



31 January 2019

Memorandum

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Subject	The Palms Social Impact and Community Needs Investigation	Job no.	210921197

1 Introduction

1.1 Purpose of this report

GHD has been engaged by Iris Capital to prepare a high level Social Impact and Community Needs Investigation for the proposed development, 'The Palms' at 167-183 Hume Highway, Greenacre. This report has been commissioned on advice from the planning panel of the Canterbury-Bankstown Council (Council) to investigate the potential social impacts and the social infrastructure needs arising from the proposed development.

This investigation provides a preliminary review of social factors relating to the site and the proposed development. This investigation considers social impacts with respect to likely changes arising from the proposed development. Changes are considered against a base case which assumes a business as usual scenario.

1.2 Methodology

Council does not have a Social Impact Policy. As such, the scope and methodology for this investigation has been developed to reflect policy adopted by comparable councils, leading practice guidelines for Social Impact Assessment, and GHD's experience in completing similar reviews for mixed use developments across NSW and in Sydney.

Following an initial scoping conversation with Iris Capital's Project Manager, this investigation included the following tasks:

- social profile of the local community based on secondary social data (primarily 2016 Census data, health and crime data) and projections based on comparable projects, communities and scenarios
- scan of local social infrastructure from online sources, including schools, tertiary and technical education facilities, health facilities and public and active transport.
- review of relevant social policies and plans
- review of available project information e.g. acoustic, traffic and landscape assessments/plans
- project the potential future population based on a comparison to similar developments in Western Sydney to identify future community needs.
- Consider social risks and potential social impacts that may result from the proposed development.

1.3 Assumptions and limitations

This report is issued noting the following assumptions and limitations

- This investigation is based on desktop review only and does not include site visit or consultation with council, stakeholders, facility or service providers, community or current or future users of the site
- The findings of this investigation are limited to the information available at the time of writing
- This report is based on information and data provided by the client and publically available information as of February 2019
- Where detailed information is unavailable, data has been extrapolated based on GHD's previous experience on similar projects and knowledge of comparable scenarios, communities and developments
- This report has been prepared as one of several studies for Iris Capital to inform the Development Application for 'The Palms' at 167-183 Hume Highway, Greenacre. It should be read in conjunction with the Development Application and other supporting studies.

1.4 Project summary

This investigation uses the existing issue summary and project description as presented in *167-183 Hume Highway, Greenacre Planning Proposal for a Mixed Use Development* prepared by Mecone on behalf of Iris Capital (July 2018).

The site at 167 Hume Highway Greenacre is currently occupied by The Palms Hotel. The two-storey facility includes a sports bar, VIP lounge, bistro, function centre and short term visitor accommodation. Significant provision for at-grade car parking is located at the front of the site and is serviced by four entry/exit points off Hume Highway.

The proposal seeks to redevelop the existing site for a mixed use development including:

- Large commercial tenancy
- 167 Residential apartments
- Basement parking
- Landscaping.

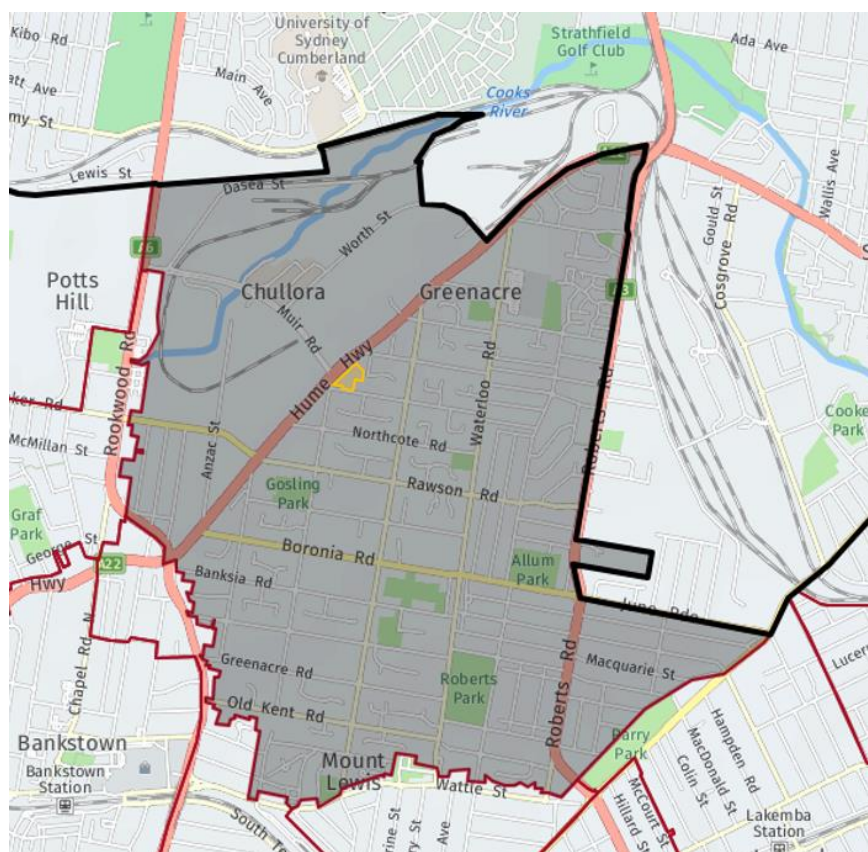
2 Social baseline

2.1 Identifying project area and community

For the purposes of this investigation, the local community is described as the Greenacre-Mount Lewis-Chullora area defined in the Community profile for City of Canterbury Bankstown¹ and illustrated in Figure 1. The subject site is shown shaded yellow.

¹ City of Canterbury Bankstown community profile, compiled and presented in profile.id by .id, the population experts 2017.

Figure 1 Greenacre-Mount Lewis-Chullora local community area



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

2.2 Demographic characteristics

The following is a demographic profile of the permanent residential population of the study area at the time of the Australia Bureau of Statistics 2016 Census of Population and Housing. This population profile does not capture regular visitors to the area such as workers, students or service users.

2.2.1 Overview

The study area is located in the north of the City of Canterbury Bankstown Local Government Area (LGA) in western Sydney.

At the time of the 2016 Census the study area had a usual residential population of 23,932 people and contained 7,431 dwellings. The average household size was 3.39 people, which is higher than the LGA average of 3.00 people.

The population of the study area grew by 1,483 people between the 2011 and 2016 Census periods, reflecting a five year growth rate of 6.6%. This represents slower growth when compared against the LGA average of 8.3% over the same period and suggests that the population of the study area is relatively stable.

It is anticipated that the study area population is likely to remain stable throughout the year, and is not subject to significant seasonal fluctuations or significant visitor populations.

The residential population is expected to maintain a conservative growth trajectory, with average annual growth rates of 1.4% projected to 2021 before dropping to 0.7% in the five years to 2026. Between 2016 and 2031, the study area is expected to grow by 4,331, representing a total

increase of 17.1%. By comparison, the municipal population is forecast to grow by 22.7% over the same period².

Anticipated residential yield of the proposed development was not available at the time of writing. Drawing on examples of residential development of similar scale and location, a dwelling profile and total number of bedrooms has been estimated to provide a projected residential population of 450 at full occupation. Combining this with the existing population forecast, the study area population is projected to reach 30,055 by 2031, representing an 18.9% increase.

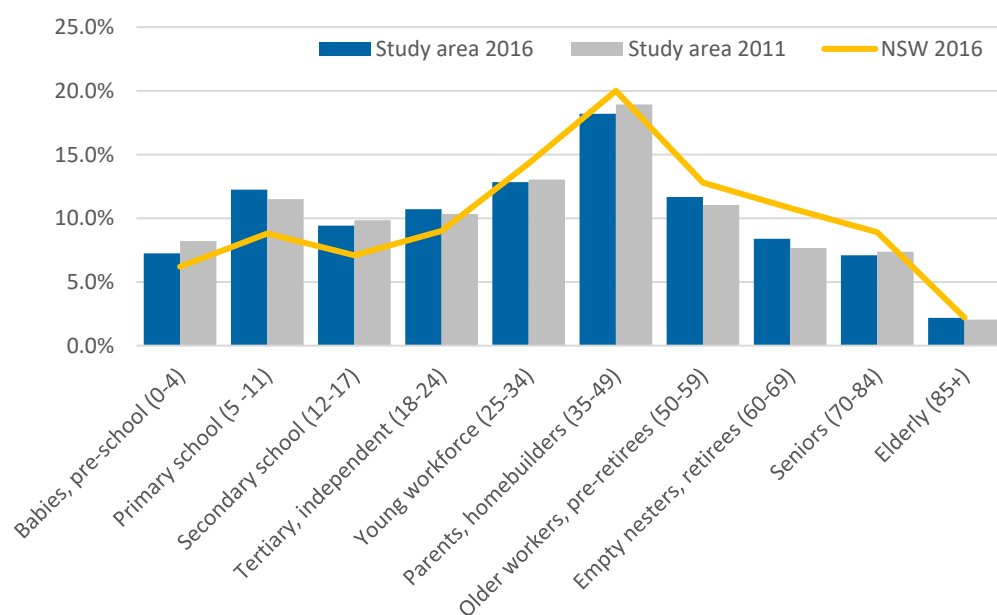
2.2.2 Age profile

The median age of study area residents is 32 years, slightly younger than the LGA (35 years), and state averages (38 years).

Figure 2 shows an age profile of study area residents at the 2016 and 2011 Census compared against the state average. The profile shows that the study area is home to a higher proportion of infants, children and young adults and a lower proportion of older workers and retirees.

The study area age profile has remained relatively consistent between the 2011 and 2016 Census periods. Coupled with high rates of couple with children and larger household sizes this profile suggests that the study area is home to many young families.

Figure 2 Age profile of study area residential community (2016)



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

1.1.1 Households and dwellings

The study area has a high proportion of family households comprising couple with children (47.2%) and single parent families (14.0%) compared to the municipal average (39.8%, 13.1% respectively). Couple with children families are expected to grow as the most dominant household type, with an additional 202 households emerging between 2011 and 2016.

² Source: Population and household forecasts, 2016 to 2036, prepared by .id, the population experts, October 2017.

Separate houses account for 66.9% of dwellings in the study area compared with 56.1% across the municipality. A further 31.2% of dwellings are medium density and 1.3% of dwellings are high density.

1.1.2 Diversity

Over half of the study area population was born in Australia (53.3%). While substantially lower than the state average (65.5%), the study area has a larger Australian born population than the LGA as a whole (49.6%), and surrounding areas.

Of the 39.7% of residents born outside of Australia, the most common country of birth was Lebanon, accounting for 14.3% of overseas born residents. Vietnam, South Korea, Italy, and China account for a further 6.6% of overseas born residents. In contrast, overseas born residents comprise 57.2% of the Bankstown CBD area, with Vietnamese (11.7%) and Chinese (6.2%) representing the largest cohorts.

The study area has a large population of Muslim residents (41.6%), double the LGA average (20.8%), and more than ten times the state average (3.6%).

More than two thirds of the study area population speaks a language other than English (68.2%). However, rates of English proficiency remain comparatively high with 11.3% of residents speaking another language, and English not well or not at all compared to the municipal average of 13.1%.

The Aboriginal and Torres Strait Islander population represents only 0.4% of the study area population.

1.1.3 Education and Employment

Of study area residents aged 15 years and over, over half have completed year 12 or equivalent (52.4%). While slightly lower than the municipal average (55.7%), this is in line with the state average (52.1%).

Labour force participation is generally low (49%), and unemployment is high (8.5%). Workers residing in the City of Canterbury Bankstown mostly travel to other local government areas for work (66.3%), with Sydney and Inner West being the most common areas of employment.

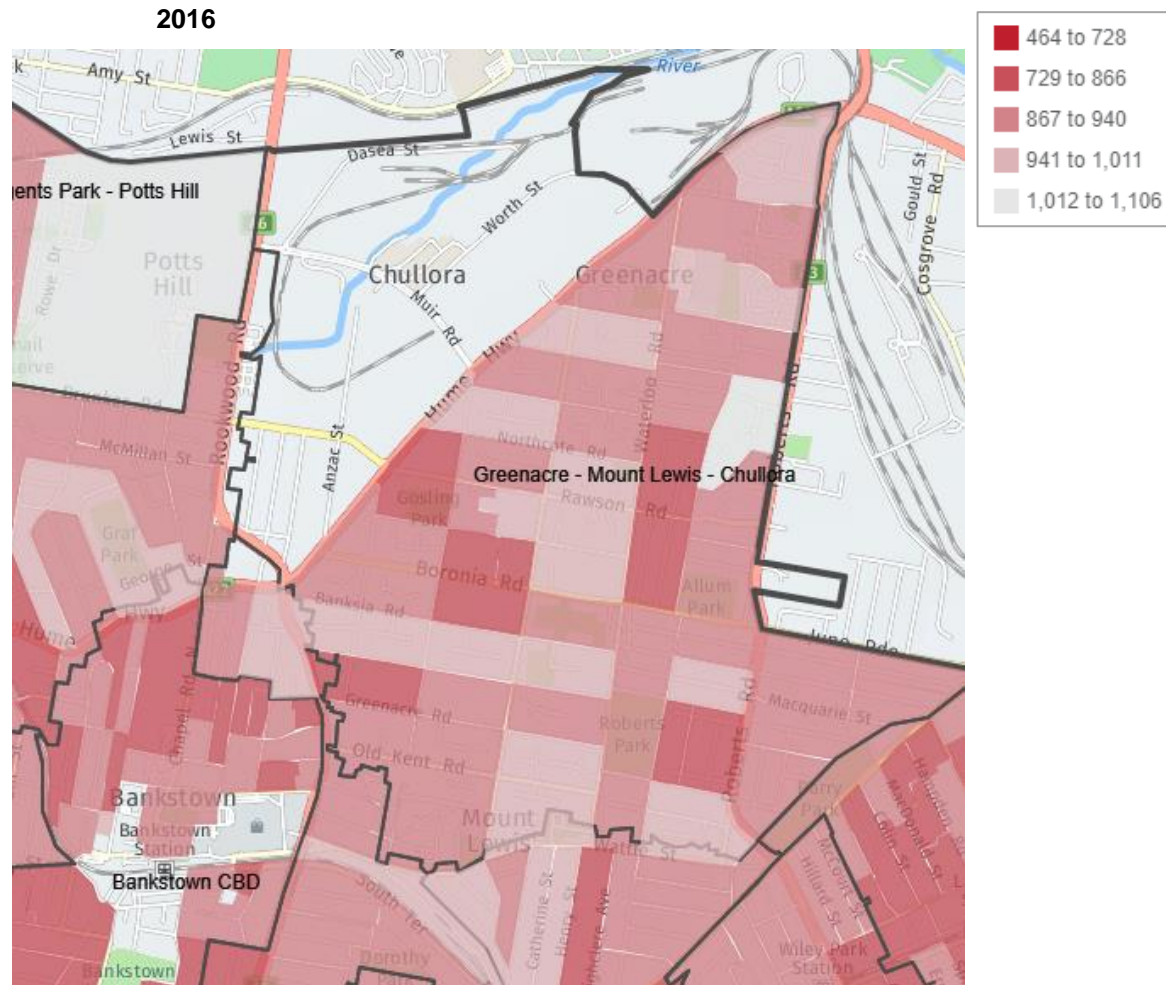
The most common industries of employment for study area residents are: Construction (12.1%), Retail Trade (11.4%), Health Care and Social Assistance (1.7%), Transport, Postal and Warehousing (8.2%) and Education and Training (8.0%),

1.1.4 Income and disadvantage

The study area has a higher rate of low income households (earning less than \$650 per week), which account for 21.3% of households compared to the municipal and state averages 20.6% and 17.8% respectively). This is reflected in higher relative socio-economic disadvantage in the northern parts of the Local Government Area.

Figure 3 shows SEIFA rankings across City of Canterbury Bankstown. Socio-Economic Indexes for Areas (SEIFA) provides a comparative ranking of communities that are experiencing relative socio-economic disadvantage based on a range of population characteristics. SEIFA provides a useful summary of disadvantage across communities. Areas of darker red have lower SEIFA ranking, suggesting higher rates of socio-economic disadvantage.

Figure 3: City of Canterbury Bankstown, Index of Relative Socio-economic Disadvantage, 2016



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

1.1.5 Need for assistance

In 2016, 2,020 residents of the study area reported requiring assistance with core daily activities, representing 8.4% of the population. Residents requiring assistance increased by 317 residents in 2011, equating to an 18.6% increase, more than twice that of the local population growth over the same period.

1.1.6 Community profile indicators

Community profiles impact on the type and level of demand generated for various types of community facilities and services, and provide insight into communities that are likely to be less resilient or more vulnerable to change.

In the context of this investigation, vulnerable communities are assumed to be those with higher rates or multiple indicators of socio-economic disadvantage, reduced mobility (lower car ownership, reduced access to public transport), or greater reliance on local facilities and services.

Vulnerable communities may include higher proportions of unemployed residents, lower average household incomes, and higher proportions of elderly residents, family households with school aged children and/or infant children, and single parent families, large communities of newly arrived migrants, and higher proportions of people with a disability.

Given the high proportion of households with children, ethnic diversity, low employment and labour force participation, and higher proportion of low income houses, the study area population is considered to be somewhat vulnerable to change.

2.3 Geospatial context

The site is located on the southern side of the Hume Highway, a major regional transport and logistics corridor. The surrounding area to the south and east is characterised by established, low density residential land uses, and local retail, commercial and community services. To the north and west of the site is the Chullora Industrial Precinct, including the Chullora TAFE campus and RSCPA Veterinary Hospital.

The site is a standalone facility and is not connected to a retail strip or activity centre.

2.3.1 Activity centres

The Bankstown CBD major centre, located to the south west of the site, services the population of the central municipality. Greenacre is identified in the North East Local Area Plan as a small village centre and provides local services and retail in a walkable distance from the site (approximately 1.8 kilometres). While not identified in council's activity centre hierarchy, Chullora Marketplace provides retail for local residents and is located adjacent to the Malek Fahd Islamic School.

Some additional light industrial and big box retail services are located east of Roberts Road.

2.3.2 Access networks

The site and surrounding district is well serviced by arterial and major roads, and the local road network. However, the subdivision pattern in the residential areas surrounding the site sees a proliferation of cul-de-sacs and discontinuous internal service roads. As such, local traffic relies on secondary roads to connect to local and regional centres and the arterial road network. This street network, in conjunction with the lack of local cycle ways and bicycle lanes, may restrict local pedestrian and cycle movement and increase reliance on cars for short trips.

A high rate of household car ownership across the study area further supports the likelihood of car dependence. Across the study area, 8.4% of households have no car compared to 10.9% across the municipality. Over half of households have two cars or more at 53.4% compared with 45.3% across the municipality.

The site is serviced by five bus routes connecting to nearby centres and the metropolitan rail network. Of these, three routes operate seven day a week.

Yagoona and Bankstown are the closest railways stations, serviced by the T2 and T3 lines.

2.3.3 Geographical barriers

Geographical barriers can limit the way a person or persons interacts with their local and regional environment and the communities within it. Barriers can take on a number of forms, both natural and built and may include:

- **Physical barriers** including infrastructure and built form including, roads, railway lines, bridges or walls.
- **Topographical barriers** including rivers, coast lines, mountains or vegetation.
- **Land use barriers** including industrial or heavy commercial land uses, large open spaces, exclusion zones, subdivision patterns, and the edge of urban settlements/Urban Growth Boundary.

- **Perceived barriers** including areas perceived to be unsafe, have a bad reputation or are exclusive to specific groups.

The following barriers have been identified in the study area:

- Arterial and major roads including Hume Highway and Roberts Road
- Commercial and industrial precincts such as the Strathfield industrial and logistics centre and the Chullora Industrial Precinct

2.4 Distribution of local community facilities

A desktop audit provides a high level summary of the community services and facilities located in the study area and surrounds. This audit had focussed on services that are likely to be access by the existing community as well as new residents expected to arrive as a result of the proposal.

This audit is broadly informed by GHD's experience and research into best practice social infrastructure provision. This includes a set of guidelines GHD was commissioned to prepare in 2014 that would assist with the planning of social infrastructure across NSW. Upon completion of the review, GHD developed a set of guidelines and recommended rates of provision that could assist with the planning and development of social infrastructure.

Table 1 lists the facilities that should be reasonably accessible to residents at a local and district level in an established urban environment.

This projected community need scenarios is based on the 2031 residential population of 30,055 including 450 residents of the proposed development.



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Table 1: Review of current service provision

Category	Recommended local provision based on 2031 projection of 30,055	Existing provision
Childcare	<p>1 long day care place per 5 children aged 0-4 years (2,219 children)</p> <p>1 preschool place 1 place per 2 children aged 4 to 5 years (996 children)</p> <p>1 outside of school hours care place per 5 children aged 5-11 years (3,673 Children)</p>	<p>16 childcare centres located within the study area and immediate surrounds. The closest centre is located on Tennyson Road at the north eastern corner of the site.</p> <p>A concentration of childcare facilities are located in the Greenacre Small Village Centre, approximately 1.9 kilometres from the site.</p> <p>Current provision reflects the high proportion of children and young families within the study area.</p> <p><i>Existing supply is considered sufficient to meet current and projected need. However, the desktop review does not consider the capacity of existing facilities.</i></p>
Multipurpose community centre with community spaces	<p>Access to a flexible community space of at least 60m²</p>	<p>Council provides a range of community centres and spaces for community uses. The Yagoona Community Centre is located approximately three kilometres west of the site, however no staffed community centres are located within the study area.</p> <p>The Greenacre Citizen's Centre, located on Waterloo Road approximately 1.8 kilometres from the site, provides a flexible community space for study area communities with capacity of up to 150 people.</p> <p>Bankstown Arts Centre is located in the Bankstown CBD and services larger groups of people, and the Greenacre and Bankstown Library and Knowledge Centres may provide flexible meeting spaces for small groups.</p> <p>It is assumed that community spaces are also provided through non-council facilities and organisations such as mosques and church halls. Similarly, private businesses such as the existing Palms Hotel may provide space for informal meetings and social interaction.</p> <p><i>Existing supply is considered sufficient to meet current and projected need, particularly given the proximity and reasonable accessibility of community spaces to the proposal site.</i></p> <p><i>It likely that the eventual loss of the Palms Hotel may displace some regular users and changing demographics may increase need for new types of informal 'third places' which facilitate social interaction and flexible working. However, it is noted that the existing establishment will be retained until the new facility is complete. This may ease transition for groups or individuals currently frequenting the Palms Hotel.</i></p>

Category	Recommended local provision based on 2031 projection of 30,055	Existing provision
Integrated cultural space/centre	Access to suitable space within existing facilities	<p>No dedicated cultural centre is located in the local area or surrounding district. It is assumed that the Bankstown Arts Centre in Bankstown CBD will fulfil general requirements for cultural spaces, in addition to private and community facilities such as mosques and Islamic associations catering for specific cultural groups.</p> <p><i>Existing supply is considered sufficient to meet current and projected need.</i></p>
Youth facility	Access to suitable space within existing facilities	<p>Council's youth hub is located south of the study area, in Belmore. The Greenacre Youth Community Centre on Waterloo Road is a community run centre located within the study area.</p> <p>It is assumed that private entertainment venues in local activity centres and cultural facilities provide spaces for social interactions and activities for the local population of young people.</p> <p><i>Existing supply is considered sufficient to meet current and projected need.</i></p>
Library	Population and needs based benchmarks for facility size and	<p>The Greenacre Library and Knowledge Centre is located in the Greenacre Small Village Centre, approximately 1.8 kilometres from the site. In addition to traditional library services, the facility also provides a regular program of activities for infants children and youth, and well as learning programs including beginners computer classes and English conversational classes.</p> <p>The Bankstown Library and Knowledge Centre is located in Bankstown CBD.</p> <p><i>Existing supply is considered sufficient to meet current and projected need.</i></p>
Public open space	Local park A minimum of 1 local or multipurpose park per 3,000 to 5,000 people or 400m radius of 90% of residents including picnic shelter and seating, shade, play space and/or small kick about area, concrete pathways and drinking fountain	<p>A visual desktop survey indicates that local pocket parks and informal greenspaces area located throughout the study area. However, the historical industrial nature of the local area and broader district results in a local environment where large tracts of public open space and green spaces are limited, and not uniformly available within 400 metres of residences, particularly for passive enjoyment. Gosling Park is the closest open space reserve to the site, located approximately 700 metres away.</p> <p>Furthermore, low residential densities ensure that local residents are well provided with yards and private open space.</p> <p>A number of larger open spaces provide facilities for organised sports, including grounds collocated with schools.</p> <p>Major parks and reserves in the district surrounding the study area are concentrated in Bankstown including Paul Keating Reserve, Bankstown City Gardens and Ruse Park.</p>
Sports grounds and outdoor sports courts	<p>1 sports ground (comprising two playing fields) per 5,000 people (minimum 5 ha)</p> <p>1 multipurpose court per 10,000 people</p> <p>2 tennis courts per 10,000 people</p>	

Category	Recommended local provision based on 2031 projection of 30,055	Existing provision
		<p><i>It is anticipated that need for passive open space, particularly of a large scale, will increase over time as housing densities increase, household sizes decline, and residents seek opportunities for social interaction and activity.</i></p> <p><i>The development proposal includes shared, green space to provide access for residents to informal open space. This would encourage healthy lifestyles as well as opportunities for interaction between residents.</i></p>
Indoor sports	n/a	<p>The Morris lemma Indoor Sports Centre is the primary indoor sports facility servicing the broader municipal population.</p> <p>The study area also includes private and community run indoor sports facilities such as the Boxing Club Masjid located near Chullora Marketplace and the Australian National Sports Club which provide indoor soccer facilities.</p> <p><i>While local provision is provided predominantly by the private or community facilities, existing supply is considered sufficient to meet current and projected need.</i></p> <p><i>A shared green space in the development may also allow for informal recreation for residents.</i></p>
Aquatic	n/a	<p>While none are provided in the study area or immediate surrounds, council operates four aquatic centres. The Greenacre leisure centre, including outdoor pool is currently closed. The closest aquatic facility for the study area community is the Birrong Leisure centre.</p> <p><i>Existing supply is considered sufficient to meet current and projected need.</i></p>
Education	n/a	<p>While none are located within the study area, there are four public schools located in the sounding area: Chullora Public School (1.3 kilometres from the site), Strathfield South High School (2.1 kilometres), Punchbowl Boys High School (3.5 kilometres), and Bankstown Girls High School (5.2 kilometres).</p> <p>The Malek Fehr Islamic School is located in the study area adjacent to the Chullora Marketplace.</p> <p>Chullora TAFE is located to the north of the site in the Chullora Industrial Precinct.</p> <p><i>Existing supply is considered sufficient to meet current and projected need.</i></p>
Health	n/a	<p>All local and district centres include medical clinics.</p> <p>Strathfield Private Hospital is the closest hospital to the study area, and Bankstown Lidcombe is the closest public hospital.</p>

Category	Recommended local provision based on 2031 projection of 30,055	Existing provision
		<p>The RSCPA Veterinary Hospital is located in the Chullora Industrial Precinct to the north of the site.</p> <p><i>Existing supply is considered sufficient to meet current and projected need.</i></p>
Entertainment	n/a	<p>Entertainment facilities are provided by the private sector and are concentrated in the Bankstown CBD which includes a cinema and a number of sports clubs and hospitality venues.</p> <p>In the study area, the existing Palms Hotel provides a local venue for casual interaction and hospitality. The closest similar venue is the Greenacre Hotel located on Waterloo Road.</p>
Places of worship	n/a	<p>Reflecting the large Muslim community in the study area, the local area and surrounding district is well supplied with mosques and Islamic centres.</p> <p>A number of churches are located through the study area and surrounds, particularly within the Greenacre Small Village Centre.</p>



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2.4.1 Potential and anticipated future gaps in community infrastructure provision

Overall, existing residents of the study area are well provided with community services and in the local area and surrounds. A cluster of community facilities is located in the Greenacre Small Village Centre, approximately 1.8 kilometres from the site and accessible via the local road network and pedestrian. While some facilities are provided by council at a broader district level, many local services are connected to religious organisations and community groups.

The diverse cultural profile of the study area population compared with both the municipality and surrounding centres suggests that local residents are likely to rely on established local activity and community networks for social interaction and services, particularly with respect to religious and cultural requirements.

One area which may represent a shortfall, particularly with regard to changing demographics, is access to public open space and green space. Currently, most open space is provided through local pocket parks and sports grounds, sometimes attached to schools. The closest open space is Gosling Park, located approximately 700 metres from the site. This limits opportunities for passive recreation for future residents, as leading practice provision for local public open space recommends residents should be within 400 metres (or five minutes' walk) from a local park. Large scale passive open space is identified as a particular area of need for the broader study area. The landscaping proposed for the site includes provision for shared open space for use of residents. While this will not contribute to overall public open space provision in the local area, new residents will have access to open space on-site which will assist with meeting the needs of new residents.

The introduction of higher density housing is likely to result in a local demographic shift to smaller household sizes, potentially additional lone person households, and visitor households staying in serviced apartments. This shift may result in greater demand for flexible working environments and additional 'third places' which provide opportunity for social interaction away from home and school or work. This need to be provided through private businesses such as hospitality, as well as public services and spaces such as libraries, meeting spaces and open space.

Furthermore, it is noted that the existing Palms Hotel is likely to contribute to spaces for informal social interaction and gathering. Given the lack of similar facilities in the immediate vicinity, the Palms Hotel may provide a social hub for some local residents. While it will be retained until the new facility is complete, its eventual removal may result in disruption to the routines and networks of some individuals or groups.

3 Review of social issues

The following table provides a brief discussion of potential social factors which may be influenced by the proposal. This assessment is based on the desktop analysis outlined above only.

Changes that are anticipated to have a positive social effect are shaded green, neutral changes are shaded yellow and potential adverse changes are shaded in red.

No commentary is provided where no change is anticipated.

Table 2: Discussion of potential social factors

Change category	Possible impacts	Change likely to result from the proposal ?	Comment
Population	Population change	YES	Introduction of 167 additional dwellings will increase the local residential population by an estimated 450 people. While this represents an increase in existing population projections, this is considered a small increase to the overall population, and the combined study area growth rate will remain less than the municipal average.
	Local demographic profile	YES	New forms of dwellings and facilities are likely to attract a varied resident profile. However, apartment dwellings tend to attract younger residents and households which is in line with the existing demographic profile of the study area.
	Need for infrastructure and services	YES	An influx of new residents, smaller household sizes and higher densities can change the utilization of shared community spaces such as parks and reserves, cafes and libraries as residents seek out new opportunities to access public open space, green spaces and social interaction. There will be increased demand as a result of the development for local community facilities such as local public open space, child care places, education, and community spaces. The loss of the existing Palms Hotel may also reduce the availability of community social spaces where local residents congregate.
Accommodation and housing	Local housing provision	YES	Introduction of new and different housing stock will provide greater diversity in an area where separate houses are the predominant form of dwelling
	Acquisition of dwelling or private property	NO	
	Residential amenity	YES	Landscaping will improve amenity for directly adjacent dwellings. The urban design report notes that "Proposed tree planting along the Hume Highway aids screening and visual/acoustic privacy for residential dwellings."
	Accommodation affordability	YES	The Palms Hotel currently provides low cost short-stay accommodation which will not be provided in the proposal development. However, two alternative low cost, short stay accommodation businesses are located on Hume Highway, a short distance from the site.
	Housing for special needs groups	NO	
Health	Environmental health (air, noise, toxic waste, hazardous chemicals)	NO	
	Physical and mental wellbeing	YES	The Palms Hotel provides a space for informal social interaction in an area with few similar establishments. In this role, the venue may facilitate social interaction which can promote health benefits and reduce the risk of social isolation. The development will retain a retail function and

Change category	Possible impacts	Change likely to result from the proposal ?	Comment
			offer improved landscaping which, while changed, will continue to provide opportunities for interaction.
	Community safety and perception of safety	YES	<p>Enhances site design and landscaping will improve the feel and visual permeability of the site, resulting in greater safety and comfort for users. The urban design report notes the following improvement to local safety:</p> <ul style="list-style-type: none"> - <i>Vistas through the site are key in establishing public access through the site. External private spaces are delineated via landscaped buffer zones at the ground plane, protecting the private external spaces from visual intrusion but allowing visual permeability for inhabitants</i> - <i>High visibility of public corridors from surrounding residential buildings ensure 'eyes on the street' and help create safe zones for the public occupants</i> - <i>Street lighting will aid nighttime visibility through site"</i>
Culture	Local cultural fabric and inclusiveness	YES	The local community has a large Lebanese population and includes an Islamic School. The replacement of the existing Palms Hotel may provide an alternative and inclusive venue for communities that are less likely to congregate at licensed venues
Community safety and connectedness	Social cohesion, ritual or identity	YES	<p>The eventual removal of the existing Palms Hotel has the potential to displace groups that congregate regularly for events or social activities. Retaining this facility until the new development is complete will ease transition; however, changing demographics may result in need for new types of community spaces over time.</p> <p>However, the introduction of improved public spaces and venues may provide an alternative venue and a retail function will be retained.</p>
	Community connectedness, identity and sense of place	YES	The current site is not considered to be of significant value to existing local character. However, the addition of a new facility and landscaping will promote enhanced local identity.
	Amenity impacts	YES	While the proposal will increase the visual bulk and height of structures on site, the proposed structure will replace an ageing building and at-grade car parking with new design and landscaping to enhance local visual amenity. The Urban Design Report found that the "...design responds sensitively to site constraints, contributes positively to the streetscape and locality, and demonstrates excellent amenity for residents..".
Access and movement	Parking in local streets	YES	Loss of at-grade parking and increased site activity may result in non-residents users of the facility parking in the nearby local residential streets.
	Access and convenience	YES	Potential for increased local traffic and visitors parking in local streets may adversely impact access and convenience for local trips
	Pedestrian and cycle access	YES	No change is anticipated to the existing footpath or cycle way networks, however overflow parking on nearby

Change category	Possible impacts	Change likely to result from the proposal ?	Comment
			residential streets may negatively impact safety for pedestrian and cyclists
Economic	Employment and training	YES	Increased retail, hospitality and accommodation services provide opportunity to generate local employment and training opportunities

4 Findings and recommendations

Given the small scale of the development, the proposal is unlikely to generate significant changes in the local community profile or needs. However the future population projections indicates there may be a some increased demand for child care, primary and high school education, local community spaces, and local public open space. Based on the desktop review of available information, it is expected that the majority of community needs can be met through existing provision of social infrastructure.

It is noted that the existing Palms Hotel may provide a community function for some residents. While retaining the existing facility until the new development is complete will ease transition for some groups and individuals, there is potential for the eventual loss of this facility and the introduction of new high density housing to introduce greater need for different types of 'third places' to encourage social interaction and public open space over time.

The development will incorporate shared green open space to provide opportunities for informal recreation activities and social interaction amongst new residents, supporting their health and wellbeing.