

Social Impact Assessment
ACHIEVE AUSTRALIA CONCEPT PLAN –
74 – 78 Belmore Street, Ryde

April 2011

Disclaimer

All possible care has been taken in the preparation of the information contained in this report. However, GML Social Research expressly disclaims any liability for the accuracy and sufficiency of the information and under no circumstance shall be liable in negligence or otherwise in or arising out of the preparation or supply of any of the information aforesaid.

The research in the compilation of this report was conducted by:

Gail Le Bransky.
Director
GML Social Research
Locked Bag 2190, Suite 296, 91 Longueville Road
LANE COVE NSW 2066

Tel (02) 9418 3397
Mob 0421 186071

Table of Contents

Executive Summary	1
1. Introduction	4
1.1 Project Background.....	4
1.2 Purpose of the SIA	4
1.3 The Study Area for the SIA	5
2. Project Methodology.....	7
3. The Development Proposal	9
3.1 Physical Site	9
3.2 Description of the Proposed Development	10
3.3 Current Use.....	10
3.4 Initial Community Reactions to the Development Proposal	11
4. Policy context.....	13
4.1 NSW Government Policies.....	13
4.1.1 Draft Inner North Subregional Strategy	13
4.1.2 State Environmental Planning Policy No 32—Urban Consolidation	13
4.1.3 SEPP (Housing for Seniors or People with disabilities) 2004	14
4.2 Ryde Council policies	14
4.2.1 Ryde Local Environmental Plan 2010.....	14
4.2.2 Meadowbank Employment Area (MEA) Master Plan (Amendment No. 5)	15
5. Demographic Profile of the Locality	17
5.1 Population	17
5.2 Age Structure	17
5.3 Disability	20
5.4 Household Type	20
5.5 Household Incomes	21
5.6 Labour Force.....	22
5.7 Occupations	23
5.8 Educational Qualifications	24
5.9 Ethnicity	25
5.10 Car Use	26
5.11 Method of Travel to Work	27
6. Housing Characteristics in the Locality	29
6.1 Dwelling Characteristics	29
6.2 Residential Stability	30
6.3 Dwelling tenure	31
6.4 Household size	32

6.5	Housing Affordability	33
6.7	Community Safety	35
6.8	Summary Socio-Economic Profile	38
7.	Mapping of Services and Facilities	40
7.1	Access to Transport	40
7.1.1	Access to Private Transport	40
7.1.2	Access to Public Transport.....	40
7.2	Access to Retail and Commercial Services	41
7.5	Access to Community and Recreational Facilities	41
7.3	Access to Health Services.....	41
7.4	Access to Early Childhood Services	42
7.4.1	Early Childhood Health	42
7.4.2	Child Care Facilities	42
7.5	Access to Schools.....	43
7.6	Community Services	44
7.7	Access to Aged Care	44
7.8	Emergency Services Facilities.....	45
8.	Assessment of the Social Impacts.....	46
8.1	Dislocation of Existing Residents	46
8.2	Demographic Character	47
8.2.1	Size of Incoming Population	47
8.2.2	Future Population Composition	48
8.3	Change in Socio-economic Characteristics	49
8.3.1	Household Structure	49
8.4	Housing and Density Characteristics.....	50
8.4.1	Change in Population Density	51
8.4.2	Housing Market Effects	51
8.5	Impact on Services and Facilities	52
8.5.1	Disability Services	52
8.5.2	Child Care Services	53
8.5.3	Schools	53
8.5.4	Health Services	53
8.5.5	Community facilities	54
8.5.6	Recreation Facilities.....	55
8.6	Impact on Local Amenity	55
8.6.1	Visual Impact of the Development.....	55

8.6.2	Impact on Parking and Traffic	57
8.8	Impact on Community Safety and Security	58
9.	Summary of Identified impacts and Mitigating Actions	59
10.	References	63

Executive Summary

This Social Impact Assessment (SIA) forms part of the Major Project Application MP10_0110 – Achieve Australia Concept Plan - Nos 74 – 78 Belmore Street, Ryde to be submitted to NSW Department of Planning.

The proposed development lies within the area designated as the Meadowbank Employment Area. This area is a brownfields area which is undergoing a significant shift from industrial/mixed uses to high density residential. The proposal is for redevelopment of the Crowle House site, currently owned and occupied by Achieve Australia and includes a total of 470 dwellings with a gross floor area of 35,000 square metres. The proposed accommodation is configured in 5 apartment blocks around a central courtyard. The overall floor-space ratio for the site is 2.16:1.

The site is connected to public transport by the 507 State Transit bus service which stops outside the existing Crowle House site. It is conveniently located approximately 800 metres from Meadowbank Station and Meadowbank Ferry Wharf. Commercial, retail and medical services are conveniently located in Shepherds Bay Shopping Complex and in Top Ryde Shopping Centre. Both are directly connected to the site by the 507 bus service.

The incoming population from the development is estimated to be 789 persons comprising: 395 adults of working age, 318 persons aged 55 years and over and 77 children. A small proportion of the incoming population will be people with a disability. Achieve Australia will allocate a number of dwellings to be used as part of the accommodation support functions operated by Achieve Australia. The future needs of individual occupants are not known at this point in time. Similarly, when the buildings are completed, the needs of occupants would also change over time as and when occupants change within the building – just as it does in any residential community. To provide flexibility for the life of the building some dwellings will be designed to be ‘adaptable’ to enable them to be fitted to suit the needs of individual residents.

In our assessment, the proposed development will have a range of positive impacts on the area of Ryde (South) and on the Ryde Local Government Area (LGA) as whole. Specifically it will:

- Meet 18.5 per cent of the target for new dwellings in the Meadowbank Employment Area. The current target is for an additional 2539 dwelling by 2031. This proposal provides 470.
- Address an identified need for accommodation and support services for people with disability currently significantly under-supplied throughout the Sydney region. By redeveloping the Crowle House site, Achieve Australia will free capital to develop a range of disability services and programs. In addition to providing dwellings, a notable change will be in the provision of day programs. By moving away from the Crowle House site, the organisation will be better able to provide vocationally oriented programs.
- Potentially reduce housing costs by increasing the supply of housing stock into the area. The new dwellings are expected to be of a high quality at a modest price point.
- Allow residents to 'age in place' by offering low maintenance housing that is built to Adaptable Housing Standards (AS 4299).
- Potentially reduce the age and child dependency ratios in the area through the influx of couples of working age without children. This has significant flow-on effects to the local economy.

The main negative social impacts from the development may be defined as follows:

Impact	Mitigation
Displacement of existing Crowle House residents	<ul style="list-style-type: none"> ▪ Extensive consultation with residents and their families to ensure that their current and future support needs are met
The development will change the demographic character of the area	<ul style="list-style-type: none"> ▪ Specific effects from the development will be mitigated by S94 developer contributions. ▪ However, it is noted that this is a cumulative effect of residential densification in the area. The development will positively contribute to housing choice and a vibrant community

Impact	Mitigation
Potential loss of visual and acoustic amenity for local residents	<ul style="list-style-type: none"> ▪ Preservation of existing trees and heritage buildings ▪ Meet BCA acoustic privacy requirements ▪ Aesthetically pleasing design
Additional vehicle movements and parking issues around the development site	<ul style="list-style-type: none"> ▪ Provision of underground parking spaces within the development for residents, staff and visitors ▪ Entry and egress only via driveways in Porter Street
Increased short term noise in the local area during construction.	<ul style="list-style-type: none"> ▪ Managed via controls of times of such activities
Potential to increase demand for local services due to large population	<ul style="list-style-type: none"> ▪ Majority of local services able to absorb additional demand from increased population
Increased demand for recreational and community facilities	<ul style="list-style-type: none"> ▪ The development will include recreational facilities and a community meeting place. Specifications for these facilities will be developed in the next stage of the project. ▪ Additional community requirements are part of cumulative effects of urban densification in the area. Specific effects from the proposal will be mitigated by Section 94 developer contributions.
Increased crime in the vicinity	<ul style="list-style-type: none"> ▪ An assessment of the Concept Plan and final designs against the “Crime Prevention Through Environmental Design Principles”.

1. Introduction

1.1 Project Background

This Social Impact Assessment (SIA) forms part of the Major Project Application MP10_0110 – Achieve Australia Concept Plan - Nos 74 – 78 Belmore Street, Ryde to be submitted to NSW Department of Planning.

The proposed development has been deemed to be a Major Project by the Director-General of the NSW Department of Planning under Schedule 1, Group 5 Clause 13 the State Environmental Planning Policy. As the proposal involves a significant increase in local population, Ryde City Council has recommended that a detailed SIA form part of the evaluation of the proposal by the Department. At a minimum, Council has requested that the SIA should address:

- Impacts on current residents.
- Impacts on current services.
- The needs of future residents and how these will be delivered.
- How the proposal will link to other community facilities within City of Ryde and the broader region. Are appropriate support facilities available?
- How the proposed development will contribute to meeting the needs of the future residents.

The City of Ryde's request for inclusion of the SIA in the heads of consideration of the NSW Department of Planning's Environmental Assessment is in line with Local Government responsibilities under Section 79c(1) of the *Environmental Planning and Assessment Act* (1979). The Act specifies the matters councils should take into consideration when assessing development applications. Section 79c(1)(b) of the Act specifies that consent authorities must take into account "the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality" when evaluating development applications. Under the NSW *Local Government Act 1993* a Council is mandated "to have regard to the long term and cumulative effects of its decisions".

1.2 Purpose of the SIA

The legislation does not set out a framework for SIAs. According to established international principles the SIA process is defined as:

"... the process of analysing, monitoring, and managing the intended and unintended social consequences, both positive and negative, of planned

interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.” (IAIA 2003).

The SIA sets out the likely positive and negative social impacts in the locality that may arise from the development proposal, and balances these in forming a view as to the overall impacts of the project.

For the purposes of this report, a social impact is defined as the effects of the proposed development that may occur in one or all of the following:

- *people's way of life* - how they live, work, play and interact with one another on a day-to-day basis
- *their culture* - shared beliefs, customs and values
- *their community* - its cohesion, stability, character, services and facilities.
- *their health and wellbeing* - where health is defined as “a complete state of mental, physical and social wellbeing, not merely the absence of disease or infirmity”, and
- *their fears and aspirations* - their perceptions about their safety, their fears about the future of their community, and their aspirations for their future and the future of their children (Vanclay 2003).

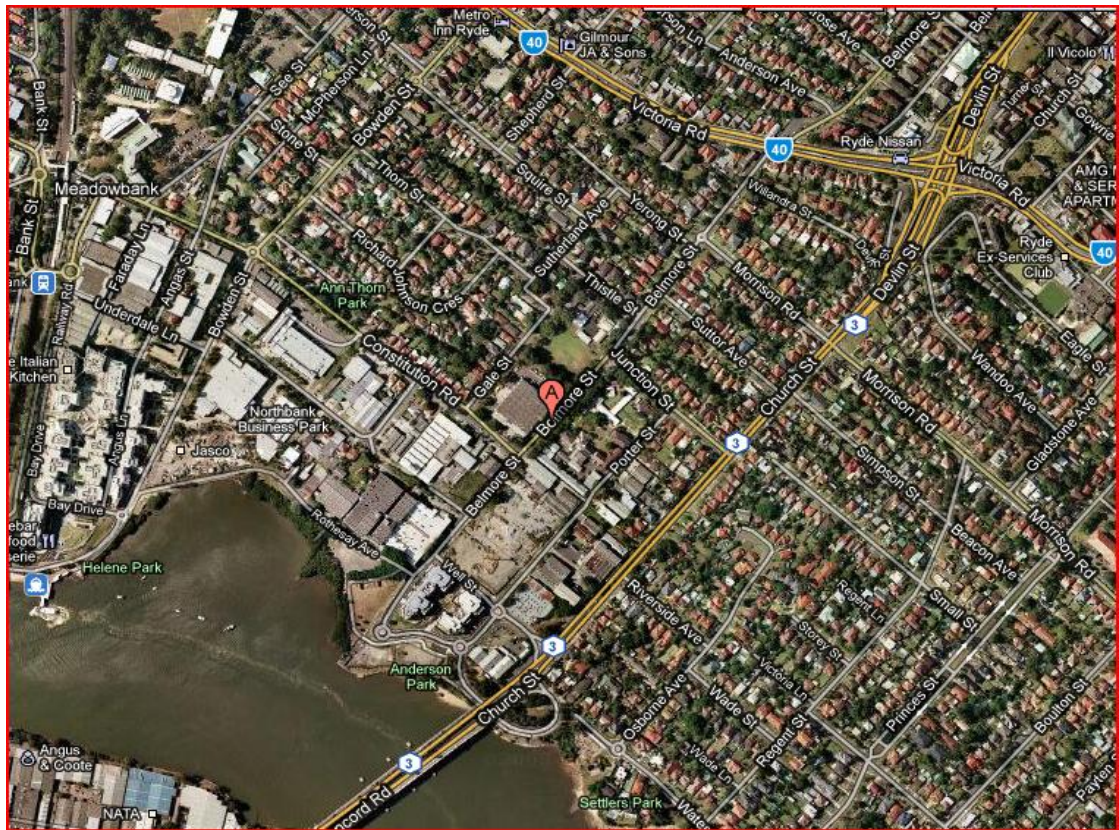
1.3 The Study Area for the SIA

‘Locality’ is not specifically defined in the *Environmental Planning and Assessment Act* however is taken to refer to the extent of the area likely to be impacted upon by the proposed development.

The geographical areas for consideration of the potential impacts from this proposal comprise:

- The principal impact area of Ryde (South). The development site is located within this statistical small area for the purpose of Council’s statistical data, enabling consideration of neighbourhood impacts.
- The secondary study area of area of the City of Ryde Local Government area as a whole, enabling consideration of broader geographical impacts of the development where potential impacts may have a flow-on effect to the community as a whole.

Figure 1: Aerial View of Primary Study Area



Source: Google Maps

2. Project Methodology

To fulfil the objectives of the SIA, GML Social Research investigated the likely social impacts and benefits of the proposed development. Specific areas of research included:

Profiling

As a preliminary phase, community profiles of the primary and secondary study areas were compiled to provide baseline data about the socio-demographic characteristics of the affected community and to understand growth trends. Community profiling included details about age, gender, occupation, income, family formation, employment and social trends.

Prediction

The types and extent of changes that may occur as a result of the development were considered. This involved:

- analysis of the likely size and composition of the new residential community
- assessment of the impact of the incoming population on local infrastructure and service and demand and supply
- interviews with key local services about the potential service demand and supply issues arising from the incoming population, and
- reviewing relevant planning documents and liaising with Ryde Council's Social Planner.

Assessment

The negative and positive impacts, direct and indirect impacts of the proposed development on the current and surrounding communities were analysed. The analysis considered:

- balancing positive impacts in the wider community against potential adverse impacts in the primary locality
- the significance of the impacts given the priorities, policies and programs of Ryde Council and the NSW Government, and
- comparative ranking of social issues and impact level ranking procedures

Mitigation

This phase examined how the potential impacts of this development could best be managed.

This involved:

- looking at ways to maximise positive and minimise negative impacts
- developing strategies for monitoring and managing the impacts if the development proceeds

This SIA makes use of ABS Census of Population and Housing and population and housing forecasts produced for the City of Ryde by ID Consulting Pty Ltd and published on the City of Ryde website. The census is conducted every five years, with the most recent being in 2006. In some cases, time series data from the 2001 and 1996 Censuses has been analysed. Data sources are specified.

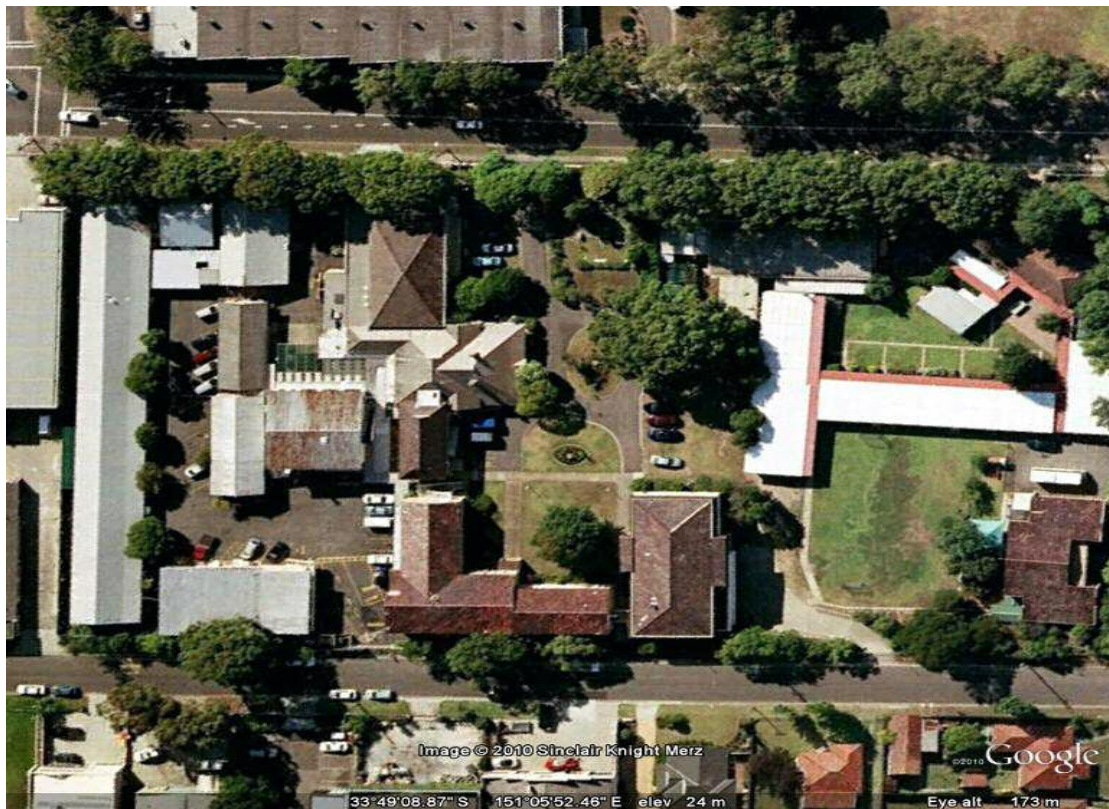
3. The Development Proposal

3.1 Physical Site

The proposed development is located at 74-78 Belmore Street, Ryde. The site has three street frontages including Belmore Street, Junction Street and Porter Street and has an area of 16,143m² and the following approximate dimensions:

- A frontage of 167m to Porter Street (eastern boundary).
- A frontage of 98m to Junction Street (northern boundary).
- A frontage of 164m to Belmore Street (western boundary).
- A length of 96m to the southern boundary.

Figure 2: Aerial View of Development Site



Source: Google Maps

A number of buildings are constructed across the site ranging from one to two storeys in scale (note the white roofed building in the north western corner has been removed since the photograph was taken). Many of the buildings are dilapidated and have outlived their useful life.

The southern boundary is a property 80 Belmore Street. This property is an industrial building currently occupied by the Sydney House of Worship Christian Church. This site has approval for a residential flat building development of up to 4 storeys in height, with a further

Section 96 application to increase to 6 storeys currently under assessment. Slightly further to the south is a large residential flat development. The buildings have a scale of 5 to 7 storeys at the northern end dropping to a 4 storey in scale towards the Parramatta River.

The Belmore Street frontage is opposite Ryde City Council depot and Meadowbank Public School. Junction Street is currently zoned residential and includes a childcare centre at the corner of Belmore Street. Porter Street is mixed uses, with three single dwellings, moving into light industrial and higher density residential development at the far end of the street.

3.2 Description of the Proposed Development

The proposed development includes a total of 470 dwellings with a gross floor area of 35,000 square metres. The proposed accommodation is configured in 5 apartment blocks around a central courtyard. The proposed dwellings within the apartment blocks comprises:

20	3 bedroom apartments
225	2 bedroom apartments
225	1 bedroom apartments

Other major elements of the proposal include:

- Retention of the Heritage listed Telleraga House incorporating an office for site management, library, functions area, sauna, toilets and kitchen.
- Retention of the existing memorial garden
- A recreation wing attached to Telleraga House. The configuration of facilities in this wing has not as yet been finalised.

3.3 Current Use

Achieve Australia Limited currently delivers a number of its services from the site. The site was originally established as a residential facility for children with a disability and an important focus of the Home's activities was to provide them with an education and age-appropriate activities. Many of the residents have been there for most of their lives and are mature adults. The majority have moderate to severe intellectual disability, with a number having multiple disabilities such as sensory or physical disabilities.

The existing buildings are no longer suitable for their care needs, especially in terms of safety and accessibility. Consequently, the number of residents has gradually reduced so that there are now only 31 residents. Finding alternative supported accommodation for the remaining residents, especially those at risk of pre-mature entry to residential aged care, is a significant priority for Achieve Australia.

Day program services for approximately 100 people with an intellectual disability are also provided on site which is a service supporting people with disability to build meaningful life skills and connections to the community through facilitating their engagement in a range of activities such as; sports, recreational activities, art, music, literacy and numeracy development. These activities generally operate during weekdays.

Providing Day Services at the same site for 28 of the 31 people residing at the residential facility is contrary to the principles and standards of the *Disability Services Act 1993* and the United Nations *Convention on the Rights of Persons with Disabilities 2007*. The buildings used for day program services are nearing the end of their useful life and the accommodation standard provided by the existing buildings is reaching a point of requiring significant upgrading to comply with current building codes and standards.

Three fundraising enterprises under the umbrella Vintage and Value Enterprises operate from Belmore Street site. These are a needlecraft and fabric outlet; a plant nursery; and a second hand clothing store.

In view of operational and safety issues arising from the current facilities, Achieve Australia is pursuing the redevelopment of the site.

3.4 Initial Community Reactions to the Development Proposal

Achieve Australia conducted information sessions for immediate family members of people receiving support from Achieve Australia and other interested stakeholders in August and October 2010. Five information Sessions were held over 4 separate days with some 90 plus attendees. The sessions were designed to provide information on the organisation's broader Strategic Plan and how the redevelopment of Crowle fits with the implementation of this strategy.

In addition to these information sessions, Achieve Australia has been engaged in extensive and ongoing discussions with some 31 remaining families of existing residents. While there have been letters in the local media¹ decrying the loss of "a caring community" through the proposed redevelopment, the vast majority of the families are satisfied that the proposed arrangements will have positive impacts on their family members with a disability.

¹ Anonymous (2010) "No Rezoning for Crowle Home" Letters to the Editor *The Weekly Times* 15 December 2010; Rollo, J (2010) "Homes History not Covered" Letters to the Editor *The Weekly Times* 22 December 2010.

The limited negative media reactions reflect a lack of understanding about Achieve Australia's intentions for the proposed redevelopment of the site. Specific areas of misunderstanding include:

- That the site—currently zoned 'mixed uses' will be rezoned for the purposes of the redevelopment. *No rezoning is required as flat/apartments are not specifically excluded within the current zoning.*
- That the site is being sold off and no disability services will be delivered from the site. *Achieve Australia intends to retain a proportion of the dwellings to be used as part of the accommodation support functions operated by Achieve Australia. Day services will be relocated to an alternative site within the Ryde Local Government Area.*

4. Policy context

4.1 NSW Government Policies

4.1.1 Draft Inner North Subregional Strategy

The NSW Government has devised a *Metropolitan Plan* which provides a broad and strategic framework for promoting growth in metropolitan Sydney over the next 25 years. As part of the Metropolitan Strategy, the *Draft Inner North Subregional Strategy* outlines the NSW Government's policy for planning and development within the Ryde LGA to 2031.

This Strategy sets a target of an additional 12,000 dwellings for the Ryde LGA by 2031. An 'Action' of the Strategy is for 60-70 per cent of new housing to be accommodated in existing urban areas, focused around centres and corridors to take advantage of existing services such as shops and public transport. The planning framework set by the Strategy recognises Meadowbank (located approximately 750 metres from the site) as a Small Village and Top Ryde (which is located approximately 1km from the site) as a Town Centre. However, since the preparation of the draft Strategy, a large scale regional shopping centre has opened in Top Ryde and the Shepherds Bay shopping centre has opened (providing two supermarkets and speciality shops). The *City of Ryde Centres and Corridors Study* (2010) recommends that in the light of this development Meadowbank is reclassified as a Village and that Top Ryde is considered as a potential Major Centre.

4.1.2 State Environmental Planning Policy No 32—Urban Consolidation

State Environmental Planning Policy (SEPP) No 32—Urban Consolidation (Redevelopment of Urban Land) applies to the subject land. The aims of this SEPP are:

- a) to promote the orderly and economic use and development of land by enabling urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development, and
- b) to implement a policy of urban consolidation which will promote the social and economic welfare of the State and a better environment by enabling:
- c) the location of housing in areas where there are existing public infra-structure, transport and community facilities, and
- d) increased opportunities for people to live in a locality which is close to employment, leisure and other opportunities, and
- e) the reduction in the rate at which land is released for development on the fringe of existing urban areas.

The SEPP specifies that in the event of any inconsistency it and any other environmental planning instrument, the SEPP will have precedence to the extent of the inconsistency.

4.1.3 SEPP (Housing for Seniors or People with disabilities) 2004

Given Achieve Australia's intention to retain some of the dwellings for use by its accommodation services clients, the proposed development is also subject to the provisions of the SEPP (Housing for Seniors or People with disabilities) 2004. This SEPP allows for infill development that meets the needs of older people and people with disabilities. The SEPP sets aside local planning controls that would prevent the development of housing for these target groups and provides detailed design standards and principles and locational requirements. Key elements of the SEPP include:

Proximity of access from the housing development to services and facilities including shops, banks, community services and recreational facilities, and the practice of general practitioner. These facilities are required to be located not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway; or there are public transport services available to the residents who will occupy the proposed development:

that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and

that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and

that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive).

4.2 Ryde Council policies

4.2.1 Ryde Local Environmental Plan 2010

Ryde Local Environment Plan (LEP) 2010 was gazetted on 30 June 2010. The LEP specifies permissible land uses and includes development standards such as a height of buildings map. Under Ryde LEP 2010, the proposed development site is zoned B4 Mixed Use. This zone permits a broad range of uses, including the following:

“Boarding houses; Building identification signs; Business identification signs; Business premises; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information

and education facilities; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Retail premises; Roads; Seniors housing; Shop top housing; Waste or resource transfer stations; Any other development not specified in item 2 or 4”

It is the opinion of the project planning consultant² that as Item 4 – prohibited development - does not identify residential flat buildings as being a prohibited use this is consequentially a permissible use within the B4 Mixed Use zone.

4.2.2 Meadowbank Employment Area (MEA) Master Plan (Amendment No. 5)

While 74-78 Belmore Street is in the suburb of Ryde, the site falls within the area designated as the Meadowbank Employment Area. The Meadowbank Employment Area Master Plan sets the vision for a mixed-use area of primarily commercial and light industrial uses, with medium density residential development concentrated around the railway station, the ferry and the Parramatta River foreshore in keeping with the principle of transit oriented development.

The City of Ryde is currently reviewing the MEA Master Plan, in particular the economic viability of maintaining the land use mix that is specified in the MEA Master Plan. The area is identified in the *City of Ryde Draft Centres and Corridors Study* August 2010 as “*undergoing a fundamental change from an industrial area to an urbanised predominantly residential area.*” The Study indicates that there is potential for another 2539 dwellings to within the B4 Zone of the MEA. However, only 60 percent of this potential (1060 dwellings) is expected to be delivered by 2031.

The future urban structure for the area set out in Study proposed a significant shift from mixed industrial to residential land use. The subject site is included in the area earmarked for future residential development.

²

Don Fox Planning 13 July 2010

Figure 3: Meadowbank Employment Area



Source: City of Ryde Draft Centres and Corridors Study

5. Demographic Profile of the Locality

5.1 Population

As at 2006, the primary location of Ryde (South) had a total of 3,868 residents. The area comprised 3.8 per cent of the total population of the Ryde Local Government Area (LGA). In 2006, population density for Ryde (South) was 24.36 people per hectare, which is equal to the population density for the LGA as a whole.

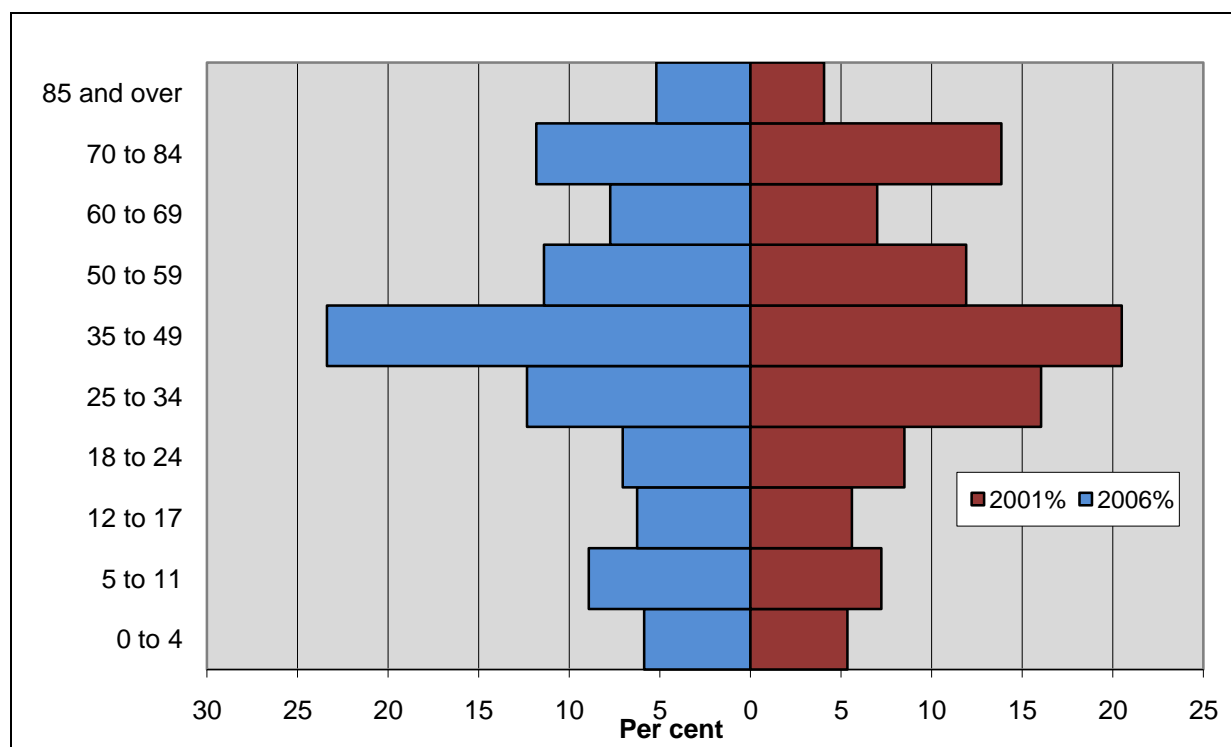
Between 2001 and 2006 the population of Ryde (South) increased by 179 persons. The increase of 4.7 percent was slightly higher than the average population growth of 3.9 percent for the Greater Sydney area over the same period.

Further significant growth is predicted for the Ryde (South) area. The current population is estimated at 4,555 and is forecast to increase to 7,685 by 2031. The greatest percentage change in population is expected to occur between 2006 and 2021, increasing by 49.4% from 2006, an annual rate of growth of 2.8 per cent. The forecast annual rate of growth for the LGA as a whole is 0.6 per cent.

5.2 Age Structure

The table below shows the distribution of Ryde (South)'s population in five year intervals.

Table 1: Age Distribution of Ryde (South) Residents 2006, 2001 by Percentage of Total Population

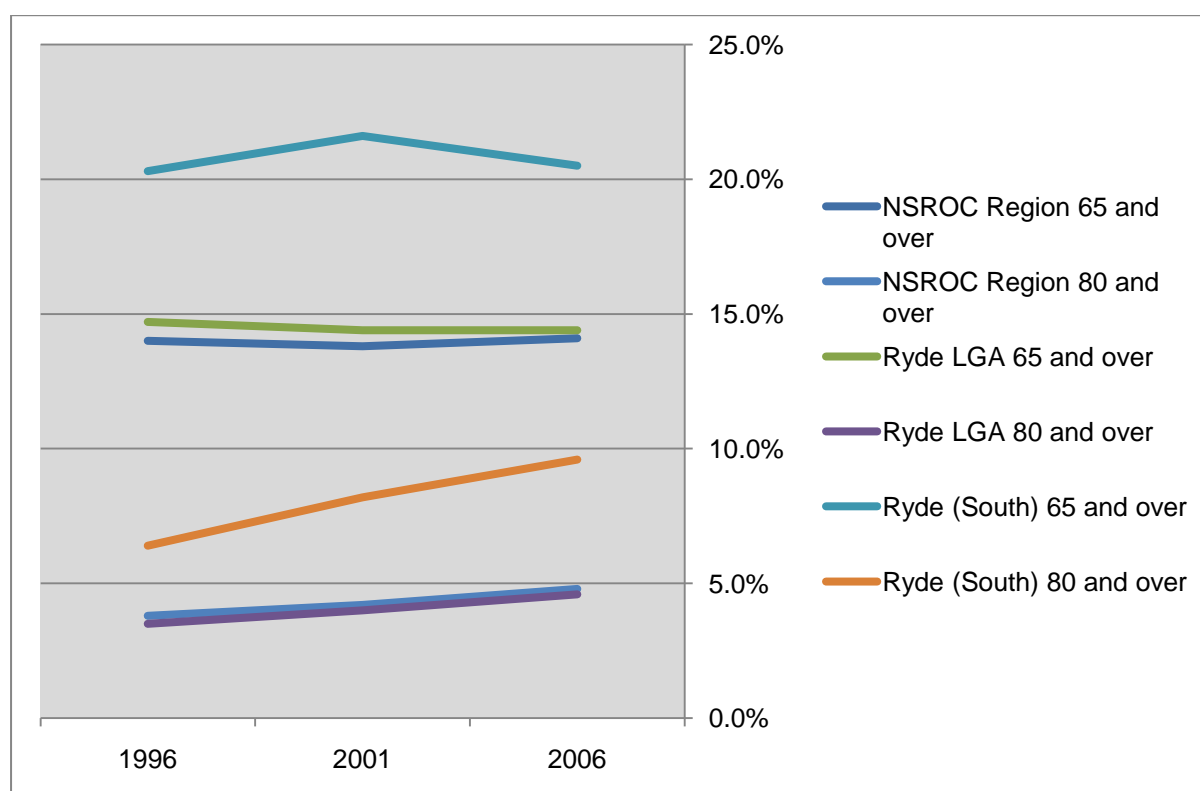


Source: ABS 2006 Census of Population and Housing Cat.No. 2068.0

The age distribution suggests a family oriented community, where ageing residents are counterbalanced by new incoming families and singles. Between 2001 and 2006 there were increases in the proportions of children aged 0-11 years and a rise in the numbers of persons aged over 85 years in the Ryde (South) area. There also has been a marked increase in the proportions of people of working age from 35 – 49 years. The proportion of younger people aged 18 – 34 years fell, possibly due to declining affordability of housing.

The proportion of older people aged 65 years and over living in Ryde (South) (20.3 per cent) is significantly higher than for the LGA as a whole (14.4 per cent) and for the Northern Sydney area (14.1 per cent). The proportion of older people who are aged 80 years and over living in Ryde (South) (9.6 per cent) is also considerably higher than that of the Ryde LGA (4.6 per cent) and the Northern Sydney Region (4.8 per cent). Figure 5 below shows that the demographic patterns in Ryde (South) are at variance from the norms for the LGA and the region. In particular the proportion of people aged over 80 years living in Ryde (South) has risen sharply over the last ten years.

Figure 4: Proportion of Populations Aged 65+ and 80+



Source: ABS 2006 Census of Population and Housing Cat.No. 2068.0

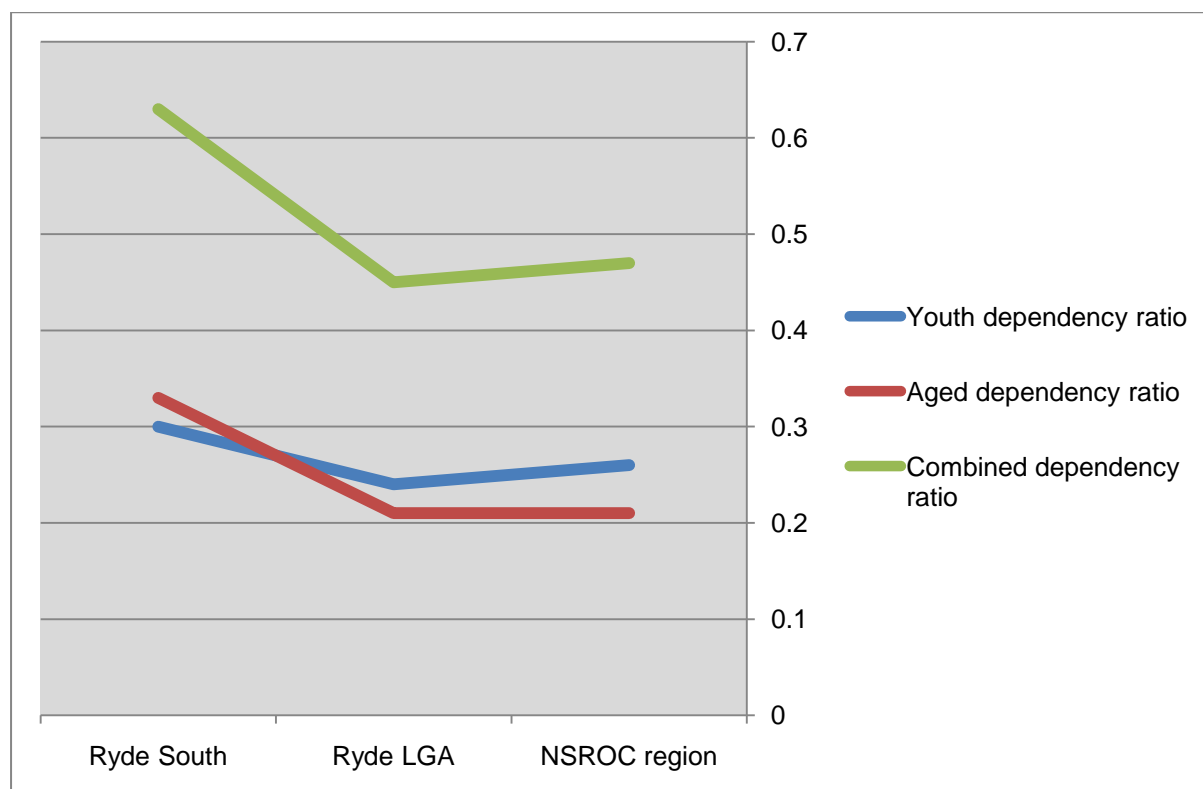
There are also proportionally higher numbers of children aged from birth to 14 years living in Ryde (South) (18.2 per cent) compared with the Ryde LGA (17.7 per cent) and the Northern

Sydney region (16.5 per cent). However, the proportion of infants and very young children is uniform at 6.8 per cent in Ryde (South) and for the Ryde LGA and 6.9 per cent in the Northern Sydney region.

Both the proportionately higher numbers of older people and children have implications for the dependency ratio. The dependency ratio is used a proxy for the ratio between those who are not economically active (and therefore dependent) and those who are economically active. A high combined dependency ratio (generally above 0.6) has significant implications for service provision by State and Local Governments. It is calculated as the percentage of population aged under 15 years plus the percentage of population aged 65 years and over divided by the percentage of population aged 15–64 years.

The data show that the current combined dependency ratio in the Ryde (South) area at 0.63 is above a sustainable level. The level for the Ryde LGA as a whole is 0.45 and for the Northern Sydney region is 0.47. Figure 6 below shows that in the Ryde (South) aged dependency is contributing to the dependency ratio to a greater extent than youth dependency. The reverse is true for the Ryde LGA and the Northern Sydney region.

Figure 5: Youth and Age Dependency Ratios by Area



Source: GML Social Research, calculated from ABS 2006 Census of Population and Housing Data

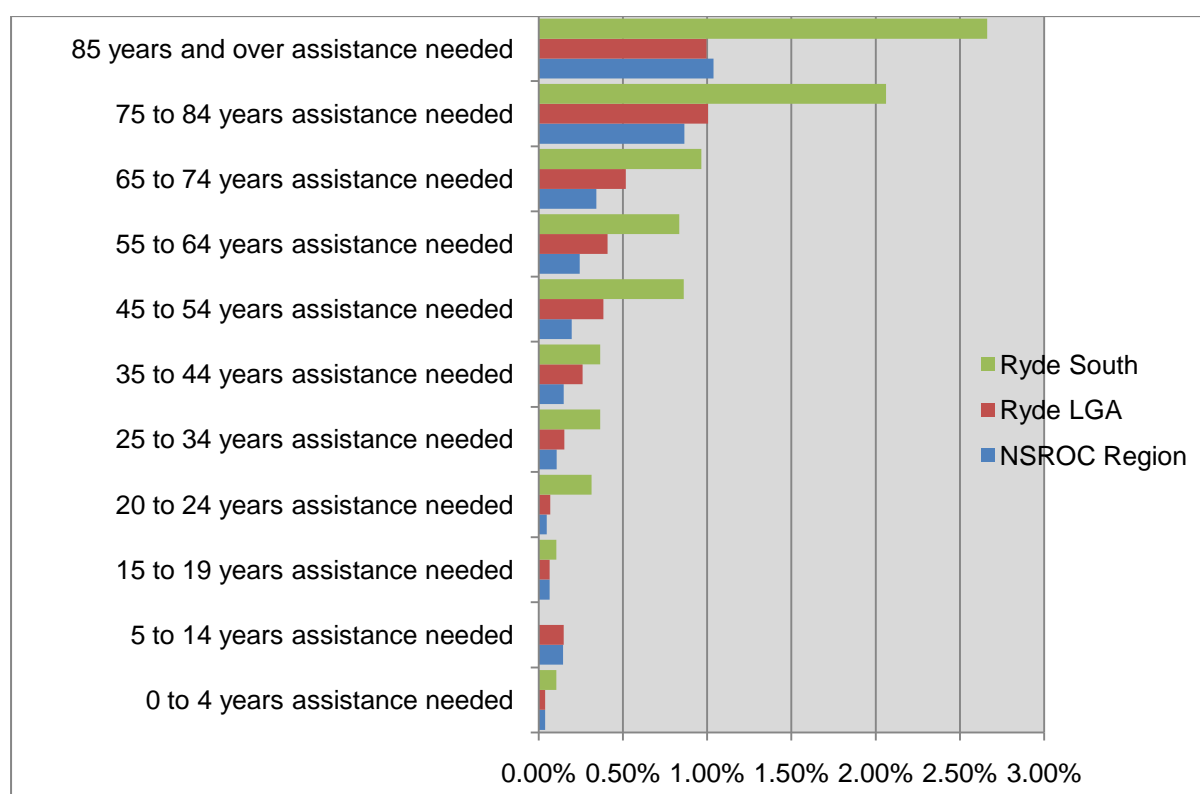
Notes:

- Total size of population aged 0-14 divided by the total size of working age population aged 15-64 gives the result of the youth dependency ratio.
- Total size of population aged 65 and over divided by the total size of working age population gives the result of the old dependency ratio.
- Combined dependency ratio is the sum of youth dependency ratio and older dependency ratio.

5.3 Disability

The available data suggests that there is a higher level of disability (based on need for assistance with activities of daily living) in the Ryde (South) area than for the Ryde LGA or the Northern Sydney Region. While some of the differences may be accounted for by the presence of a residential care facility for people with disabilities on the proposed development site, there are also higher proportions of frail older people with disabilities.

Table 2: Need for Assistance by Area, 2006



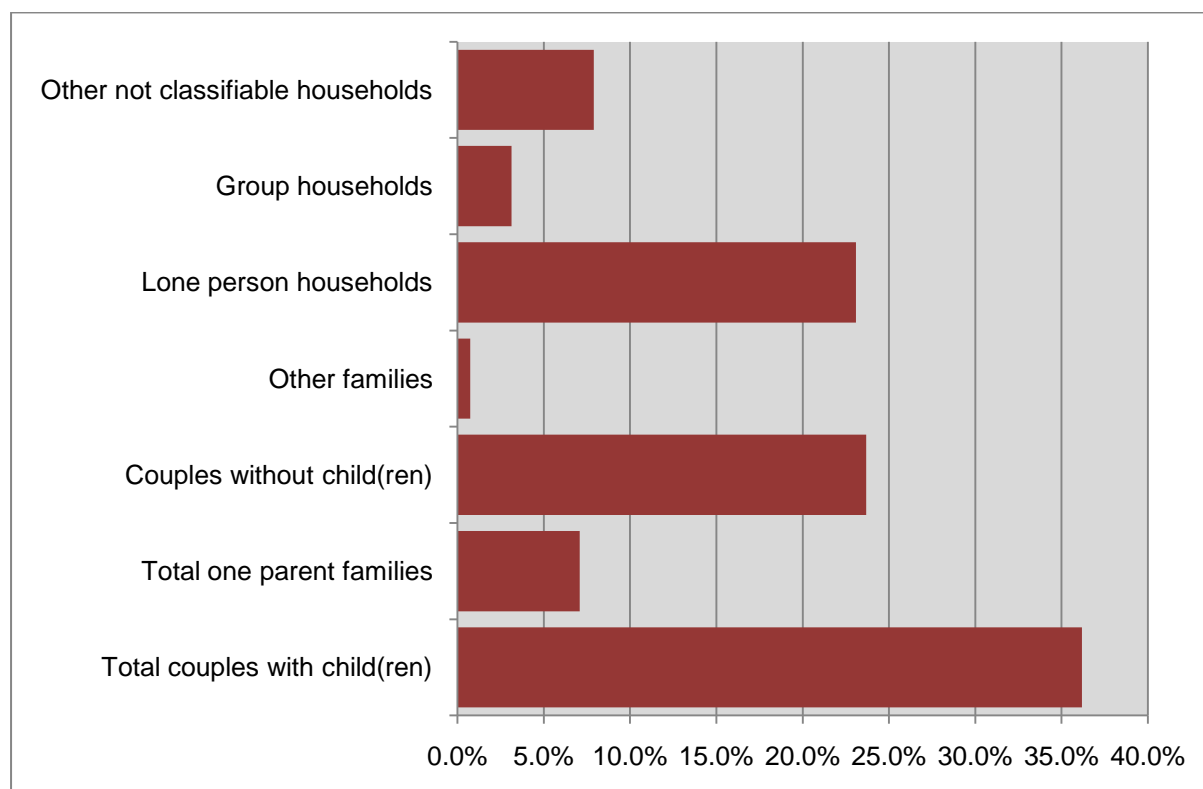
Source: City of Ryde Id:Profile

5.4 Household Type

In the 2006 Census, there were 1343 households in Ryde (South). The dominant household type was couple families with dependents, which accounted for 36.2 per cent of all households. 24.4 per cent of households in Ryde (South) were couple families with children aged under 15 years, rising from 21.4 per cent in 2001. Couple families with children accounted for 23.6 per cent of households. Lone person households accounted for 23.0 per cent of households.

It is expected that as infill development occurs, the proportions of lone person households and single parent households will increase relative to population numbers (ID Consulting 2010).

Table 3: Household Types by Percentage of Total Household in Ryde (South) 2006

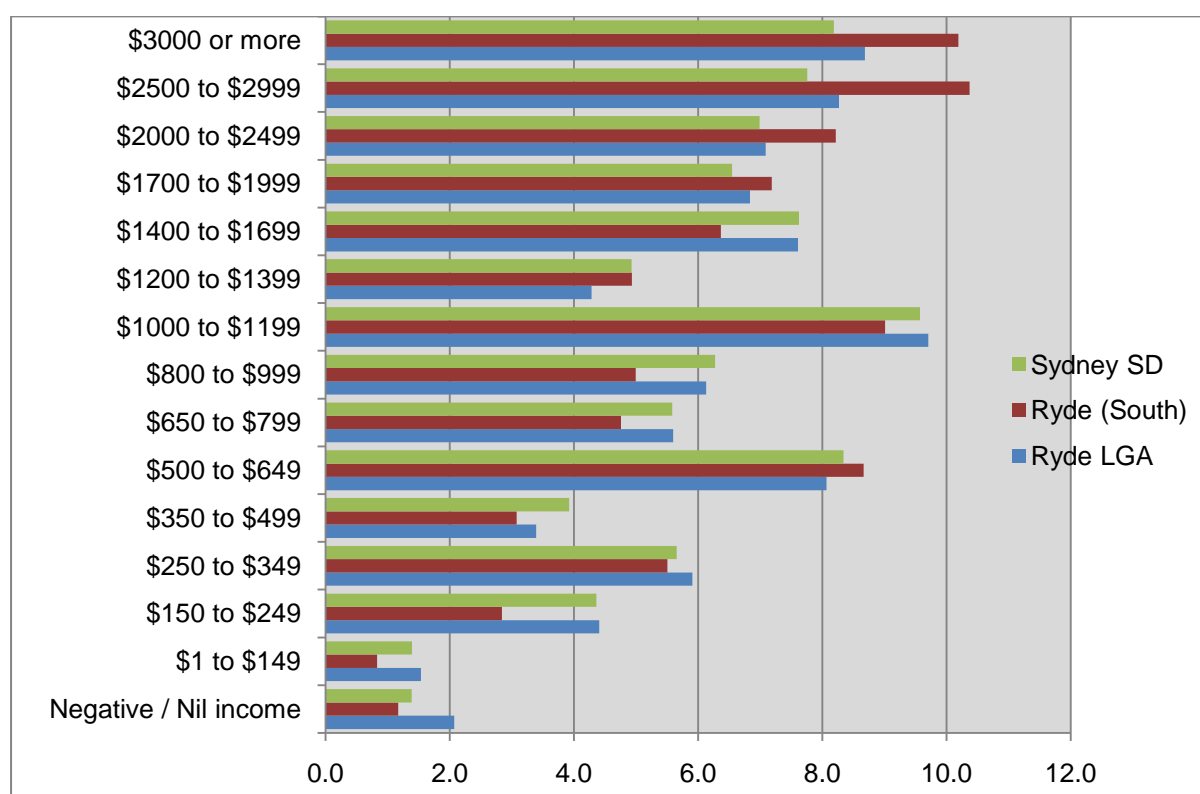


Source: City of Ryde Id:Profile

5.5 Household Incomes

The population demographics reflect that of many middle ring suburbs. While there are a proportion of households with an income of less than \$500 per week, the findings also show that there is a higher proportion of high income households than for the Ryde LGA or the Sydney Statistical Division. Overall Ryde (South) has a lower level of social disadvantage as measured by income than the Ryde LGA.

Table 4: Household income by percentage of population, by area 2006

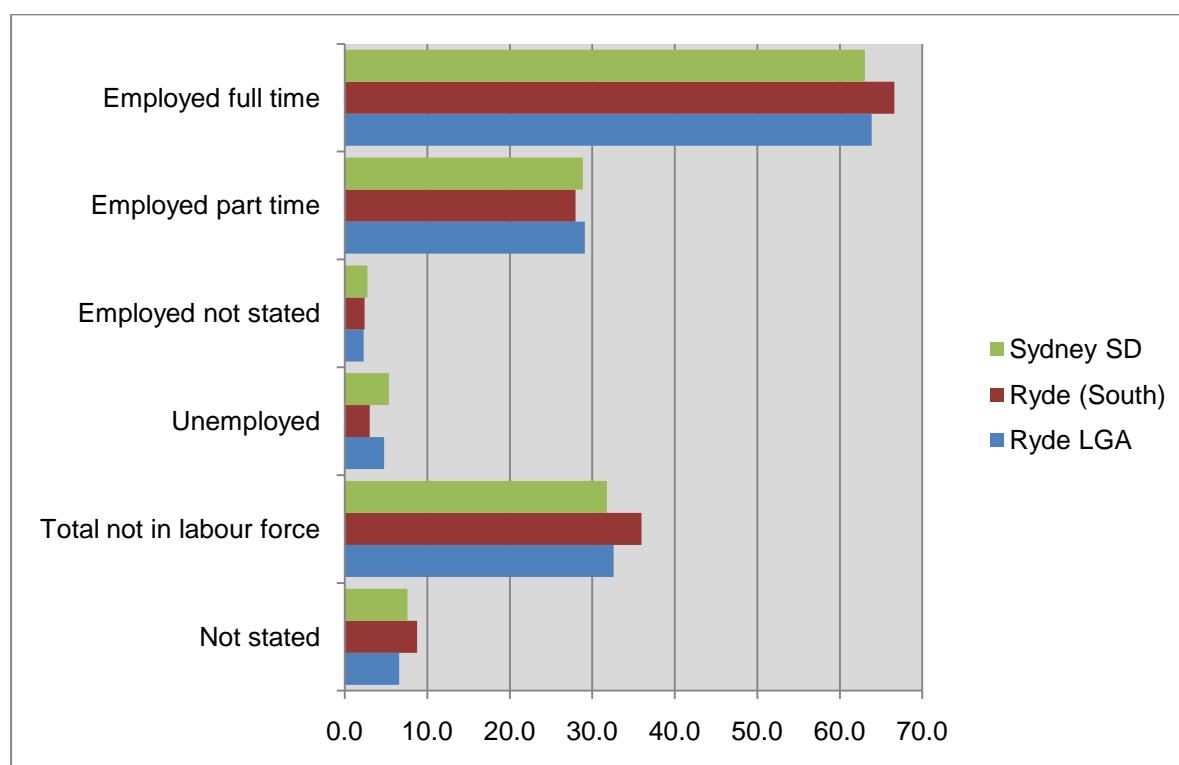


Source: City of Ryde Id:Profile

5.6 Labour Force

At the time of the 2006 Census, Ryde South residents were more likely to be employed full time than residents across the LGA. They also were less likely to experience unemployment than other residents in the Ryde LGA. The proportion of residents in the labour force was somewhat lower than for the Ryde LGA and the Sydney Statistical Division, reflecting the numbers of older people and people with disabilities in the current resident profile.

Table 5: Employment Status of Residents, by area, by percentage 2006

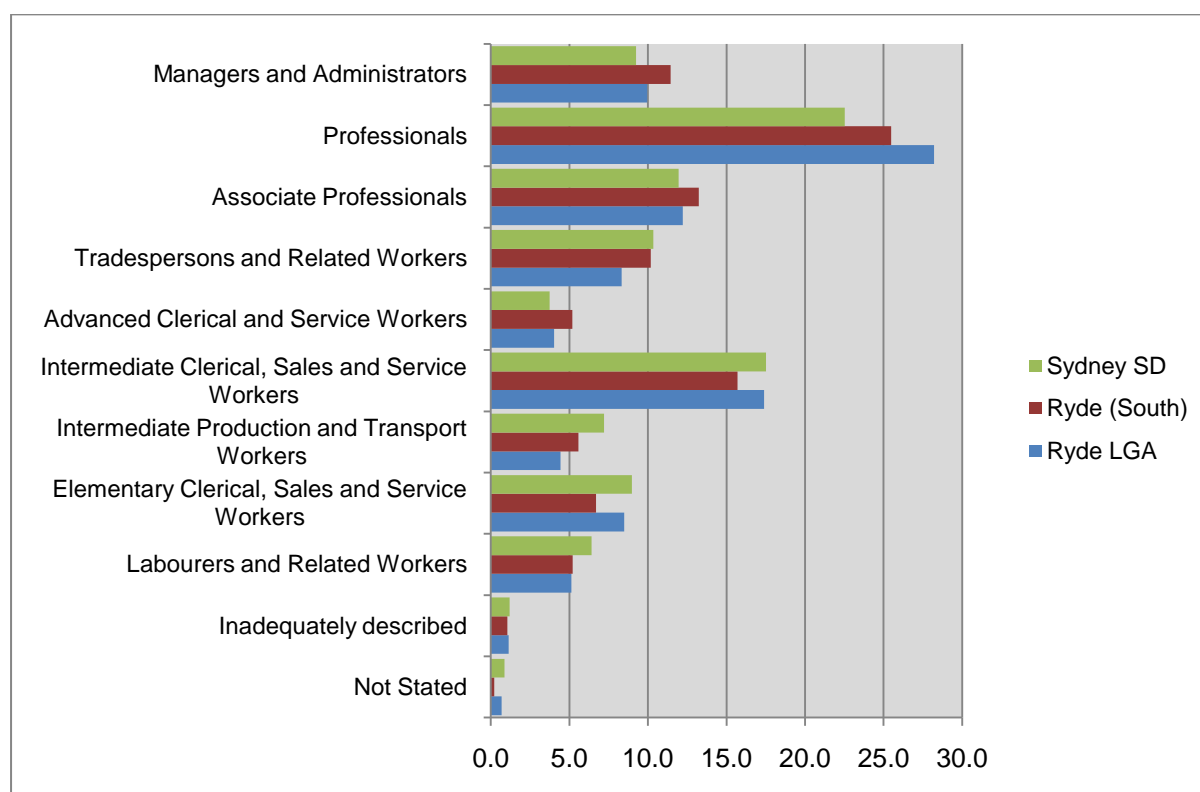


Source: City of Ryde Id:Profile

5.7 Occupations

The available data shows that residents of Ryde (South) are represented throughout the range of occupations and in similar proportions to the Ryde LGA as a whole. Some differences the higher proportions of managers and administrators, advanced clerical and service workers and associate professionals. There were lower proportions of professionals, and lower level clerical workers resident in Ryde (South) than for the LGA as a whole.

Table 6: Occupational categories, by percentage, by area 2006

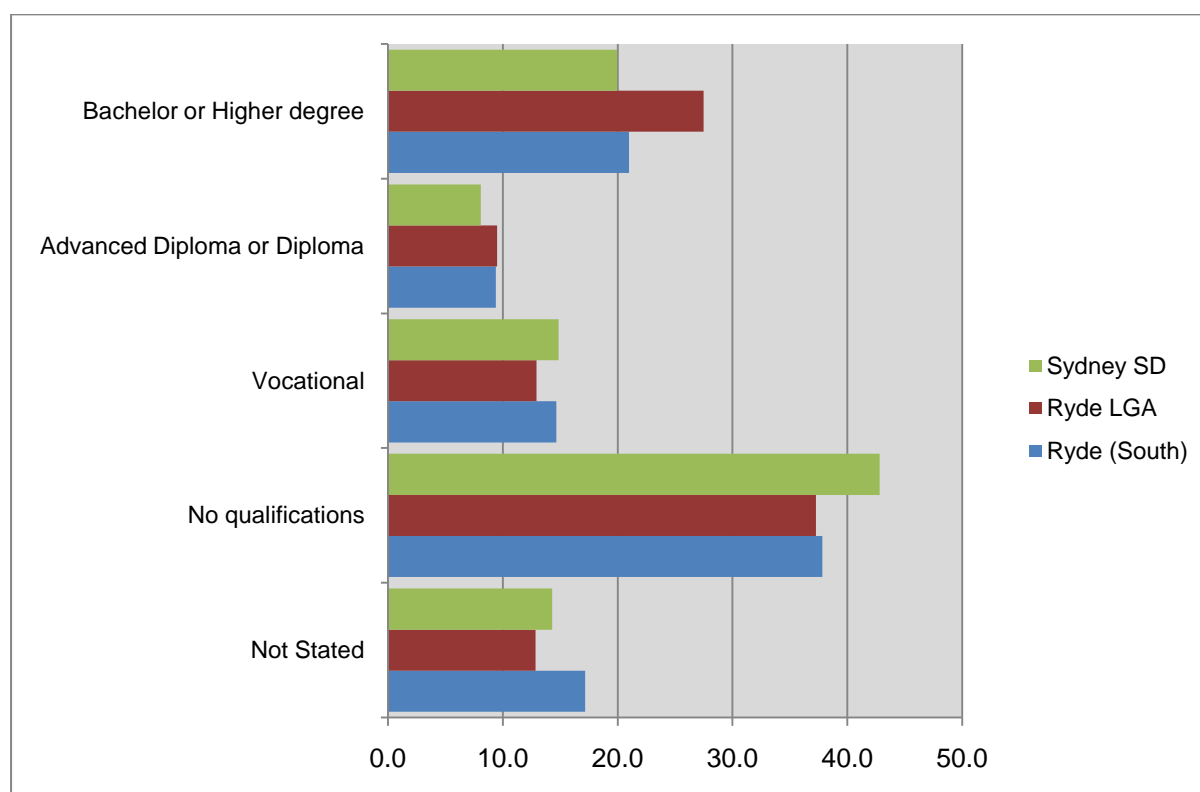


Source: City of Ryde Id:Profile

5.8 Educational Qualifications

While their occupational categories and income earning capacity is on a par or greater than for the LGA as whole, residents of Ryde (South) tend to be less well-educated. There is a significantly lower proportion of university educated residents and slightly more residents in Ryde (South) with vocational training. The proportions of residents in both the Ryde LGA and the Ryde (South) area who have with no qualifications are significantly less than for the Sydney Statistical Division.

Table 7: Highest educational qualification by percentage, by area 2006

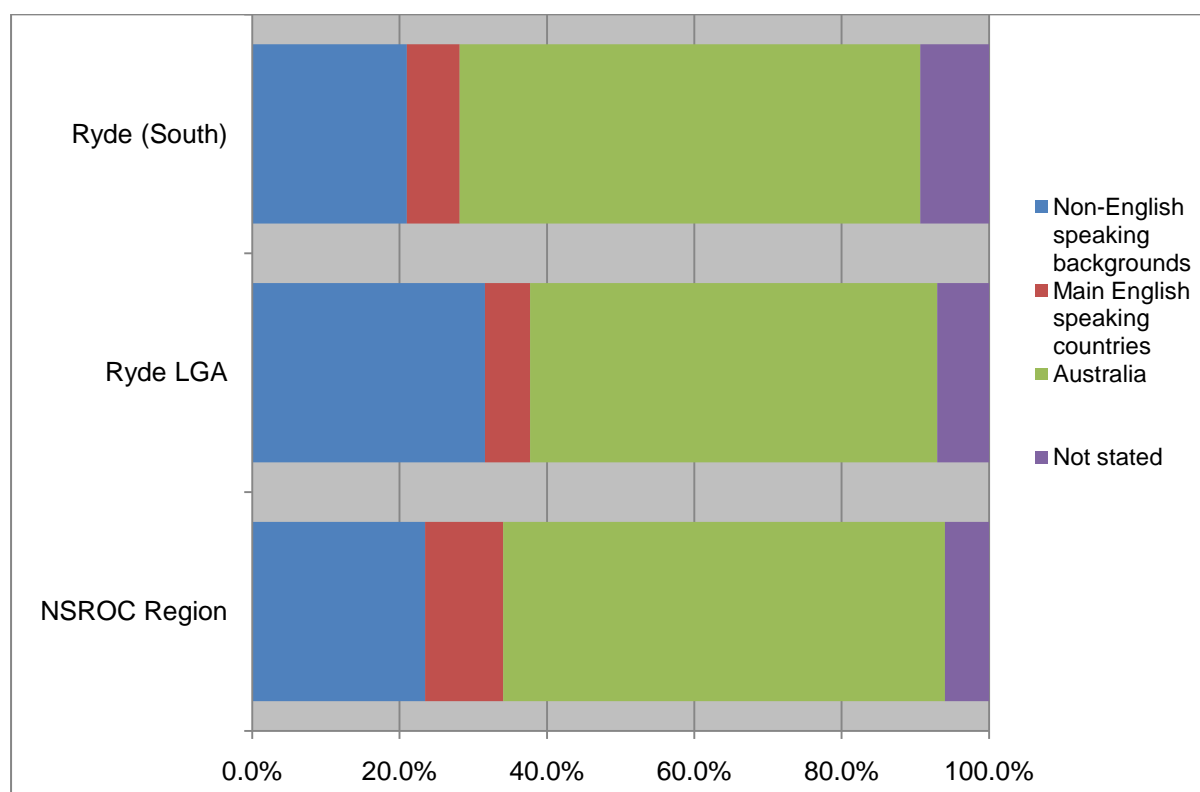


Source: City of Ryde Id:Profile

5.9 Ethnicity

The available data suggests that the Ryde (South) area is less ethnically diverse than the Ryde LGA as a whole. As at 2006, 21.0 per cent of the population were born in Non-English Speaking countries, compared with 31.6 per cent for the Ryde LGA. Across the Northern Sydney region, 23.5 per cent of residents were born in Non-English Speaking countries. 117 residents (10.8 per cent) of Ryde (South) are not proficient in the English language. The most common place of birth for residents of Ryde (South) from Non-English Speaking countries was China, followed by Italy, Korea, India and Hong Kong.

Table 8: Place of Birth of Ryde (South) Residents by English Speaking Background, by percentage, 2006



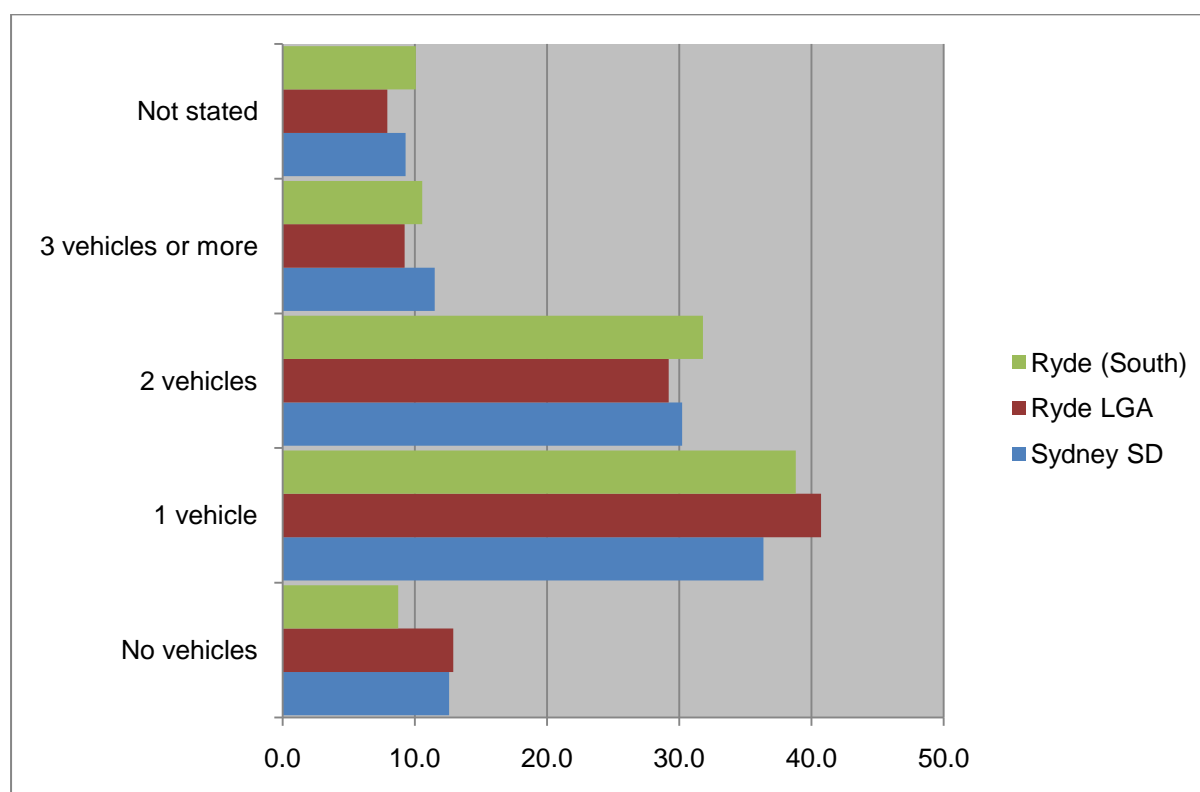
Source: City of Ryde Id:Profile

5.10 Car Use

Data from the 2006 Census shows that the propensity to for households to have two or more vehicles is higher in the Ryde (South) area than for the Ryde LGA as a whole. Households with no vehicles were also fewer in the Ryde (South) area at the time of the 2006 Census.

The advent of transit oriented high density development since the last Census collection is likely to reverse this trend.

Table 9: Number of cars per household, by percentage, by area 2006



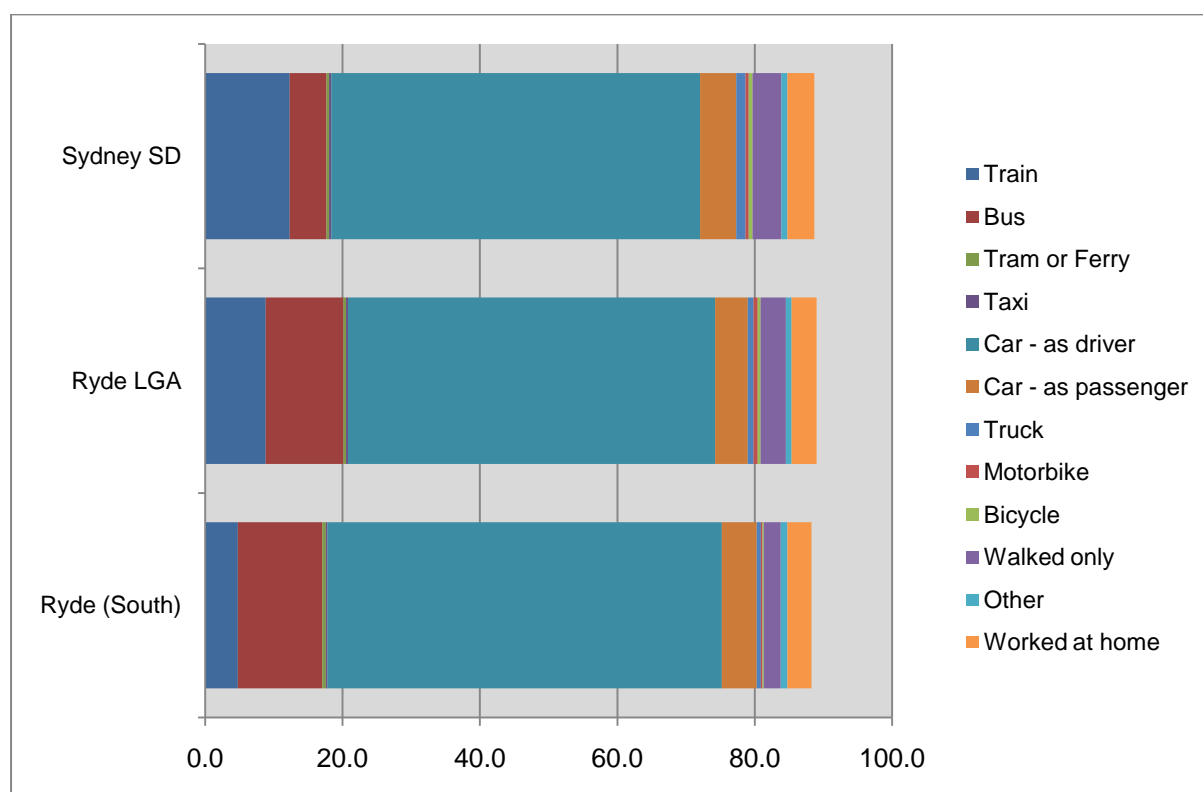
Source: City of Ryde Id:Profile

5.11 Method of Travel to Work

Travel to work by car was the dominant form of transport in both the Ryde LGA as a whole and in the Ryde (South) area. However, there was a greater degree of car dependence in the Ryde (South) area.

Buses were the dominant form of public transport used in Ryde (South). There was much less use of alternative forms such as cycling and walking.

Table 10: Mode of travel to work, by percentage, by area, 2006



Source: City of Ryde Id:Profile

6. Housing Characteristics in the Locality

6.1 Dwelling Characteristics

At the time of the 2006 ABS Census of Population and Housing, the majority (57.5 per cent) of the existing housing stock in the Ryde (South) area were detached houses. Medium density housing including semi-detached, row, terrace, townhouses and villa units, plus flats and apartments in blocks of 1 or 2 storeys, and flats attached to houses provided 23.6 per cent of the housing stock. Larger apartment blocks and flats of 3 storeys or more accounted for only 14.3 per cent of the housing stock.

However, it should be noted that the mix of housing stock in the area is changing rapidly. Council's forecasts residential development in Ryde South includes the following developments:

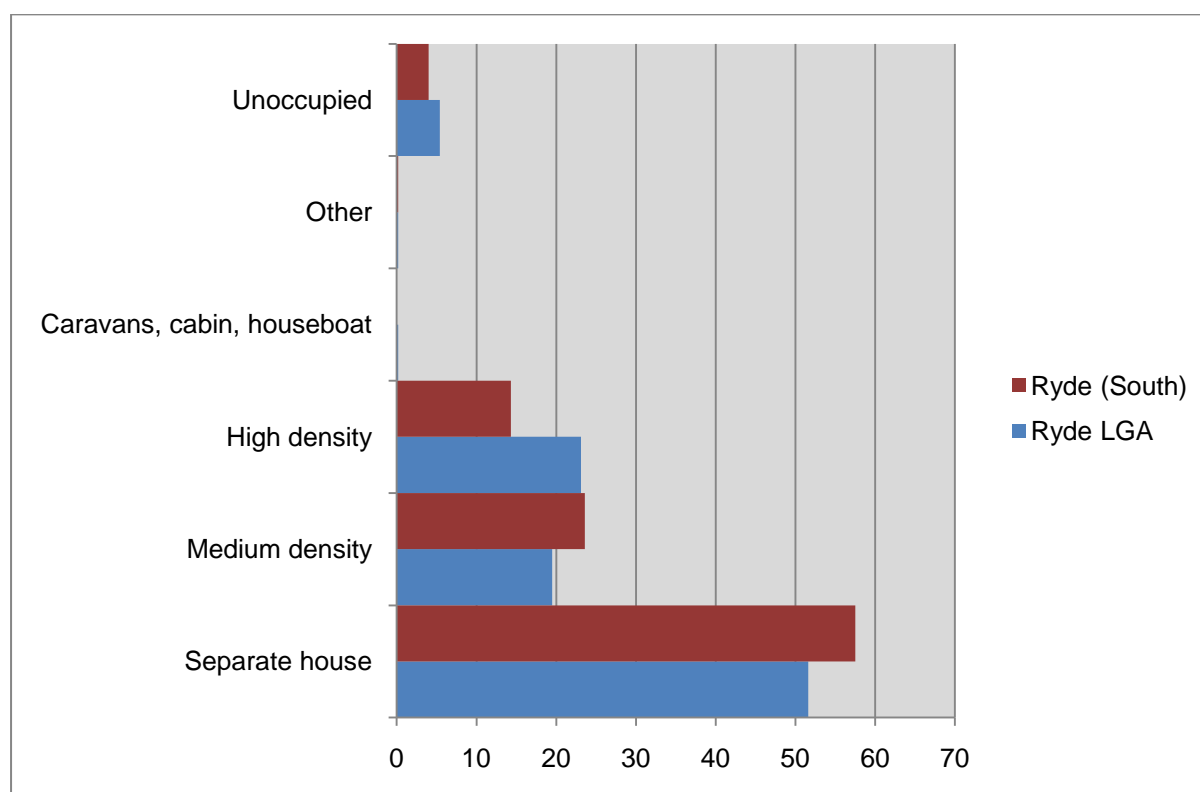
- Belmore St - 313 dwellings (2008-2011 and 2013-2016)³
- Hoover Sites - 107 dwellings (2010-2012)
- 15-19 Gladstone St - 13 dwellings (2010-2011)
- Royal Rehabilitation Centre - 900 dwellings (2011-2031)
- Activity Centre Development - 240 dwellings (2016-2031)
- Low to moderate level of out-of-centre infill development (1-2 dwellings per annum)

The forthcoming 2011 Census of Population and Housing is expected to show a considerable increase in high density housing and some decline in the proportion of detached houses. The number of detached dwellings may not decrease substantially as many of the newer developments are occurring in 'brownfields' sites formerly used for industrial or other purposes.

³

These dwellings relate to new units built at 100 Belmore Street.

Table 11: Housing Stock as at 2006, by type, by area



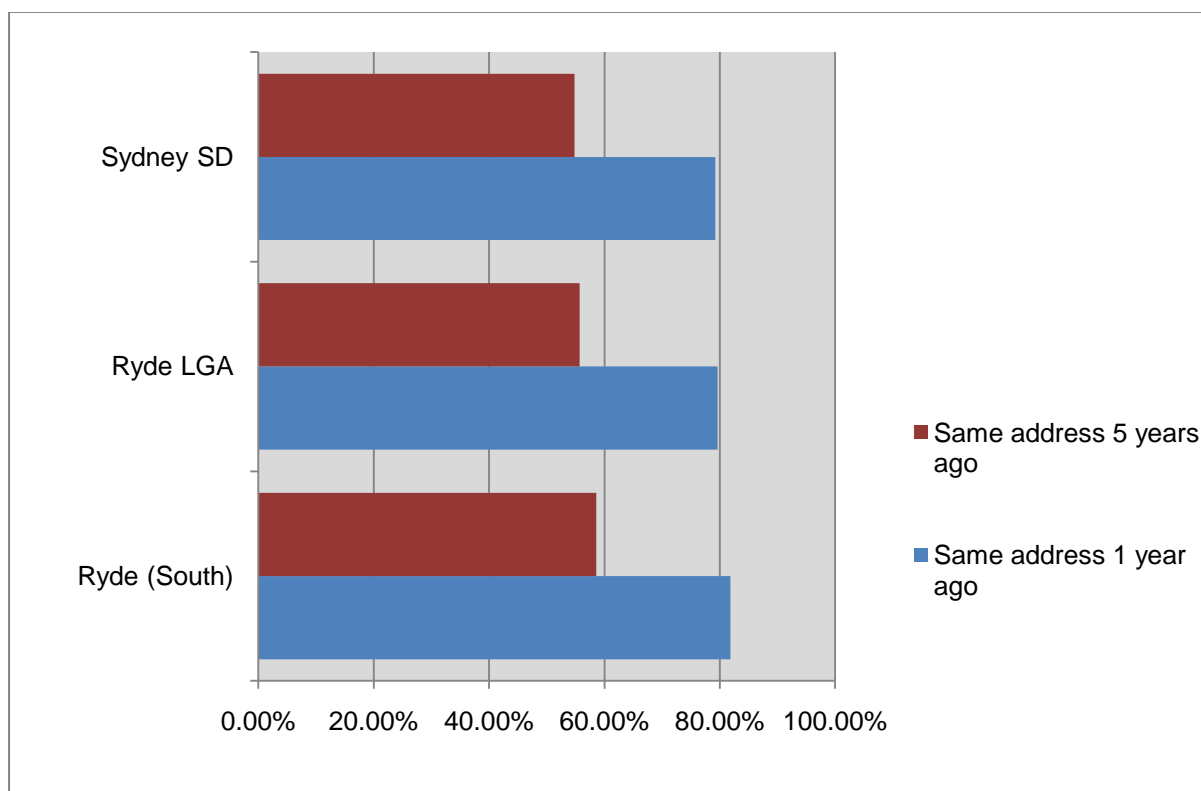
Source: City of Ryde Id:Profile

6.2 Residential Stability

Movers over a five-year period are considered a key measure of population stability. High levels of mobility are indicative of insecure housing tenure and relative community disadvantage. In general there is a positive relationship between residential stability that is, remaining at the same address for a period of five years or more, and living in a separate house rather than medium or high-density housing.

The data from the 2006 Census of Population and Housing suggests a higher degree of residential stability in the Ryde (South) area than for the Ryde LGA and for Sydney as a whole. With the arrival of more high density accommodation in the area, residential stability patterns are likely to become more similar to the norms for the LGA.

Table 12: Residential stability patterns over 5 years and 1 year, Ryde (South), Ryde LGA & Sydney Statistical Division



Source: City of Ryde Id:Profile

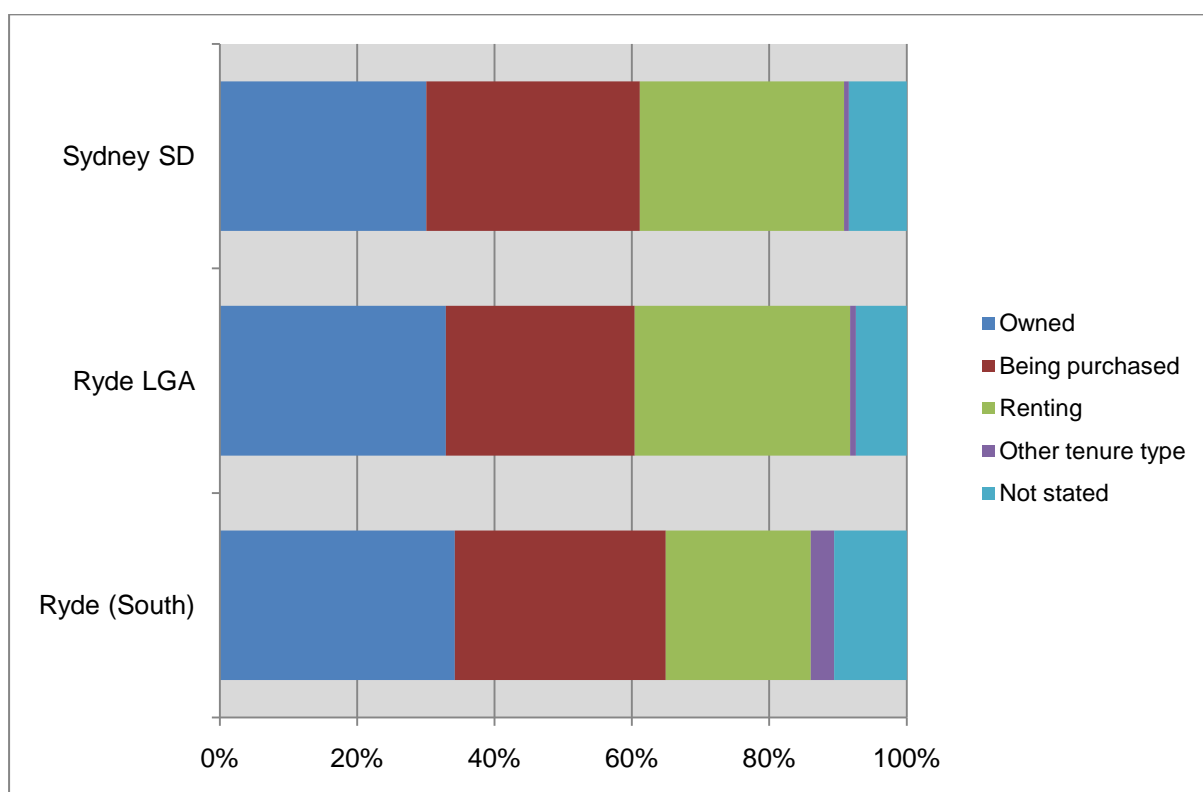
6.3 Dwelling tenure

Given the findings on residential stability, it is not surprising that the current level of home ownership in the Ryde (South) area.

Nearly 65 per cent of people living in Ryde (South) live in properties that they own or are in the process of purchasing, higher than the Ryde LGA average of 60 per cent and the Sydney Statistical Division average of 61 per cent. Those living in rented properties represent 21.1 per cent of the population of Ryde (South), ten percentage points lower than for the Ryde LGA.

The Ryde LGA as a whole has experienced a significant drop in the number and proportion of private rental stock between 2001 and 2006 (a 6.5 per cent drop in the number of private rental dwellings from 10,137 in 2001 to 9,517 in 2006). In the Ryde (South) area between 2001 and 2006 there was a drop of 1 per cent in the proportion of residents who are renting. However, there is no evidence that there has been significant conversion of rental accommodation to owner occupied housing. The rate of house ownership (including mortgaged properties) in Ryde (South) fell from 66.4 per cent in 2001 to 64.9 per cent in 2006.

Table 13: Dwelling tenure, by percentage, by area, 2006



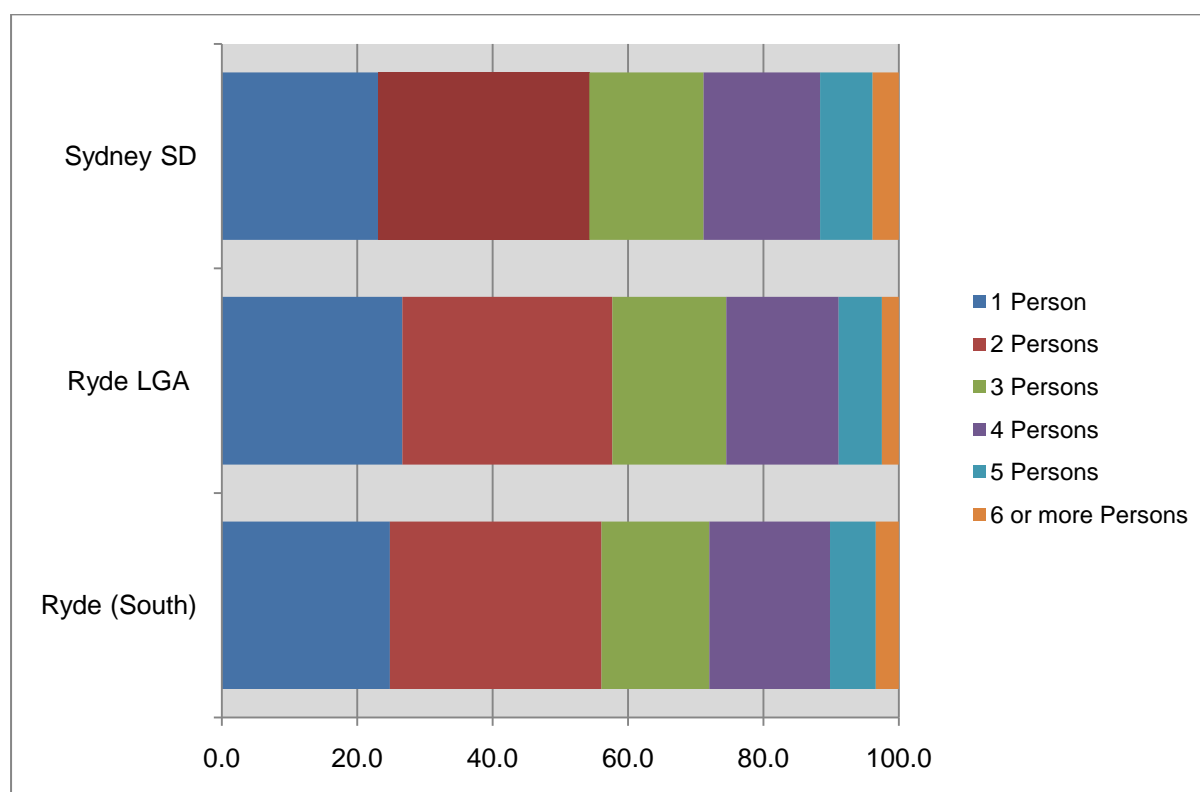
Source: City of Ryde Id:Profile

6.4 Household size

Household sizes in Ryde (South) were found to very close to the average for the Sydney Statistical Division. The dominant household size is the two-person household (31.3 per cent), with lone person households being the next largest group (24.9 per cent).

This finding has particular significance as single person households are more likely to experience 'housing stress' (paying more than 30 per cent of their income on housing) (NSW Department of Housing, 2008).

Table 14: Household size, by percentage, by area, 2006



Source: City of Ryde Id:Profile

6.5 Housing Affordability

6.5.1 Rental Affordability

Research by the NSW Department of Housing (2008) found that 54 per cent of all low⁴ and moderate⁵ income households renting in the private rental market in the Ryde LGA are in housing stress. At June 2007, the proportion of properties in the private rental market in Ryde that is theoretically affordable to households on the 40th percentile of median income⁶ was 32.9 per cent, well down from 52.7 per cent at December 2005. The proportion of affordable private rental in Ryde at June 2007 is below the average for the Greater Metropolitan Region of 39.5 per cent.

The table below shows that rents in the Ryde (South) area are significantly higher than elsewhere in the LGA. Less than 10 per cent of renting household pay rents in the lowest

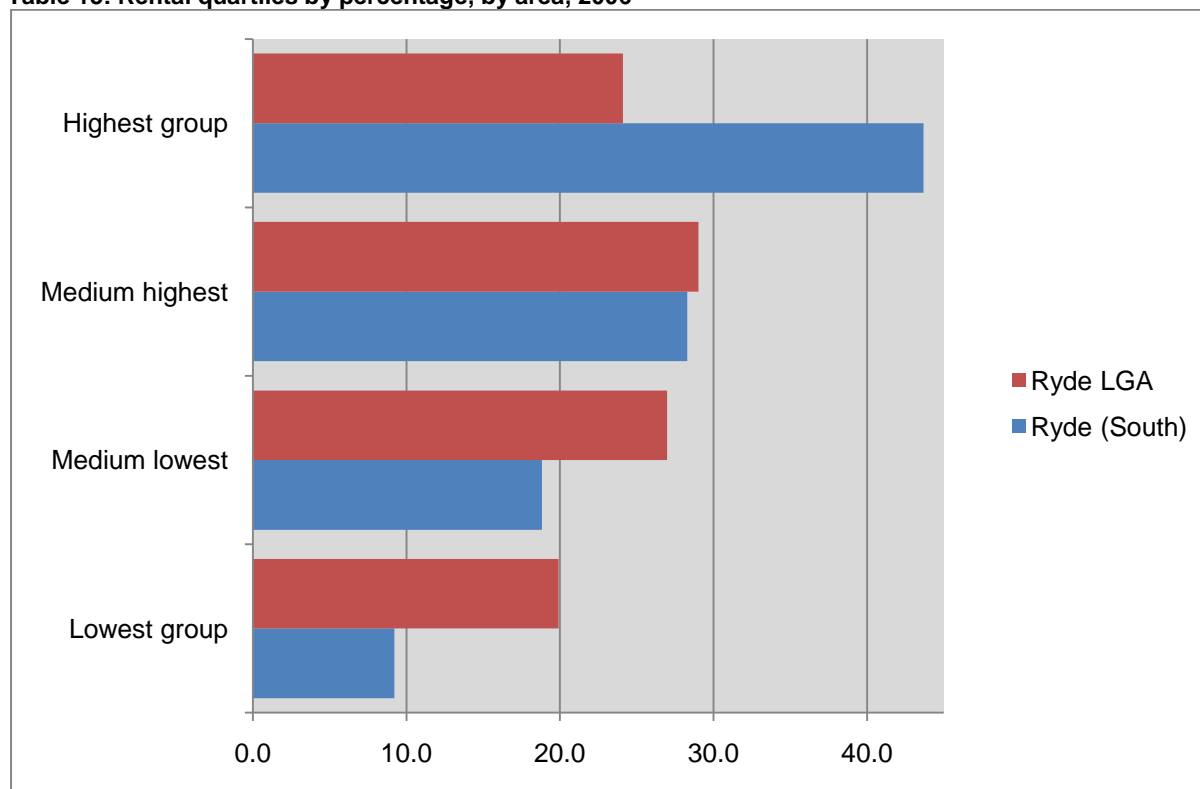
⁴ "Low income" households are those whose income is under 80% of the median household income.

⁵ "Moderate income" households are those whose income is between 80% and 120% of the median household income.

⁶ Median income for metropolitan residents

quartile price bracket for rental properties. Clearly, affordable rental housing is in short supply in the area.

Table 15: Rental quartiles by percentage, by area, 2006



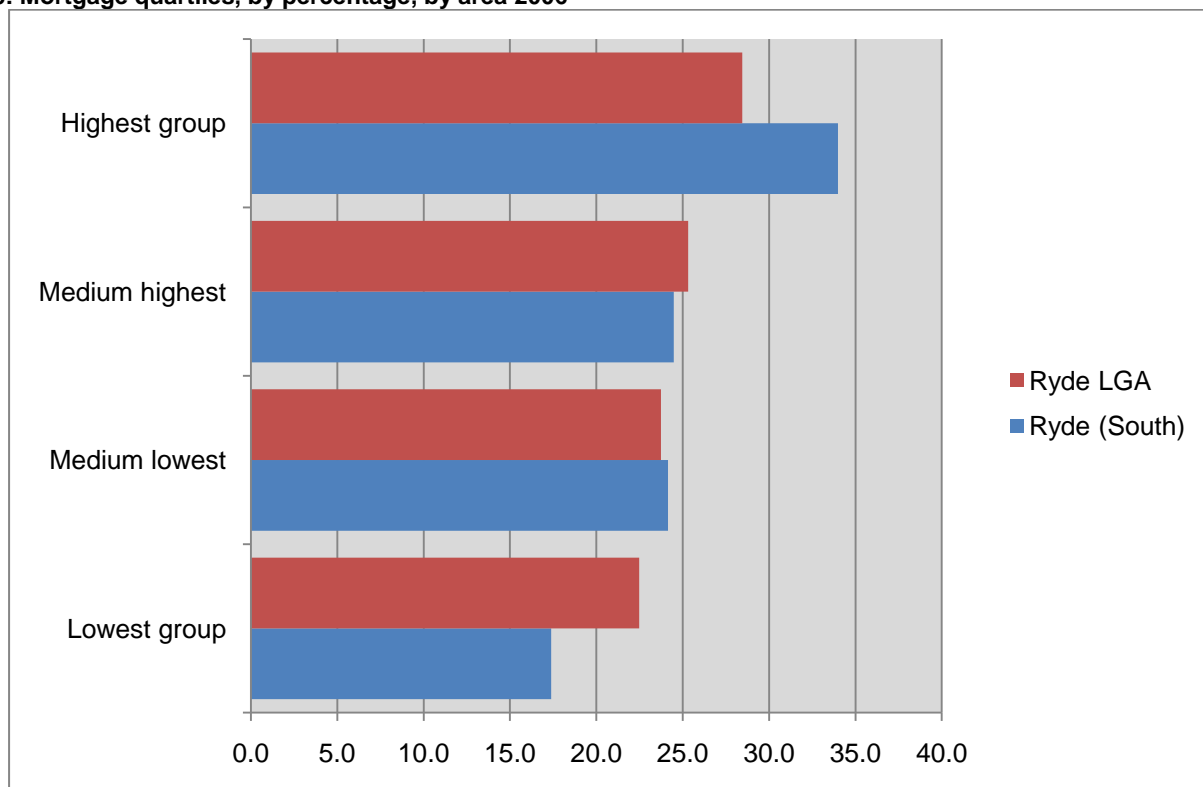
Source: City of Ryde Id:Profile

6.5.2 Mortgage Affordability

Research by the NSW Department of Housing (2008) found that in June 2007, the proportion of dwellings affordable for purchase to households at the 40th percentile of median income was 0.2% in Ryde (compared to the average across the GMR of 2.2%). This is much lower than the 3.3% affordable purchase in Ryde at June 2001. The trend suggests that it is extremely difficult for lower income households to purchase housing in Ryde and affordability is becoming tighter. The proportion available for affordable purchase in Ryde is comparable to most neighbouring local government areas in the Executive Belt at June 2007, with Waverley, Woollahra and Mosman on 0%, Sydney and Willoughby on 0.1%, North Sydney also on 0.2%, Lane Cove on 0.3% and Hunters Hill on 1.8%.

The table below shows that more Ryde (South) residents are in the highest mortgage quartile than for the Ryde LGA as a whole. Conversely, there are significantly fewer Ryde (South) residents in the lowest mortgage payment quartile than for the LGA as a whole.

Table 16: Mortgage quartiles, by percentage, by area 2006



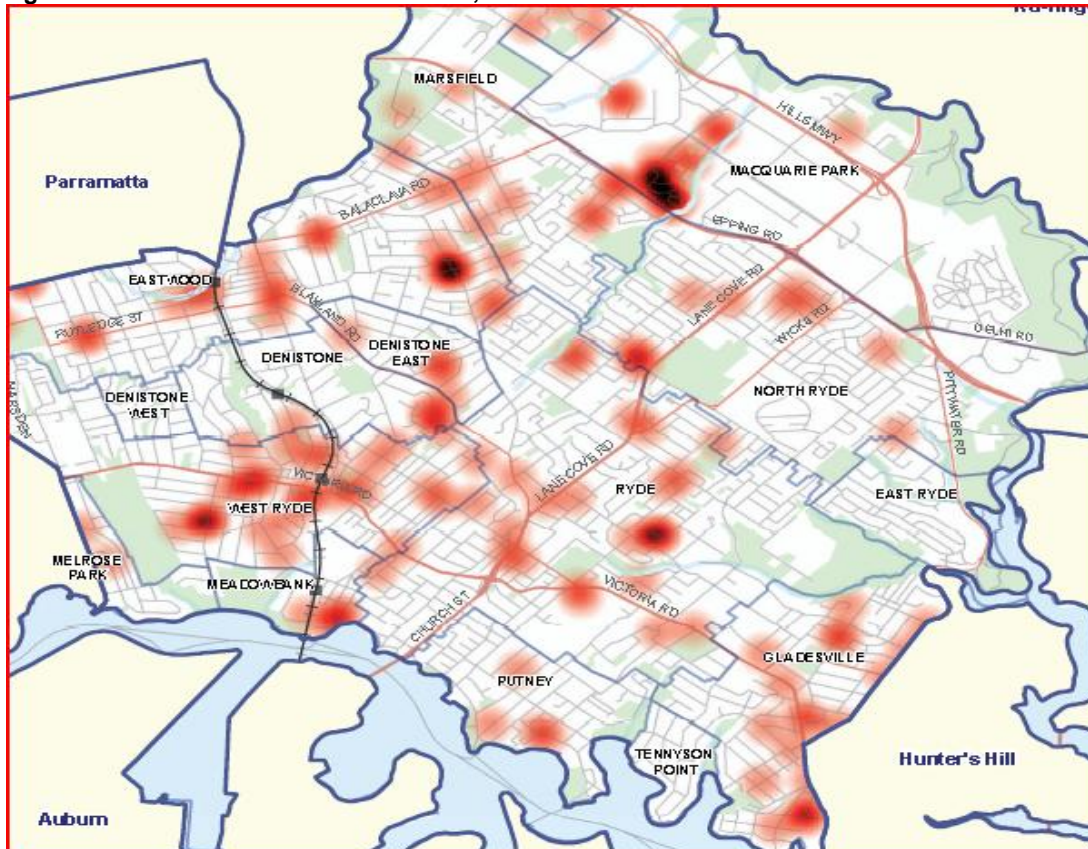
Source: City of Ryde Id:Profile

6.7 Community Safety

In general, the Ryde (South) area is regarded as a safe neighbourhood and this is reflected in incidence of crime statistics by the Bureau of Crime Statistics and Research (BOSCAR). Across the Ryde LGA all categories of crime have remained stable or declined. Most notably, property crimes such as break and enter and malicious demand declined significantly. BOSCAR mapping of crime hotspots from 2008 suggests that crimes such as domestic violence and assaults, and break and enters rarely occur in the Ryde (South) area. The only major category of crime that shows some frequency of incidence in the Ryde (South) area are stealing from motor vehicles and stealing from dwellings. This category of crime involves stealing from parts of residential premises without breaking into the direct living space (e.g. stealing from verandas, balconies, driveways, sheds, gardens, clotheslines, carports, garages).

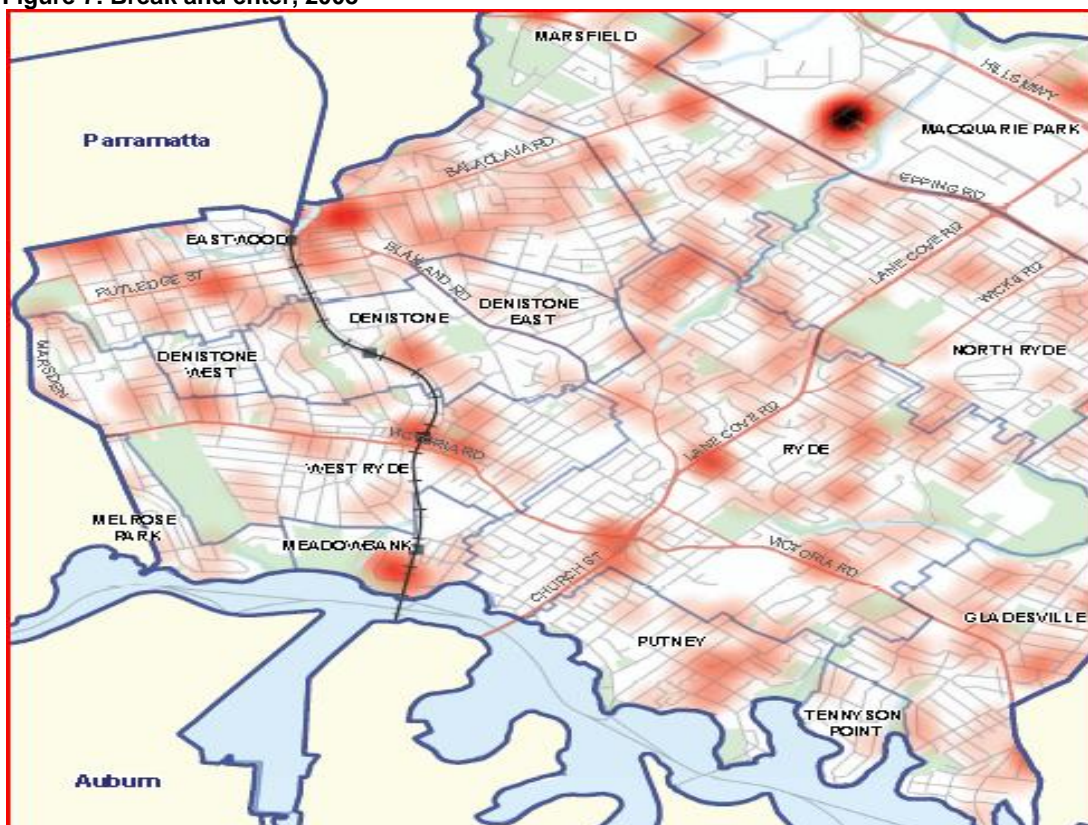
The following maps indicate crime 'hot spots' by the intensity of colour. It should be noted that there is some correlation between lower levels of community safety and higher density housing areas. A similar effect is found near train stations and business shopping areas.

Figure 6: Domestic violence and assaults, 2008



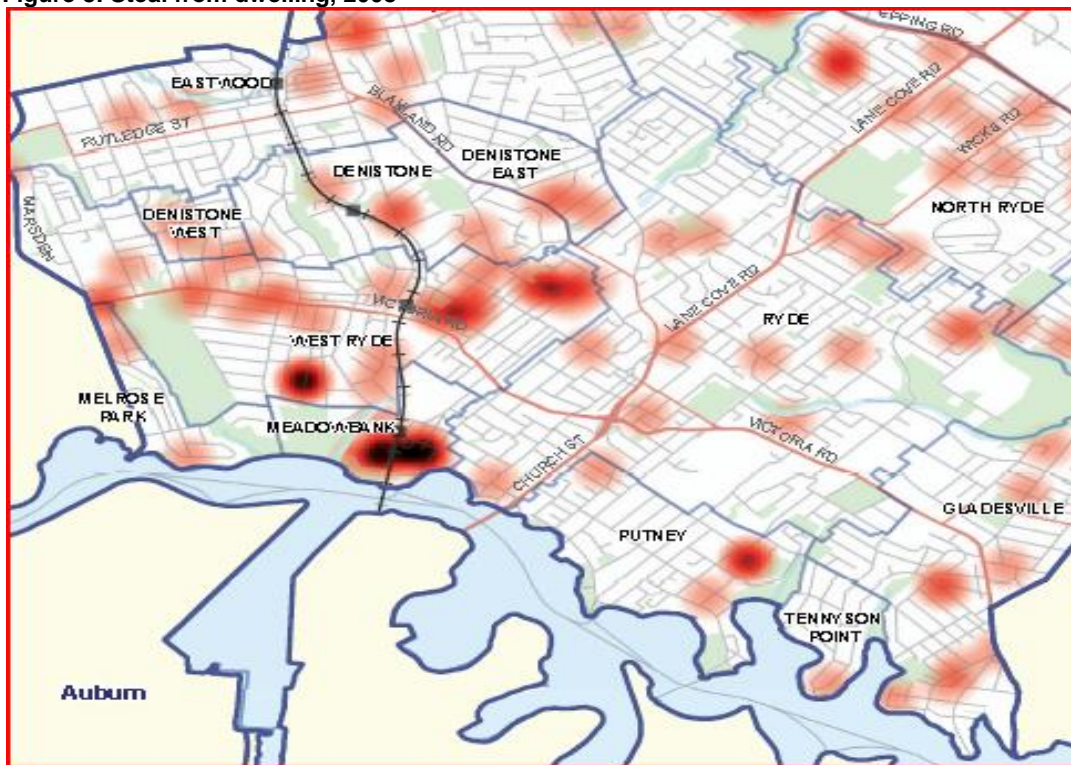
Source: BOSCAR 2008

Figure 7: Break and enter, 2008



Source: BOCSAR 2008

Figure 8: Steal from dwelling, 2008



Source: BOCSAR 2008

Figure 9: Steal from motor vehicle, 2008



Source: BOCSAR 2008

6.8 Summary Socio-Economic Profile

The table below summarises data for the primary location and provides comparisons with the Ryde LGA and the Sydney Statistical Division.

Table 17: Summary of socio-economic data ^(a)

	Ryde (South)	Ryde LGA	Sydney SD
Persons	3,868	98,519	4,148,573
Households	1,348	37,843	1,521,463
Dwellings	1,420	40,434	n/a
Average household size	2.62	2.51	2.65
Estimated current population	4,555	104,114	n/a
Estimated population in 2021	6,406	110,397	n/a
Estimated number of dwellings in 2011	1,702	42,053	n/a
Estimated number of dwellings in 2021	2,484	46,319	n/a
Age			
Infants 0 to 4 years	5.9%	5.7%	6.6%
Children 5 to 17 years	15.2%	14.1%	16.9%
Adults 18 to 64 years	58.4%	65.8%	64.2%
Mature adults 65 to 84 years	15.3%	12.3%	10.6%
Seniors 85 years and over	5.2%	2.1%	1.6%
Internal Migration			
Same address 1 year ago	81.8%	79.6%	79.2%
Same address 5 years ago	58.6%	55.7%	54.8%
Dwelling Structure			
Separate houses	57.55%	51.6%	57.1%
Medium density	23.58%	19.5%	17.4%
High density	14.32%	23.1%	17.3%
Caravans, cabin, houseboat	0.07%	0.2%	0.3%
Other dwellings	0.21%	0.2%	0.4%
Unoccupied dwellings	4.06%	5.4%	7.4%
Household type			
Couple family with children	53.5%	48.5%	49.3%
Couple family with no children	35.0%	35.3%	33.2%
One parent families	10.4%	13.7%	15.6%
Lone person households	23.1%	25.4%	21.8%
Group households	3.1%	4.7%	3.9%
Other not classifiable households	7.9%	4.8%	5.7%
Tenure			
Fully owned	34.1%	32.9%	30.1%
Being purchased	30.6%	27.5%	31.1%
Renting	21.1%	31.4%	29.7%
Labour Force Status			
Employed	97.0%	95.3%	94.7%
Unemployed	3.0%	4.7%	5.3%
Not in the labour force	36.0%	32.6%	31.8%
Birthplace			
Australia	62.5%	55.3%	60.3%
Main English speaking countries	7.2%	6.1%	7.8%
Non-English speaking countries	20.9%	31.6%	24.0%
Not Stated	9.3%	7.0%	7.90%
Arrived in the last three years	1.4%	4.6%	3.0%
Lacking fluency in English	10.8%	13.4%	14.0%
Occupations			
Managers	16.0%	13.7%	13.2%
Professionals	26.3%	29.3%	23.7%

	Ryde (South)	Ryde LGA	Sydney SD
Technicians and Trades Workers	13.3%	11.3%	12.7%
Community and Personal Service Workers	6.8%	7.2%	8.0%
Clerical and Administrative Workers	17.6%	17.7%	16.7%
Sales Workers	8.2%	9.0%	9.5%
Machinery Operators And Drivers	3.9%	3.4%	6.0%
Labourers	6.2%	6.7%	8.1%
Inadequately described	1.5%	1.8%	2.1%
Household income			
Negative / Nil income	1.17%	2.07%	1.4%
\$1 to \$149	0.83%	1.54%	1.4%
\$150 to \$249	2.84%	4.41%	4.4%
\$250 to \$349	5.50%	5.90%	5.7%
\$350 to \$499	3.07%	3.39%	3.9%
\$500 to \$649	8.67%	8.07%	8.3%
\$650 to \$799	4.76%	5.60%	5.6%
\$800 to \$999	5.00%	6.13%	6.3%
\$1000 to \$1199	9.01%	9.71%	9.6%
\$1200 to \$1399	4.93%	4.28%	4.9%
\$1400 to \$1699	6.37%	7.61%	7.6%
\$1700 to \$1999	7.19%	6.84%	6.5%
\$2000 to \$2499	8.22%	7.09%	7.0%
\$2500 to \$2999	10.37%	8.27%	7.8%
\$3000 or more	10.19%	8.69%	8.2%
University qualifications	21.0%	27.5%	20.0%
SEIFA Index of Disadvantage score	1064.3	1054.4	1016.84

7. Mapping of Services and Facilities

The following sections map the existing services and facilities likely to be required by residents of the proposed development.

7.1 Access to Transport

7.1.1 Access to Private Transport

The development will incorporate adequate provision for resident and visitor parking.

A private minibus service is currently used to transport residents to services in the community and to bring day program participants to and from Crowle House. It is expected that this service will continue to be available for residents with disabilities living in Achieve Australia's accommodation services located on the Belmore Street site.

7.1.2 Access to Public Transport

The State Transit Service operates a regular bus service between Macquarie University and the Sydney CBD. The 507 bus route stops directly outside the proposed development site and proposed easy access to Meadowbank Station and Top Ryde Shopping Centre. The 507 route operates seven days per week. The Metrobus M41 bus service connecting Hurstville, Bexley North, Campsie, Burwood, Concord, Ryde, North Ryde and Macquarie Park stops within 100 metres of the site.

Other public transport options within easy access of the subject site include:

- The Top Ryder community bus service runs from Monday to Saturday during off-peak hours. The route services the area between Meadowbank to West Ryde via Gladesville, Top Ryde City, Eastwood and Ryde Hospital. A Top Ryder bus stop is located in Belmore Street, directly outside the proposed development site.
- Trains at Meadowbank Station which provide access along the Northern Line to the city via Strathfield or Hornsby to the north. The site is within an 800 metre radius of the train station.
- Parramatta Rivercat ferry service which operates from Meadowbank Wharf providing services to Parramatta and Circular Quay.

Pedestrian and cycleway networks are also available in the immediate locality, particularly along the Parramatta River foreshore.

7.2 Access to Retail and Commercial Services

The nearest retail centre is the Shepherds Bay shopping centre (at Meadowbank) which provides two supermarkets, a butcher, a green grocer, a post office, ATM banking services and speciality shops.

More comprehensive shopping and commercial services, and a wide variety of specialist retail outlets are available in the Top Ryde and Macquarie Shopping Centres. Both are easily accessible by a direct bus route.

7.5 Access to Community and Recreational Facilities

The main recreational facility available to residents is Anderson Park at the corner of Belmore Street and Rothsay Avenue. The park includes picnic areas, BBQ facilities, toilets (including accessible toilets) a cycle path and walking track. It forms part of the Ryde Riverside walk and provides views of the Parramatta River. A new children's playground has been built in the park with modern equipment suitable for toddlers and older children.

The nearest sporting fields, including tennis courts, are the Meadowbank Park Fields on Constitution Street, Meadowbank. The park is available for off-leash dog walking in the mornings and late afternoon from Monday to Friday.

A Community Centre has been incorporated in residential developments in Meadowbank. The Shepherds Bay Community Centre is an alcohol-free venue which accommodates up to 120 people. The centre is available for use by community groups and for hire by individuals for birthday parties etc.

The Ryde Aquatic Leisure Centre on Victoria Road, Ryde offers a range of water sports and indoor sporting facilities. There are opportunities to become involved in competition soccer, futsal, netball and basketball or to hire courts for casual games.

Comprehensive regional library services are available from Ryde Library at Top Ryde. Ryde library is open Monday to Friday from 10am to 9 pm, Saturday 9.30am to 5pm and Sunday from 2pm to 5pm.

7.3 Access to Health Services

A number of General Practitioners operate in the suburbs of Ryde and Meadowbank, including a walk-in medical centre within the Shepherds Bay shopping centre. The medical

centre reported that they are currently seeing 30 patients per day and that there is capacity for additional patients.

Dental services are widely available in Top Ryde, West Ryde and a dental clinic operates in the Shepherds Bay shopping centre. Waiting time for appointments is 2-7 days.

A Concord Repatriation General Hospital is close to the site. It is a tertiary referral hospital with all medical and surgical subspecialties represented, and is the site of the adult burns centre for the state of New South Wales. The hospital has 473 inpatient overnight beds, of which two-thirds are medical, and an additional 157 day only beds.

The Hospital includes an emergency department which comprises two resuscitation bays, 14 acute care beds, and 10 subacute care beds. The emergency department services an average of 25,000 patient presentations per year, with a wide range of medical and surgical conditions.

Additional hospital based services are available at Ryde Hospital in Eastwood. Ryde Hospital together with Royal North Shore Hospital forms the *Royal North Shore and Ryde Health Service*. It provides both inpatient and community services. Ryde's community health services include dental, aged care, rehabilitation, diabetes, child, adolescent and family health, mental health, drug and alcohol and health promotion.

7.4 Access to Early Childhood Services

7.4.1 Early Childhood Health

An Early Childhood Health Centre is available at Top Ryde. The Centre provides support, advice and referral services for parents with children aged 0-5 years through a drop-in centre each Friday and developmental checks by appointment.

7.4.2 Child Care Facilities

There are five child care facilities in close proximity to the development site. These are:

- Meadowbank Multi-purpose Learning Centre, cnr. Belmore St and Thistle St, Ryde. This centre offers, long day care, pre-school and after school services. At the time of compiling the report the centre had vacancies on all days.
- Top Ryde Early Learning Centre, 16 Pope Street Ryde. This centre offers, long day care, pre-school and after school services. At the time of compiling the report the centre had no vacancies and the estimated waiting length was one month.

- Jessica's Day Child Care Centre, 5 Blaxland Road Ryde. This centre offers long day care for 2-6 year olds. At the time of compiling the report the centre had vacancies on all days.
- Putney Playgrounds, 6 Frances Street, Putney. This is a pre-school service which at the time of compiling the report the centre had no vacancies.
- Cressy Road Multi-purpose Learning Centre, 16-18 Cressy Road, Ryde. This centre offers, long day care and pre-school. At the time of compiling the report the centre had vacancies on all days.

In addition to centre-based care, Family Day Care Services are available. There are currently 85 carers providing Family Day Care Services to families across the Ryde LGA. At the time of compiling the report the centre had the Family Day Care Coordinator confirmed that was a waitlist and that the Ryde (South)/Meadowbank area is a high demand area for Family Day Care Services.

7.5 Access to Schools

The proposed development site is directly opposite Meadowbank Public School. Enrolment figures published by the Department of Education and Training (2010) show that student enrolments have declined slightly in recently. Student numbers fell from a peak of 184 students in 2007 to 172 students in 2010.

Other primary schools in the vicinity include:

- Melrose Public School, West Ryde – 133 students
- Putney Public School, Putney – 410 students
- Ryde Public School, Ryde – 381 students

The main public high schools servicing the area are:

- Ryde Secondary College, Ryde – 952 students
- Hunters Hill High School, Hunters Hill – 572 students
- Riverside Girls High, Gladesville – 1020 students

Private school options include:

- St Michael's Primary School at Meadowbank
- St Charles Primary School at Ryde
- Holy Cross College at Ryde

7.6 Community Services

Community Aid Services are available through the Hunters Hill Ryde Community Services Inc. and Christian Community Aid in Eastwood. Hunters Hill Ryde Community Services have indicated that there are no waiting lists for their services including Meals on Wheels, Day Centre Programs for frail older people, voluntary home visiting for isolated older people and people with disabilities and social support programs.

Hunters Hill Ryde Community Services report that community transport is the only service area that is significantly under-supplied and unable to meet current demands.

Adult Literary and English tutoring is available through Meadowbank TAFE and River City Church at the Shepherds Bay Community Centre.

There are a number of disability organisations in the area including Achieve Australia, Alzheimer's Association, Minimbah Challenge, Seaton Villa Eastwood Advocacy Riverlink Interchange, the Spastic Centre and the Multicultural Disability Advocacy Association.

7.7 Access to Aged Care

The Department of Health and Ageing currently allocates Residential and Community Care places using a formula. As of 2007, the allocation formula is 44 high care beds and 44 low care beds for each 1,000 people over 70 years of age. While beds are allocated on a regional basis, the following analysis of availability for the suburb of Ryde show that residential aged care needs are well met. Based on the Department's formula 110 high care beds and 110 low care beds are needed for the 2,492 (2006 Census) residents of Ryde aged 70 years and over.

Facility	Location	High care	Low Care	Respite
San Antonio da Padova Nursing Home	Ryde	40	10	0
Marian Hostel	Ryde	0	46	0
Mary Potter Nursing Home	Ryde	0	3	0
Thomas Bowden Retirement Village	Ryde	0	47	1
Calgary Retirement Community	Ryde	63	48	1
Clermont Aged Care	Ryde	55	0	1
Rotherham Nursing Home	Ryde	40	0	0
Total		198	154	3

7.8 Emergency Services Facilities

The proposed site lies within the Gladesville Local Area Command for Police Services. The nearest Police Station is located at 810 Victoria Road Ryde and is open 24 hours.

The nearest NSW Fire Brigades fire station is at Blaxland Road Ryde.

A new ambulance station has been built in the grounds of Ryde Hospital. The new ambulance station provides state-of-the-art facilities for up to 20 staff and six ambulances.

8. Assessment of the Social Impacts

This section analyses the social impacts which could potentially occur as a result of the proposed redevelopment of 74-78 Belmore Street, Ryde. Our analysis includes the following potential social impacts:

- Dislocation of the existing residents
- Changes in the demographic character of the area
- Impact on local amenity
- Impact on provision of disability care within the LGA
- Changes in demand for local services
- Social infrastructure requirements, and
- Community safety impacts.

8.1 *Dislocation of Existing Residents*

The group of 31 people with disabilities have lived most, if not all, of their lives in a large residential setting. In order for the development of the site to proceed, these residents will require relocation. Understandably, the residents and their families feel a strong emotional attachment to the home and some sense of dislocation from the devolution is inevitable.

Current disability policy and legislation supports the principle that people with disabilities should, so far as possible, live in and be part of the community rather than live in institutional care. Individual assessments have indicated that after living in a congregate care setting for an extended period, many of the residents have limited independent living skills. Achieve Australia is committed to relocating the residents to more appropriate community housing as well as developing a mix of supports to provide enhanced outcomes in a number of areas:

- Increased community inclusion
- Physical environment tailored to the functional needs of residents
- Contemporary housing with people of similar ages and interests
- Preserve existing relationships
- Allow for and promote ageing in place for those people with high level complex health care needs.

Residents and their families are participating in decision-making about future accommodation and support requirements.

Achieve Australia is developing a Housing Strategy with a view to achieving best value from its capital facilities and full social inclusion for residents in accommodation support services.

The redevelopment of the Crowle House site is a key component of the Strategy. It is proposed that the future accommodation on the site will include some housing for people with disabilities in the future dwellings. A co-housing model of accommodation is being considered whereby accommodation for people with disability would be integrated throughout the completed development. It is anticipated some of the existing residents may be suited to living in this form of housing, while other residents with higher support needs will need to be accommodated in other homes within Achieve Australia's Community Living Services.

The proposal therefore has the potential to deliver a positive social outcome by improving the current accommodation standard and providing housing for people with disabilities in a manner that fully integrates within the wider residential community. As the re-development of the Crowle House facility is part of a wider Housing Strategy by Achieve Australia, full implementation will result in an overall increase in the availability of accommodation services for people with disabilities.

8.2 Demographic Character

8.2.1 Size of Incoming Population

The proposed redevelopment is a significant development that will increase the size and importance of the Ryde (South) population within the Ryde LGA. The table below provides an estimate of the additional population generated by the development. Projected occupancy ratios are taken from Ryde City Council's residential Section 94 contributions planning formula.

Table 18: Estimated Incoming Population from the Development

Type	Total Number	Occupancy Ratio	Estimated Number of Residents
3 bedroom apartments	20	2.3	46
2 bedroom apartments	225	1.8	405
1 bedroom apartments	225	1.5	338
TOTAL	470		789

Source: GML Social Research

Under these assumptions, the proposed development could increase the population of Ryde (South) from the 2006 level of 3,868 persons to an estimated 4,657 persons. This represents a 20.3 per cent increase in population from 2006 levels. It is an increase of 17.1 per cent from the current estimated population of 4555, raising the estimated resident population of Ryde (South) to 5344 persons.

It is not clear at this time how many of the incoming population will be people with disabilities. The proposed funding model for the development will enable Achieve Australia Limited to allocate a number of dwellings to be used as part of the accommodation support functions operated by Achieve Australia. The future needs of individual occupants are not known at this point in time. Similarly, when the buildings are completed, the needs of occupants would also change over time as and when occupants change within the building – just as it does in any residential community. To provide flexibility for the life of the building some dwellings will be designed to be ‘adaptable’ to enable them to be fitted to suit the needs of individual residents.

8.2.2 Future Population Composition

Determining the composition of the incoming population is complex and prone to a large degree of uncertainty about the accuracy of forecasting. The style and relative affordability of the housing stock will be the major determinants of the future population in the Belmore Street development. The smaller scale, low maintenance housing and lifestyle offered by the development should attract settlement by active older people, aged 55 years and over. However, the provision of open space and recreational facilities within the development, and the availability of three bedroom apartments are likely to attract families entering the Sydney housing market. The available of one bedroom apartments will attract younger singles and couples who are first home buyers.

Using these assumptions, the table below presents a possible scenario for the new population’s composition. Apartments that will be retained by Achieve Australia Limited are calculated separately to reflect the mix of uses for the retained apartments.

Table 19: Projected Composition of Incoming Population

	children	adults under 55	adults over 55	Total new population
3 bedroom apartments	16 (35%)	23 (50%)	7 (15%)	46
2 bedroom apartments	61(15%)	203 (50%)	142 (35%)	405
1 bedroom apartments	0	169 (50%)	169(50%)	338
TOTALs	77	395	318	789

Source: GML Social Research

We expect that the development will have some effect on the future age profile of the Ryde (South) area, particularly by increasing the number of persons aged 55 years or more. However, this effect is likely to be counter-balanced by a slightly higher increase in the numbers of younger people of working age taking up residence in the one and two-bedroom apartments. Due to the smaller sizes of the bulk of the proposed dwellings in the development, the number and proportion of children in the community is not expected to increase significantly.

8.3 Change in Socio-economic Characteristics

There are two areas of uncertainty when projecting socio-economic characteristics of the future population of the proposed development –the extent to which in-coming private residents will be owner-occupiers or private renters (as a result of investors purchasing new apartments) and the numbers of properties that might be retained by Achieve Australia for its operational purposes. The City of Ryde Council has not conducted post-occupancy surveys of new high-density developments in the Ryde (South) and Meadowbank areas so there are no benchmark data. Additionally, the investment property market is uncertain. The willingness of investors to purchase apartments in the development will substantially influence the final composition of the incoming population from the development. For the purposes of this study, we have considered social outcomes from similar developments in Homebush Bay (Randolph et. al. 2005).

8.3.1 Household Structure

Based on what we know from the other comparable developments the household type profile of the new development is likely to include more couple households without children and group households. The Homebush Bay study found that couples with children, and lone person households were slightly under-represented in comparison with the Sydney Statistical Division as whole. While lone person households are generally associated with higher density housing, the high market values may make the area less affordable for singles, particularly as renters.

There has been a trend in recent years for more families to live in apartments, against strong community preferences for families with children to live in houses and town houses. The Homebush Bay study found that there were substantial numbers of families with children (compared to the Sydney household profile) moving into the area. This finding suggests that this higher density housing may be more attractive to families with children than previously thought. This is particularly the case for families from non-English speaking backgrounds.

The Homebush study of incoming population found that families with children comprised over half the migrant streams from overseas.

From this information we assume that the new development will introduce to the Ryde (South) community:

- More couples potentially younger people of working age who are drawn to transit-oriented development. This group is likely to include both renters and home-buyers.
- Older couples without children who are down-sizing making a lifestyle switch to a smaller, lower-maintenance dwelling. This group is likely to include mostly owner-occupiers and to include people who are moving from the same or nearby suburbs.
- More families from non-English speaking backgrounds who are attracted to new and low maintenance dwellings, and have a cultural preference for high density living in locations that are well serviced by transport and shops. Randolph et.al. (2005) found that Asian residents had a propensity to own rather than rent properties, however, the market prices have risen substantially since the Homebush Bay development was established.
- More single parent families who are seeking affordability, and low maintenance dwelling that are well serviced by transport and shops. This group is likely to include both owners and renters.

8.4 Housing and Density Characteristics

In 2006 there were 1,404 dwellings in the Ryde (South) area. The most common type of dwellings in Ryde (South) were detached houses, of which there were some 808 in 2006 (57.5 per cent of Ryde South's dwellings). Medium density housing comprising walk-up flats/units of one or two storeys, townhouses or semi-detached houses and flats attached to houses made up for 23.5 per cent of the housing stock in the area. High density housing including flats and apartments in three storey and larger blocks made up 14.3 per cent of the housing stock in the area.

The increase from 1404 to 1874 dwellings in the primary locality will result in a significant increase in density. If the proposed development proceeds, the proportion of high density housing will increase from 14.3 per cent to 35.8 per cent of available housing stock. Detached houses are projected to constitute around 43.1 per cent of the housing stock in the area.

However, the area has undergone rapid development since the 2006 Census data was collected and the estimates above are likely to significantly under-estimate the densification

process. The City of Ryde *Draft Centres and Corridors Study* indicates that as at August 2010 there were 2472 dwellings within the Meadowbank Employment Area which includes the Belmore Street development site. The Study indicates that there is potential for an additional 2539 new dwellings within the B4 zone. It is expected that the majority of new dwellings will be within high density housing developments.

The proposed development in Belmore Street will contribute to housing targets for the City of Ryde under the *Draft Inner North Subregional Strategy* (a subset of the *Metropolitan Strategy*). This Strategy sets a target of an additional 12,000 dwellings for the Ryde LGA by 2031.

8.4.1 Change in Population Density

In 2006, population density for Ryde (South) was 2,436 people per square kilometre. The current population density is estimated to be 2,872 people per square kilometre. If the development proceeds, the population density will increase to approximately 3,369 people per square kilometre. The increased density is comparable with the neighbouring suburb of Meadowbank/Melrose Park which has a population density of 3,300 people per square kilometre. Neither area is currently considered a high density population area relative to the highest density areas in Sydney. For example, the City of Sydney LGA has double the population density, with an average of 6,250 people per square kilometre, and as high as 26,317 people per square kilometre the suburb of Elizabeth Bay.

It should be noted however that the development will contribute to a densification process in the Meadowbank Employment Area that, if fully realised, could result in a population density of 21,475 people per square kilometre⁷.

8.4.2 Housing Market Effects

The proposed development is a mixed use area and there will be no displacement of existing residents arising from the construction of new housing. The proposed new dwellings will help to satisfy future housing needs and targets projected in the Council's *Draft Centres and Corridors Strategy* and the NSW Government's *Metropolitan Strategy* and *Draft Inner North Subregional Strategy*.

The proposed residential development will contribute substantially to the diversification of available housing choice in the Ryde (South) area. At present, the majority of housing stock

⁷ Calculation is based on a total of 5011 potential dwellings at an average occupancy rate of 1.5 persons.

is free-standing dwelling. The proposed development will introduce additional high density apartment dwellings that will meet Adaptable Housing Standards to at least the minimum level of AS 4299. Older people and people with disabilities, seeking smaller, low maintenance properties that can be adapted to meet their changing needs over time are among the main beneficiaries of the new housing opportunities. Other beneficiaries will be lower-income couples and families looking for quality housing on a smaller scale than is generally available in the area.

One potential negative impact is that investors seeking high yields from their investment will raise the market level of rents in the area. This effect is likely to be counter-balanced to some extent by the increase in the supply of rental properties from the development. Likewise the increased supply should have a positive effect in reducing or stabilising the purchase price of apartments in the area.

8.5 *Impact on Services and Facilities*

A key element of this report is the assessment of the capacity of local social and community facilities and services to serve the needs of the new population generated by the development. Interviews with service providers have given an overview of existing and anticipated service demand. Our assessment in relation to a range of service types are outlined below:

8.5.1 Disability Services

While a small proportion of the incoming population will be people with a disability, the majority will be already known to the service system either as clients of Achieve Australia's services or other affiliated service providers. Achieve Australia are committed to providing continuity of care for its existing clients.

The proposed development will have the effect of increasing the availability of supported accommodation places which are currently in short supply throughout Sydney. The availability of new accommodation facilities, either within the proposed development or located elsewhere, as a result of the wider devolution strategy, will enable some adult day program participants who are currently being cared for by ageing parent carers to transition into supported accommodation services. The income generated from the sale or rental of properties surplus to Achieve Australia's operational requirements will contribute towards service quality improvements across the organisation's operations.

8.5.2 Child Care Services

Based on population projections it is estimated that there will be approximately 77 children aged between 0-15 years living on the site at the completion of the development (which may be staged over the 2-5 years). Assuming that 25 per cent of the incoming population will be in the 0-5 year old age bracket, the potential new population for child care services is estimated to be 19 children.

At the present time there are vacancies in the majority of local child care services which could absorb much of the demand from the incoming population. The exception is in the 0-2 year old age group as the majority of existing service providers do not cater for infants. The main provider of 0-2 year old child care services in the area is Family Day Care which has current unmet demand in the Ryde (South) area.

8.5.3 Schools

The NSW Department of Education has advised that the proposed development site is within the local catchment area of Meadowbank Public School (Kindergarten to Year 6 students). The Department has advised that the school has sufficient permanent accommodation capacity to cater for future additional enrolments that will be generated from the proposed development. Melrose Public School and Ryde Public School also have some capacity to cater for increased numbers of 5-12 year olds generated from the development.

There would need to be a significant number of enrolments to trigger the employment of more teachers based on the current enrolments.

8.5.4 Health Services

The majority of Ryde (South) resident's health care needs will continue to be met by the Northern Sydney Central Coast Area Health Service and private medical service providers. Three main social impacts are predicted because of the proposed development. These are:

1. Increased demand on the services of the General Practitioner based in Shepherds Bay Shopping Complex
2. Increased demand on emergency medical services of approximately 25 calls per 1,000 population, and
3. Increased future population of older people will place increasing demand on community care and health services in the LGA.

The existing general medical services provider has indicated that they have capacity to meet any increased demand arising from the development. Currently, one of the doctors in the Village Medical Centre practices on a part time basis only. Any excess demand could be met by increasing the number of practising hours. As a middle ring suburb, recruitment problems experienced in more outlying communities are unlikely to be encountered.

It is expected that the increased demand on emergency services can be absorbed by the existing emergency facilities within Concord, Ryde and Royal North Shore Hospitals.

The effects predicted at point 3 will not produce an impact over and above that which has already been predicted for the Ryde LGA as a whole. The services currently have capacity to meet existing and additional demands that may be generated from the development. These demands are expected to be limited as the older residents among the incoming population are expected to be recently retired older people who are relatively fit and active. The potential for additional demand is likely to occur only into the 2020s as these new resident 'age in place'.

8.5.5 Community facilities

It is likely that there will be increased demand for facilities and services for people from non-English speaking backgrounds as well as those for older people. However, these impacts are the result of the cumulative impact of the evolution of 'brownfields' industrial sites to residential areas, rather than from the modest increase in population arising from the proposed development. In its *Draft Corridors Study* Council has acknowledged the need additional facilities to be developed to meet worker and residential needs in the Meadowbank Employment Area.

Currently the only existing community facility is a community hall in the Shepherds Bay Shopping Complex which caters for up to 120 people. The hall operates as a focal point for residents, providing activities and classes in accordance with the needs and demands of the local community.

It is intended that the former Crowle House administration building 'Telleraga' will be adaptively reused for the provision of a small community centre within the development. It will include meeting spaces. The feasibility of incorporating a small cafe to serve the needs of the new residents as well as the wider community is one option under consideration.

8.5.6 Recreation Facilities

Recreational and sporting facilities are available in nearby Anderson Park and Meadowbank Sporting Fields. Additional regional sporting facilities are available at the Ryde Aquatic Centre on Victoria Road Ryde.

The proposed development will incorporate recreational facilities for the use of residents. A significant aspect of the concept plan is the incorporation of a central courtyard of open space as community space for residents.

8.6 Impact on Local Amenity

8.6.1 Visual Impact of the Development

The visual impact of the proposed development is expected to be minimal and is the subject of a separate urban assessment report by Richard Lamb & Associates.

The key issues to be noted for the assessment of social impacts are:

- Variation of building heights to reduce impact from the street
- Retention and restoration of the existing heritage house, memorial garden, fencing, gates and driveway on the Belmore Street frontage.
- Integration of the new apartment buildings around the heritage core of the site through a central courtyard.
- Retention of established boundary planting along Belmore Street and Junction Streets. The height of the proposed blocks on Belmore Street will not exceed the tree height, which provides privacy for residents and prevents residents from overlooking the playground of Meadowbank Public School.
- Improved visual outlook on Porter Street.

The photographs overleaf show the current street views from Belmore Street, Porter Street and Junction Streets respectively.

Figure 10: Existing Front Heritage Entry, Belmore Street



Source: GML Social Research (photo taken 3 January 2011)

Figure 11: Street View Porter Street, Ryde. Rear Entry Crowle House.



Source: GML Social Research (photo taken 3 January 2011)

Figure 12: Existing trees on the Junction Street Site boundary



Source: GML Social Research (photo taken 3 January 2011)

8.6.2 Impact on Parking and Traffic

Traffic and parking impacts during the construction phase has the potential to have negative impacts on the amenity of the locality, due to heavy vehicle movements. This will be addressed with the preparation of a Construction Traffic Management Plan with future applications.

A Traffic Management Plan has been prepared by Halcrow Traffic Planning to address the traffic impacts of the development after construction is completed. The key issues to be noted for the assessment of social impacts are:

- Minimisation of impact of increased vehicle movements by locating vehicular entries and exits on Porter Street, away from the majority of neighbouring residents and Meadowbank Public School.
- Adequate provision of parking. While the final configuration of on-site parking has yet to be finalised, the development will incorporate provision for parking. It will incorporate car parking for each apartment and visitor car parking spaces.

8.8 Impact on Community Safety and Security

The site will be fully accessible by people of all abilities and will incorporate design principles to maximise the safety and security of residents. Issues to be addressed at the detailed design stage will include:

- Access and egress from premises to meet Disability Access to Premises Standards and all landscaping to meet accessible design standards (AS 1428)
- Pedestrian amenity and safety within the site
- Maximising natural surveillance of public areas
- Lighting, landscaping and street furniture.

Some residents with intellectual disabilities may exhibit disruptive behaviours (such as shouting) from time to time. This is expected to have minimal impact on other residents and will be mitigated through design elements such as few common walls and sound proofings as well as appropriate levels of supervision matched to the needs of individual clients. The property will comply with Building Code of Australia acoustic privacy requirements.

There is a potential impact from increased incidence of crime that is associated with higher density development. Two forms of crime are more prevalent in higher density development; domestic violence (especially where there is a high percentage of lower income families in the incoming population) and opportunistic crimes such as break and enter, stealing from property and stealing from cars. While it is not possible to eliminate the incidence of crime in high density residential areas, it can be mitigated to some extent through the 'Crime Prevention through Environmental Design' principles.

9. Summary of Identified impacts and Mitigating Actions

It is apparent from the available evidence and data, that the overall social impact of the proposed redevelopment of the Crowle House site will be positive and that the development will help meet a significant need for disability accommodation services in the Ryde LGA and elsewhere in Sydney.

Social Impact	Comments	Significance	Measures
Dislocation of existing residents	31 people with disabilities currently live on the site and will need to be relocated in order for the development to proceed. For many the move will present increased opportunities for independent living and community participation	HIGH	<ul style="list-style-type: none"> ▪ Achieve Australia are working with the residents and their families to ensure that their individual needs and preferences are respected. ▪ Some residents may return to live in apartments on the site as stages of the development are completed.
Displacement of day program participants	Approximately 100 people with disabilities attend day programs on the site. A substantial capital investment is needed to upgrade the premises in line with the requirements for this purpose. Legislative and funding requirements specify that that day programs should not be colocated with residential services.	HIGH	<ul style="list-style-type: none"> ▪ Achieve Australia have purchased an alternative property from which to operate their day programs. ▪ A new site will create opportunities to offer more vocationally orientated programs for people with disabilities and to establish partnerships with external training providers such as TAFE NSW.
Population change	Proposal will increase the local population by approximately 789 persons.	HIGH	<ul style="list-style-type: none"> ▪ Mitigation is not required. ▪ The proposed development will contribute positively to the housing targets set in the City of Ryde <i>Draft Centres and Corridors Study</i>. This study indicates that there is potential for an additional 2539 new dwellings within the B4 zone in the Meadowbank Employment Area. The City of Ryde has a target of 12,000 new dwelling by 2031 under the <i>Metropolitan Plan</i>.

Social Impact	Comments	Significance	Measures
Potential change in community character due to changed settlement patterns	<p>The incoming population potentially will comprise 77 children, 395 adults of working age, 318 adults over 55 years.</p> <p>It is likely that the incoming population will introduce to Ryde (South) more couples without children and a more ethnically diverse population than existed in 2006.</p>	HIGH	<ul style="list-style-type: none"> ▪ Mitigation is not required. ▪ The potential impacts are offset by the creation of a vibrant multi-age community that offers transit-oriented housing at a modest price point. ▪ Resulting positive shift in the dependency ratio for the Ryde (South) area.
Potential loss of visual amenity	Ensure community values and local amenity are not disrupted	HIGH	<ul style="list-style-type: none"> ▪ Retention of existing established boundary trees on Belmore and Junction Street frontages ▪ Underground car parking ▪ Preservation and restoration of heritage items on the site ▪ Aesthetically pleasing design that complements the local environment
Additional vehicle movement and parking issues around the development site	Resident concerns about extra traffic in proximity to Meadowbank Public School and into low density residential areas	MEDIUM	<ul style="list-style-type: none"> ▪ Underground parking spaces for all units incorporated in the development ▪ Adequate provision for visitor parking on site ▪ Entry and egress only via driveways in Porter Street
Increased noise generated by development	Resident concerns about acoustic intrusion into the neighbourhood	MEDIUM	<ul style="list-style-type: none"> ▪ Meet BCA acoustic privacy requirements ▪ Retention of boundary trees provides some additional acoustic protection for neighbours

Social Impact	Comments	Significance	Measures
Increased demand for services due to larger population	<p>Schools and community services in the area have indicated that they have additional capacity to absorb incoming population.</p> <p>Childcare centres have current vacancies and there is no waiting time for community care services such as meal on wheels and home visiting services.</p> <p>Community transport services are the only area of unmet service need.</p>	MEDIUM	<ul style="list-style-type: none"> Local schools and childcare centres are able to absorb the additional demand from the development May be some requirement for additional 0-2 year old people, but the effect will be very small Achieve Australia will provide its own transport services (minibus) for residents with disabilities.
Increased demand for disability and community care services	Needs of residents with disability will not be met by Achieve Australia	MEDIUM	<ul style="list-style-type: none"> Achieve Australia have committed to providing continuity of care for their existing clients at Crowle House. 10 percent of dwellings in the development will be built to AS4299 Adaptable Housing standards, enabling residents to 'age in place' – this may have some long term flow on effect to community care services – but no more than predicted for an ageing population

Social Impact	Comments	Significance	Measures
Impact on demand for community facilities	Cumulative effects of development in the area may increase requirements for community halls, parks and sporting facilities	MEDIUM	<ul style="list-style-type: none"> ▪ Section 94 developer contributions will be sufficient to mitigate effects specific to the proposed development.
Impact on housing affordability and access	Potential decline in housing affordability which could lead to social dislocation	MEDIUM	<ul style="list-style-type: none"> ▪ Increase in housing supply likely to achieve small reductions in housing purchase costs ▪ Rental affordability will depend upon the numbers of investors who purchase properties ▪ Achieve Australia intend to rent at least some of the properties retained by the organisation to the general public
Decline in community safety	Higher density housing is associated with increased crime	MEDIUM	<ul style="list-style-type: none"> ▪ An assessment of the Concept Plan and final designs against the 'Crime Prevention through Environmental Design' principles

10. References

Burdge R, P Fricke, K Finsterbusch, W Freudenberg, R Gramling, A Holden, L Llewellyn, J Petterson, J Thompson and G Williams (1995), "Guidelines and principles for social impact assessment", *Environmental Impact Assessment Review*, 15, pp 11-43.

Bureau of Crime Statistics and Research (2008) *Local government area crime report series report 2008*
[http://www.bocsar.nsw.gov.au/lawlink/bocsar/ll_bocsar.nsf/vwFiles/Ryde_08.pdf/\\$file/Ryde_08.pdf](http://www.bocsar.nsw.gov.au/lawlink/bocsar/ll_bocsar.nsf/vwFiles/Ryde_08.pdf/$file/Ryde_08.pdf)

City of Ryde (2010) *City of Ryde Draft Centres and Corridors Study* August 2010
http://www.ryde.nsw.gov.au/WEB/SITE/RESOURCES/DOCUMENTS/Planning/LocalPlanningStrategy/LPS_CCStudy_3-5.pdf

City of Ryde (2007) *Section 94 Development Contributions Plan 2007*

Department of Education and Training (2010) *Government School Enrolment Data* Strategic Relations and Communications Directorate, May 2010
<https://www.det.nsw.edu.au/media/documents/about-us/statistics-and-research/key-statistics-and-reports/enrolment.pdf>

Interorganisational Committee on Principles and Guidelines for Social Impact Assessment 2003, 'Principles and guidelines for social impact assessment in the USA', *Impact Assessment and Project Appraisal*, vol. 21, no. 3, pp. 231-50.

Local Government and Shires Associations of NSW (1998) *Planning Benchmarks and Standards* LGSA Unpublished Report, Sydney.

Lockie, S. (2001) 'Social Impact Assessment in Review: Setting the Agenda for Impact Assessment in the Twenty-First Century', *Impact Assessment and Project Appraisal*, 19(4), 277–287.

Randolph, B, Holloway, D & Ruming, K (2005) *Social outcomes of residential development, Sydney Olympic Park Stage 1: Local Area Analysis* City Futures Research Centre October 2005

Vanclay, F. (2003) 'International principles for social impact assessment', *Impact Assessment and Project Appraisal*, vol. 21, no. 1, pp. 5-11.