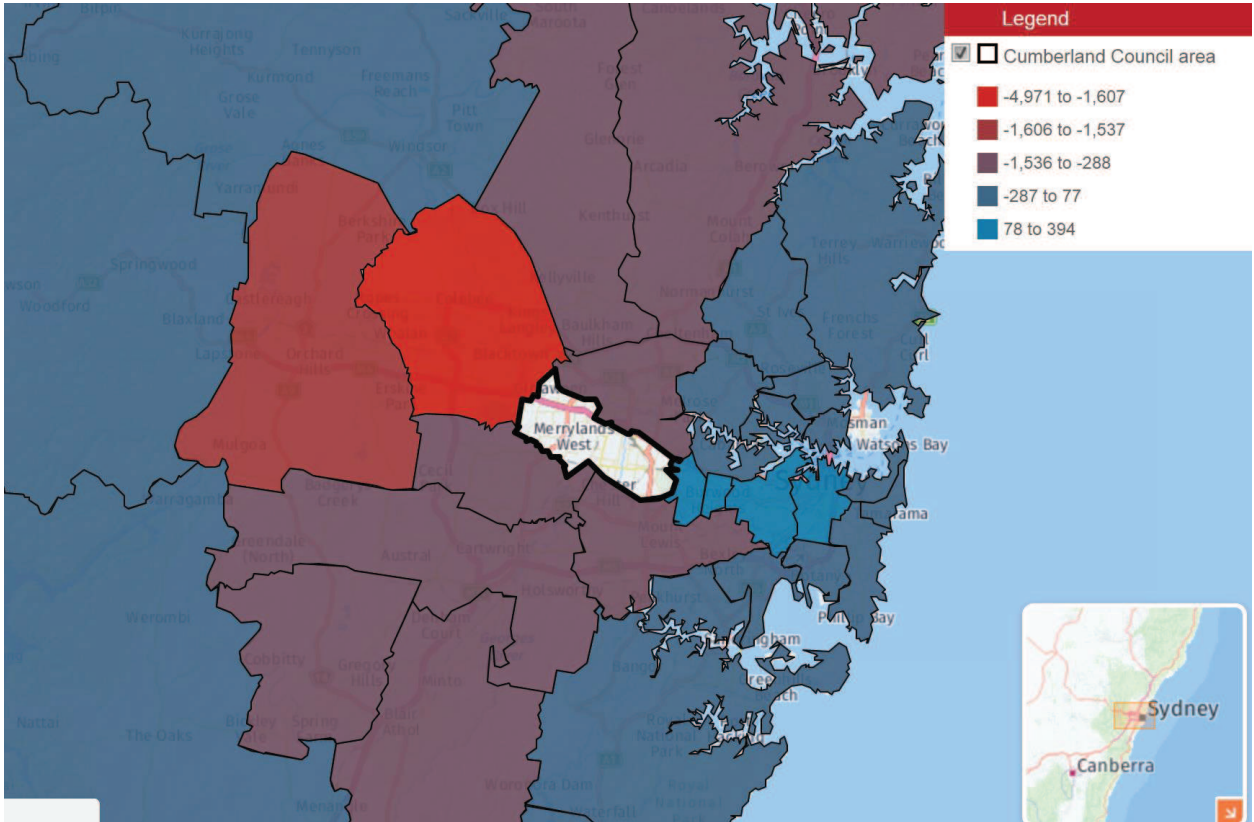
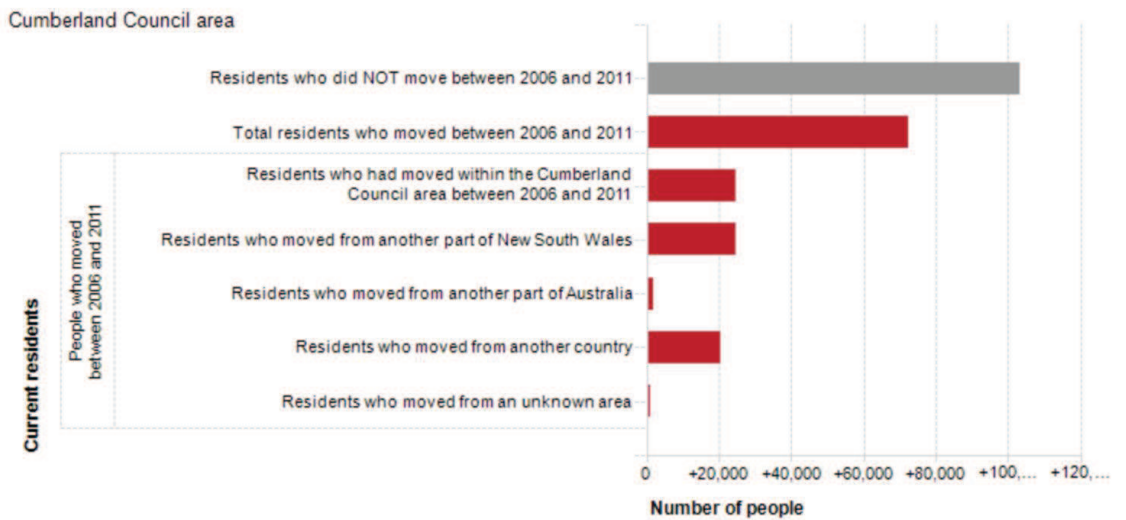


Figure 38: Net migration movement patterns

## Previous residential location of current residents in 2011





The spatial relationships between (i) where workers live and (ii) where residents work are shown in Figures 39 and 40. The patterns are typical for the Sydney Metropolitan area outside the CBD. Figure 39 shows that the majority of the people who work in the Cumberland LGA have residential addresses in or in close proximity to the Cumberland LGA and that the majority of movement of workers between 'home' and 'work' is between Cumberland LGA, Parramatta LGA and Blacktown LGA. 23.9% of the people working in Cumberland LGA were also residents and 75.4% of the resident workforce of Cumberland LGA attend a workplace outside the Cumberland LGA. This is a reflection of the employment densities of the Blacktown and Parramatta commercial centres in particular providing job opportunities for residents of the Cumberland LGA.

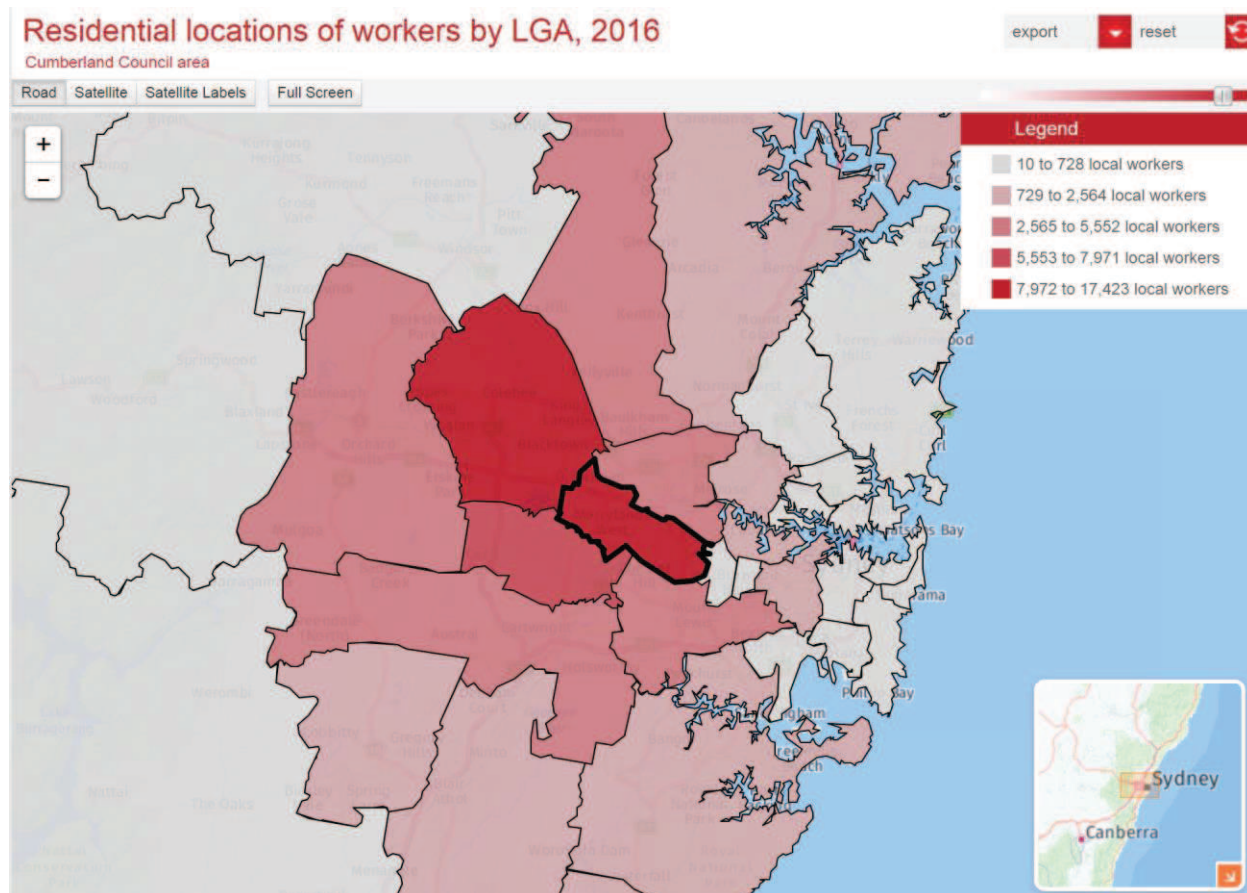


Figure 39: Where do the people who work in Cumberland LGA live?

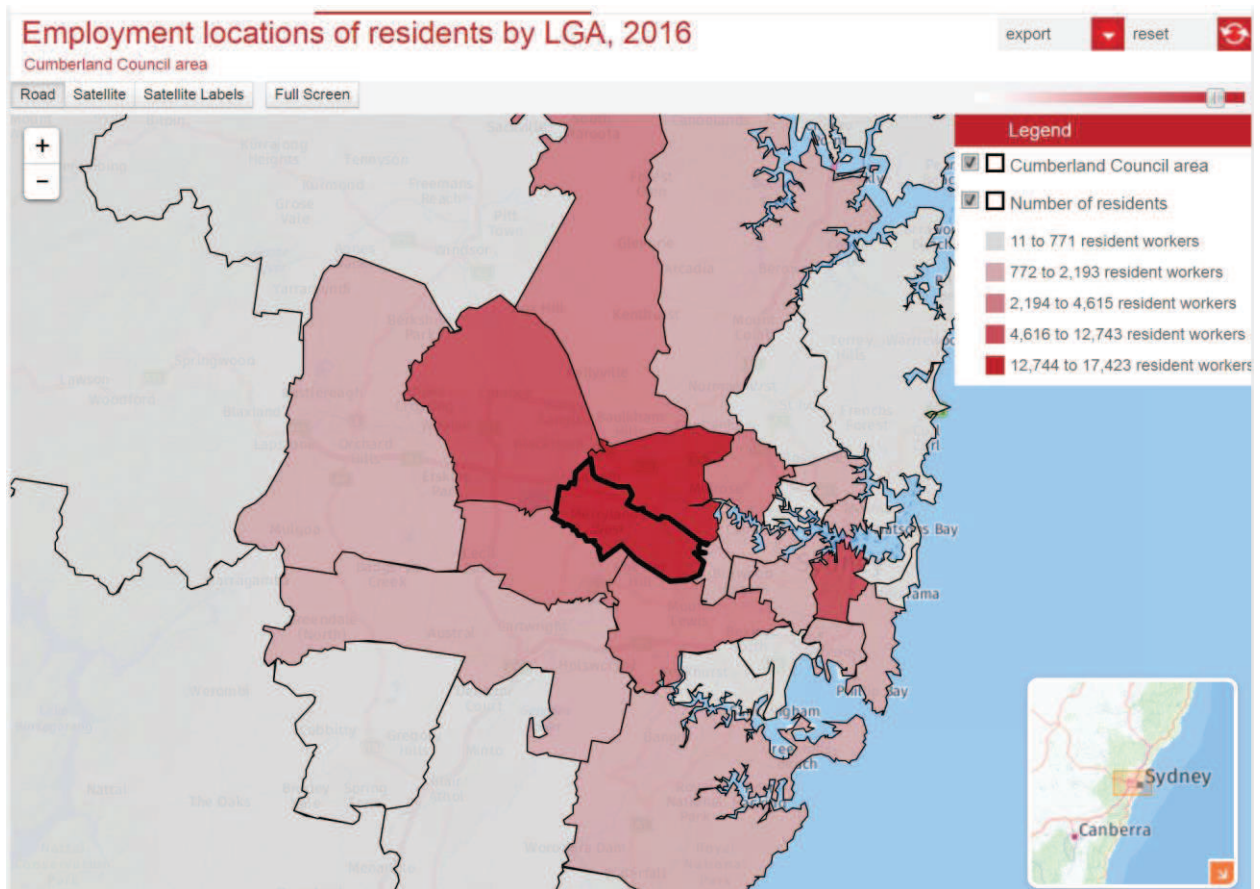


Figure 40: Where do the workers who live in the Cumberland LGA work?

#### 4.14 MEASURES OF DISADVANTAGE

As explained by ID Profile which supplies and maintains the data for Cumberland Council's community profile, the SEIFA Index of Disadvantage:

*“measures the relative level of socio-economic disadvantage based on a range of Census characteristics. It is a good place to start to get a general view of the relative level of disadvantage in one area compared to others and is used to advocate for an area based on its level of disadvantage.*

*The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. When targeting services to disadvantaged communities, it is important to also look at these underlying characteristics as they can differ markedly between areas with similar SEIFA scores and shed light on the type of disadvantage being experienced.*

*A higher score on the index means a lower level of disadvantage. A lower score on the index means a higher level of disadvantage.*

*The percentile column indicates the approximate position of this small area in a ranked list of Australia's suburbs and localities. It's meant to give an indication of where the area sits within the whole nation. A higher number indicates a higher socio-economic status. For instance, a percentile of 72 indicates that approximately 72% of Australia's suburbs have a SEIFA index lower than this area (more disadvantaged), while 28% are higher.”*

The following table is a list of the SEIFA indices for small areas within Cumberland LGA for 2011 and shows that Greystaynes had the lowest level of disadvantage. Merrylands Central has a SEIFA index of 911.5 which is a lower



score than the Cumberland LGA (926.8) and lower than the WSROC region (965.4). This indicates a higher level of disadvantage than the Cumberland LGA population and the WSROC population.

The percentile measure of 14 for Merrylands Central means that only 14% of Australian 'small statistical areas' are more disadvantaged than the Merrylands Central area.

SEIFA - disadvantage by LGA    SEIFA - disadvantage by small area

Select index:  
Disadvantage    reset

Area	2011 Index	Percentile
Greystanes	1,020.2	57
<b>Greater Sydney</b>	<b>1,011.3</b>	<b>52</b>
<b>Australia</b>	<b>1,002.0</b>	<b>47</b>
<b>New South Wales</b>	<b>995.8</b>	<b>43</b>
Greystanes Ward	994.9	43
South Wentworthville	971.2	32
<b>WSROC Region</b>	<b>965.4</b>	<b>30</b>
Girraween - Toongabbie	964.9	30
Wentworthville Ward	959.7	28
Guildford West - Woodpark - Smithfield	948.0	24
<b>Cumberland Council area</b>	<b>926.8</b>	<b>17</b>
Merrylands West	925.5	17
Merrylands (Central)	911.5	14
Merrylands (East)	910.1	14
Granville Ward	901.2	12
Guildford (West) - Yennora	888.4	10
Granville	886.4	10
Guildford	874.3	8
Guildford (East)	865.2	7
South Granville Ward	844.8	6
South Granville - Chester Hill	813.2	4

#### 4.15 SUMMARY OF SOCIO-DEMOGRAPHIC PROFILE FOR MERRYLANDS CENTRAL RESIDENT POPULATION

The following summary statements are drawn from the data analysed in Section 4 for the resident population of Merrylands Central:

- a lower percentage of the population aged over 60 years but a higher percentage of these people reporting the need for assistance with daily activities;
- more than 50% of the resident population were born overseas and 25% of those residents arrived in Australia between 2011 and 2016;
- more than 60% of residents speak a language other than English in their home environment;
- residents of Merrylands Central have a high propensity to retain and use cultural practices consistent with their overseas origins;
- levels of attendance at education institutions, attainment of qualifications and workforce participation are similar to WSROC indicating resident population is capable of accessing and gaining education, qualifications and employment;

- Higher percentage of workforce employed in trades, technical and laboring jobs with a comparatively large (17%) of the population aged over 15 years completing more than 14 hours of unpaid domestic work every week (WSROC population (at 8%);
- despite the dominance of private car travel, a larger proportion of the workforce use trains, buses, car share and walking than the wider population;
- between 2011 and 2016 there was a net increase of 295 dwellings with high density dwellings displacing detached and medium density dwellings;
- an increase in single person households has occurred at the same time as a decrease in the number of studio and single bedroom dwellings in the overall dwelling stock;
- a relatively high percentage of 'group households' and houses containing 6 or more residents may be a reflection of the high proportion of recently arrived persons from overseas. This household structure provides social, economic, cultural and emotional support. There has been a recent increase in the number of dwellings with 4+ bedrooms and the availability of this housing form is compatible with group household living arrangements;
- There has not been a substantial increase in the percentage of social housing on a local or regional level;
- There appears to be an increasing mis-match between low household incomes and:
  - increases in private rental tenure;
  - increases in rental quartiles;
  - lack of social housing.
- The population is moderately mobile with outward migration of existing residents and in migration from overseas;
- the resident workforce is attracted out of the locality with 75.4% of the resident workforce of Cumberland LGA attending a workplace outside the LGA. Employment opportunities in Blacktown and Parramatta commercial centres provide the majority of job opportunities for residents of the Cumberland LGA.

The resident population of Merrylands Central have characteristics which reflect a high level of disadvantage as a numeric measure. This is likely to be heavily influenced by the low household income, the type of occupations in which workers participate, the non-English speaking background of many residents and rental stress. However, the data provided in this Social Impact Assessment indicates that the measure of disadvantage does not appear to detrimentally impact successful participation in education and work opportunities. Furthermore, the opportunities for social connections and support amongst residents sharing a common birthplace, background, language and/or culture may be in place to counter (to some degree) the numeric measures of disadvantage indicated by the SEIFA index.

These deductions have been identified from the social analyses summarised in Section 5.



## 5. Other References

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### 5.1 CUMBERLAND YOUTH PROFILE AND YOUTH NEEDS ASSESSMENT

The Cumberland Youth Profile and Youth Needs Assessment dated November 2016 prepared by Elton Consulting for Cumberland Council made the following findings:

- High cultural diversity with 40% of youth born overseas and a generally positive attitude towards cultural diversity;
- High youth unemployment and disengagement (measured by the number of people aged 15 to 24 years neither working or studying);
- A lack of access to safe and affordable housing and social housing;
- A need for more education and training opportunities specific to youth (aged 15 to 24 years);
- Disadvantage was a result of a gap between knowledge and information on how to access available services (not a lack of service availability or capacity of those services);
- A lack of availability of long term support services for mental health treatment; and
- Sources of stress from home environment and domestic violence.

The study predicts the greatest increase in the proportion of residents aged 12 to 24 years to 2036 will occur in Merrylands with an increase of 51.6% on the current age cohort.

### 5.2 ECONOMIC IMPACT ASSESSMENT

Submitted with the application for a Planning Proposal is an Economic Impact Assessment prepared by Hill PDA Consulting and dated December 2017. This report demonstrates that the land use outcomes facilitated by the Planning Proposal will have the following impacts in comparison to development schemes under the current planning controls:

- Provide accommodation for an extra 250 residents in a diverse range of housing;
- Improve housing supply and affordability;
- Increase local expenditure by workers and resident and visitors;
- Stimulate and lead further capital investment in property, building, infrastructure and services;
- Improve opportunities for using transport alternatives to private cars;
- Increase commercial floor space and increase the number of local jobs;
- Better activate new and existing movement networks and new and existing public open space areas with the relocation of land in Zone B6 adjacent to the railway station and bus interchange;
- Construction investment costs of \$272 mil;
- Construction investment multiplier effects and economic activity equivalent to \$873 mil;
- Construction related employment generation of 588 job-years directly, 916 job-years from production-induced effects and 837 job-years from consumption-induced effects;
- 70 jobs generated on-site post-construction;
- \$11 mil every year in added value to the regional economy;
- More opportunities to live and work in close geographic range; and
- A more vibrant mix of land uses collocated in a safe environment which gives incentives to commercial premises and services to extend hours of operation and boost employment and expenditure.

In summary the Economic Impact Assessment shows that the proposal will have only positive economic impacts which will correlate and overlap with positive social impacts.



# 6. Summary of Social Impacts and Recommended Strategies

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## 6.1 LOCAL HOUSING

The demographic and housing data for Merrylands Central indicates that there is:

- Existing housing stress particularly in the private rental market;
- Undersupply of social housing;
- A potential for increased demand for:
  - small dwellings for single person households;
  - a range of dwellings sizes for young families;
  - larger dwellings for group households;
  - social housing
- A need for additional housing which is accessible, close to services and facilities and linked to transport options.

The Planning Proposal application has the potential to make positive changes to address all of these abovementioned issues in the following ways:

- Increased housing supply;
- A range of dwelling sizes to suit a variety of households;
- High quality public, communal and private open space areas suitable to a range of household types with low maintenance requirements and high amenity;
- Accessible housing and open space areas linked to public domain improvements and accessible pathways throughout the town centre and to the railway station, bus interchange and new commercial floor space to be contained within Building J2.

## 6.2 EDUCATION AND TRAINING

The data relating to education and training opportunities indicate that there are sufficient resources and services available which currently cater for appropriate levels of education and training for the residents of Merrylands Central. The Youth Needs Assessment identified a need for better understanding of how to access resources and services and this will be increasingly important as the redevelopment of the town centre increases the resident population.

Service assistance and dissemination of information is a role for social service providers, charities and the public sector. Social networks and interactions are also an effective means of addressing this gap by the informal transfer of information and personal communication. The Planning Proposal and development outcomes cannot deliver this type of service but has identified the need which can now be recognised and taken up by others.

## 6.3 EMPLOYMENT PARTICIPATION AND COMMUTING

The data shows the resident workforce of Merrylands Central does not demonstrate levels of unemployment or underemployment in comparison to the broader locality with the exception of the youth cohort aged 15 to 24 years.

The Planning Proposal and resultant development will provide an additional 3,093m<sup>2</sup> of commercial floor space and a variety of employment opportunities as described in detail in the Economic Impact Assessment. These changes will increase opportunities for employment participation for the resident workforce.







Building J2 is to be situated immediately north of the Merrylands railway station and immediately west of the new bus interchange. There will be new and improved pedestrian and cyclist pathways throughout the town centre and in the immediate locality as detailed throughout this report and the Planning Proposal report, UDA and the Holroyd Section 94 Contributions Plan. All of these improvements will deliver a wider range of options for commuting and non-work related movement. In addition the mixed use redevelopment of the subject site and the town centre will increase the density of both residential and commercial uses in the same location and potentially increasing opportunities for living and working in closer geographic proximity.

## 6.4 CULTURAL DIVERSITY AND INTEGRITY

The data in this report indicates a high proportion of Merrylands Central residents have recently arrived from overseas and continue to affiliate with religions of their birthplace and use the language of their birthplace in the home. At the same time the resident population attends educational institutions and participates in the workforce in the same proportions as the population of the Western Sydney region. Persons aged 15 to 24 years in Merrylands have a positive attitude towards cultural diversity. These findings indicate that residents are able to maintain the integrity of their culture and participate in education and employment. In part this is attributed to the social support networks available through service providers and informally.

Data shows that the majority of immigration relates to young families newly arrived from overseas. The development potentially facilitated from the Planning Proposal will provide new housing, increase the housing supply and diversity and improve opportunities for people moving into the locality to live as part of an established social support network.

## 6.5 COMMUNITY SAFETY AND WELL-BEING

High quality open spaces, recreation space and opportunities for social connection are essential to community safety and well-being. The master planned redevelopment of the Merrylands town centre includes principles consistent with community safety and well-being. Specific design elements will be subject to the assessment and determination of development applications which are consistent with the principles of Crime Prevention through Environmental Design (CPTED). The Planning Proposal application seeks to facilitate a feasible form of redevelopment which has the potential to construct a new urban environment consistent with these design principles.

## 6.6 DESIGN QUALITY

The future redevelopment of the site including Building J2 will be in accordance with the design quality principles of State Environmental Planning Policy No.65 (Design Quality of Residential Apartment Developments) and the Apartment Design Guide which aim to achieve high quality in design.

The new elements of the public domain will also be subject to design standards consistent with the Merrylands town centre master plan which seeks revitalisation of the town centre and particularly improvements to publicly accessible areas and the quality and functionality of infrastructure.

## 6.7 MITIGATION STRATEGIES

No mitigation strategies are considered necessary. There are no detrimental social impacts anticipated from the analysis of the Planning Proposal application.





# 7. Conclusion

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## 7.1 LIVEABILITY

The anticipated quality of new housing and open spaces to be facilitated by the Planning Proposal application will be of a high standard as defined by the planning controls which will apply to future development proposals.

Future residents, visitors, commercial operators and workers will have a range of new lifestyle-related opportunities with positive potential such as a range of transport options, new open space areas, increased range of services and facilities, opportunities for passive and active social connections.

Waste management, water and air quality, noise and dust controls will be subject to assessment and minimum standards with future development applications and potential plans of management.

## 7.2 COMMUNITY COHESION AND CONNECTEDNESS

Redevelopment of the subject site and the Merrylands town centre will improve the overall urban environment and create spaces and land uses which enhance movement and use of space. This in turn creates opportunities for people to appreciate, value and use shared spaces which can lead to community cohesion and connectedness.

## 7.3 CULTURE, BELIEFS AND CUSTOMS

The existing limited data for the Merrylands Central population tends to indicate the existing population is diverse and able to retain beliefs and customs. The Planning Proposal application and redevelopment will not be detrimental.

## 7.4 HEALTH AND WELLBEING (PHYSICAL AND MENTAL HEALTH, SAFETY, PERSONAL AND COMMUNITY GOALS)

As described in Section 6.5 above the proposal has potential to improve lifestyle choices and the quality of the environment which will benefit health and wellbeing opportunities.

## 7.5 ECONOMIC PROSPERITY (JOBS, INCOME, BUSINESS OPPORTUNITIES); AND

The Economic Impact Assessment submitted with this application identifies a range of outstanding positive outcomes.

## 7.6 HUMAN RIGHTS / PARTICIPATORY DEMOCRACY.

The Planning proposal and resultant development will have no impact on these matters.

## 7.7 POTENTIAL DEMANDS FOR COMMUNITY FACILITIES AND SERVICES

As described in Section 2.5 the Holroyd Section 94 Contributions Plan has site-specific works and levies proportional to the intensity of future development and the Planning Proposal application and future redevelopment will generate contributions appropriate to the provision of new community facilities and services and new infrastructure specific to the anticipated form of the redevelopment and revitalisation of the Merrylands town centre and the Neil Street precinct.

