

## **SOCIAL IMPACT ASSESSMENT**

**Mixed-use Development**  
**Commercial & Boarding House**

31 Santley Crescent and 2A Bringelly Road, Kingswood

10 October 2021

Prepared by Chapman Planning Pty Ltd



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## Preface

Chapman Planning has been engaged by Danabina Pty Ltd to prepare this Social Impact Assessment (SIA) for the proposed mixed-use development, including 96 room boarding house, at 31 Santley Crescent and 2A Bringelly Road, Kingswood.

In preparing this report, Chapman Planning Pty Ltd has used and relied on data, plans and information provided by others as detailed in this document. Unless otherwise stated, the accuracy and completeness of the information provided to Chapman Planning Pty Ltd for purposes of preparing this Social Impact Assessment has not been independently verified.

This assessment has relied on the following architectural plans:

- *Architectural plans numbered A001 – A202 dated February 2021 prepared by Gus Fares Architects, and*
- *Plan of Management dated 5 October 2021 prepared by Gus Fares Architects.*

Penrith City Council does not provide local guidelines for the preparation of a Social Impact Assessment. However, relevant principles are outlined in the Council's Development Control Plan (DCP) (2014), which require social impacts of proposed interventions to be considered for the benefit of existing and future communities. This Social Impact Assessment includes the following general scope:

- A review of mapping programs to review the site and locality.
- Review of proposed development – Architectural plans prepared by Gus Fares Architects.
- Review of demographic data and cultural trends in the immediate and extended locality.
- Review of existing and proposed social infrastructure in the immediate and extended locality.
- General liaison with relevant staff from Penrith City Council.

## 1. Introduction and Description

This Social Impact Assessment has been prepared for Danabina Pty Ltd with regard to the proposed mixed-use development including boarding house located at 31 Santley Crescent and 2A Bringelly Road Kingswood. The property is legally described as Lots 3 and 5 in DP 215200.

The development proposal is for the construction of a 5 – 6 storey mixed use development, including: a 96-room boarding house, 6 commercial spaces across the Ground and First floors, one (1) manager's room, office and meeting room, a communal laundry, a communal living room (87m<sup>2</sup>) opening to communal open space (57m<sup>2</sup>), with basement and at-grade parking for 39 cars, 20 motorbikes and 20 bicycles, storage cages, and associated landscaping.

The boarding house will accommodate a maximum of 184 lodgers including an on-site manager and the development application is made under the *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

The subject site is located approximately 150 meters south of the Kingswood Railway Station. The location of the subject site, 31 Santley Crescent and 2A Bringelly Road, Kingswood, and its positioning in its broader context is shown in the figure below:



**Figure 1** – Aerial photograph of subject site.

The subject site is located within the catchment of the Nepean Hospital, Western Sydney University and the Kingswood railway station.



Figure 2 – Aerial photograph of the locality.

## 2. Accommodation & Commercial

The boarding house has the capacity to accommodate up to 184 people including an on-site boarding house manager. There are 8 single rooms, and 96 double rooms designed to accommodate two (2) lodgers. The room sizes are:

- Single rooms: 12m<sup>2</sup> - 15m<sup>2</sup> (excluding the kitchen and bathroom), and
- Double rooms: 16m<sup>2</sup> – 25m<sup>2</sup> (excluding the kitchen and bathroom).

Each room has been designed with an individual kitchen and bathroom.

Rooms 012, 014 at the first floor, and rooms 026, 027 at the second floor, are accessible rooms sized 22-25m<sup>2</sup>.

The communal living room is located at the north-eastern corner of the ground floor and includes access to a communal open space and shared laundry. Access to the basement parking and storage is provided by stairs and a lift core central to the building.

The development includes 324m<sup>2</sup> of commercial (retail) space across 2 spaces on the ground floor and 4 spaces on the first floor. These spaces are between 35m<sup>2</sup> and 83m<sup>2</sup>. All commercial spaces face Bringelly Road.

## 3. Policy Context

The *State Environmental Planning Policy (Affordable Rental Housing) 2009* was introduced to increase the supply and diversity of affordable rental and social housing throughout NSW.

The Affordable Housing SEPP fact sheet, published by the NSW Department of Planning and Infrastructure, provides the following key pieces of information regarding affordable housing and the demonstrated need for affordable housing.

*Why do we need affordable housing?*

*Throughout NSW there is a strong need for a range of affordable housing options amongst the community. This is reflected in figures which show that in February 2010 there were over 47,000 people in NSW on waiting lists for suitable housing accommodation. It is essential that government at all levels, private industry and the non-government sector work in partnership towards finding innovative ways to provide more affordable housing.*

*What is affordable rental housing?*

*Affordable rental housing is housing for very low, low and moderate income earning households. These are currently households with an annual income of up to about \$80,000. This includes people who have no place to live, people on low and moderate incomes and key workers who need to live close to their employment.*

The specified aims of the Affordable Housing SEPP are listed as:

*The aims of this Policy are as follows:*

- (a) to provide a consistent planning regime for the provision of affordable rental housing,*
- (b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards,*
- (c) to facilitate the retention and mitigate the loss of existing affordable rental housing,*
- (d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing,*
- (e) to facilitate an expanded role for not-for-profit-providers of affordable rental housing,*
- (f) to support local business centres by providing affordable rental housing for workers close to places of work,*
- (g) to facilitate the development of housing for the homeless and other disadvantaged people who may require support services, including group homes and supportive accommodation.*

The proposed boarding house meets the provision of the SEPP through the construction of a boarding house including 96 boarding rooms to accommodate a maximum of 180 lodgers in an area located close to Kingswood and Penrith town centres.

The 2016 census data on the ABS website includes the following median weekly household incomes and median weekly rents:

- Kingswood (State Suburb):
  - Income: \$1229 per week.
  - Rent: \$325 per week.
- Penrith (LGA):
  - Income: \$1332 per week.
  - Rent: \$370 per week.

Clause 6 of SEPP - Affordable Rental Housing 2009 defines affordable housing as:

***affordable housing*** means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

(1) In this Policy, a household is taken to be a very low income household, low income household or moderate income household if the household—

(a) has a gross income that is less than 120 per cent of the median household income for the time being for the Greater Sydney (Greater Capital City Statistical Area) (according to the Australian Bureau of Statistics) and pays no more than 30 per cent of that gross income in rent, or

(b) is eligible to occupy rental accommodation under the National Rental Affordability Scheme and pays no more rent than that which would be charged if the household were to occupy rental accommodation under that scheme.

#### 4. Relevant Strategies and Policies

The following section of this Social Impact Assessment provides a brief review of the relevant strategic documents to determine how the proposal relates to the future direction of City of Penrith LGA. The following strategic documents have been reviewed:

- A Plan for Growing Sydney (2014)
- A Metropolis of Three Cities (2018)
- Penrith Local Strategic Planning Statement (2020)

##### **A Plan for Growing Sydney (2014)**

A Plan for Growing Sydney (2014) acts as one of the NSW government's key strategic planning documents and sets out future directions for the development of Sydney. One of the key directions of the plan is to accelerate urban renewal across

Sydney – providing homes closer to jobs and expanding the existing strategic centres.

The plan identifies Penrith as a strategic centre for jobs and services for outer suburban communities. Action 1.7.4 provides the government will recognise Penrith as one of several important regional city centres for additional housing, employment and services benefiting the local area and the Northwest Growth Centre.

The plan further identifies Penrith as being within the West Subregion, along with the Blue Mountains and Hawkesbury. Importantly in this subregion:

*Badgerys Creek Airport will be a catalyst for significant new investment in infrastructure and jobs in the subregion. Along with new supporting transport infrastructure, the airport will greatly enhance national and international connections. Penrith will be a focus for housing and jobs growth, particularly in professional services, health and education.*

One of the key identified priorities for the sub-region in Penrith is to work with council to provide capacity for additional mixed-use development, including offices, retail, services and housing.

The proposed mixed-use development is consistent with the strategic priorities identified in A Plan for Growing Sydney (2014), and the Penrith LGA in particular.

### **A Metropolis of Three Cities (2018)**

The strategic plan “A Metropolis of Three Cities” is a plan developed by the Greater Sydney Commission to rebalance greater Sydney into three primary centres with jobs, services, and public places evenly located throughout the greater metropolitan area. The plan envisions Greater Sydney as a ‘city of three cities,’ with Penrith part of the Western Parkland City. The plan builds on the 30-minute city concept, where residents have access to jobs, homes and services within 30 minutes travel time.

The plan further identifies Penrith as a metropolitan city, and the area from Greater Penrith to Eastern Creek is identified as a growth area, which can contribute to a connected, vibrant Western Parkland City with more homes, jobs, services and open space.

The metropolis of three cities plan identifies 10 key directions, including “Housing the city” with potential indicators and objectives as below:





**Housing the city**  
**Giving people housing choices**

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**Potential indicators\*:** Increased housing completions (by type), Number of councils that implement Affordable Rental Housing Target Schemes

**Objective 10:** Greater housing supply

**Objective 11:** Housing is more diverse and affordable

The plan states:

*A range of housing types, tenures and price points will be needed to meet demand. This refers to all types of houses, apartments, terraces and villas; to different tenures including dwellings that are owned outright, mortgaged or rented; to homes occupied by single people, families and groups.*

*A range of housing types provides for the needs of the community at different stages of life and caters for diverse household types. It means that as people age they can move into smaller homes and age in their own neighbourhoods, while young adults leaving home can stay close to their families and communities.*

The proposed boarding house is consistent with this direction – being affordable housing within a major centre, in proximity to transport and employment opportunities. The boarding house adds to housing availability and increases housing choice within the locality to add to the range of tenure types and improve availability of housing for lower income earners, and those requiring more flexible forms of accommodation.

### **Penrith Local Strategic Planning Statement (2020)**

Penrith City Council's Local Strategic Planning Statement (LSPS), Planning for a Brighter Future, sets out the 20-year vision for land use in Penrith Local Government Area (LGA).

The statement recognises greater housing diversity as key to supporting the area's growth:

*Current residents love Penrith and want to stay while new people want to live here, driving demand for new and denser housing development. People are looking for different types of homes, so we need to plan for smaller and more diverse housing.*

The statement contains 21 planning priorities, including (3) Provide new homes to meet the diverse needs of our growing community, and (4) Improve the affordability of housing. Relevantly, the plan acknowledges:

*We need compact homes that are accessible and easy to maintain, apartments close to shops and services, and moderately-sized homes for smaller families.*

The proposed boarding house is consistent with the aims and objectives of this statement through contributing to the diversity of accommodation options, in proximity to transport and employment opportunities.

## **5. Community Profile**

The following provides an overview of the demographic and households characteristics of the Penrith Local Government Area (Penrith LGA), sourced from the Australian Bureau of Statistics 2016 Census.

- In the 2016 Census, there were 196,066 people in Penrith LGA. Of these 49.4% were male and 50.6% were female. Aboriginal and/or Torres Strait Islander people made up 3.9% of the population.
- The median age of people in Penrith LGA was 34 years. Children aged 0 - 14 years made up 21.1% of the population and people aged 65 years and over made up 11.7% of the population.
- Of people in Penrith LGA aged 15 years and over, 47.3% were married and 12.3% were either divorced or separated.
- In Penrith LGA, of people aged 15 years and over, 47.4% of people were in a registered marriage and 10.3% were in a de facto marriage.
- In Penrith LGA, 30.8% of people were attending an educational institution. Of these, 29.6% were in primary school, 21.9% in secondary school and 18.2% in a tertiary or technical institution.
- In Penrith LGA, 72.4% of people were born in Australia. The most common countries of birth were England 3.1%, New Zealand 2.0%, Philippines 1.9%, India 1.9% and Malta 0.6%.
- The most common responses for religion in Penrith LGA were Catholic 32.1%, No Religion, so described 21.1%, Anglican 18.4%, Not stated 8.3% and Christian, nfd 2.3%. In Penrith LGA, Christianity was the largest religious group reported overall (69.9%) (this figure excludes not stated responses).
- There were 100,604 people who reported being in the labour force in the week before Census night in Penrith LGA. Of these 63.9% were employed full time, 25.6% were employed part-time and 5.7% were unemployed.
- The median weekly personal income for people aged 15 years and over in Penrith LGA was \$728.
- Of occupied private dwellings in Penrith LGA, 81.5% were separate houses, 11.8% were semi-detached, row or terrace houses, townhouses etc. 6.0% were flat or apartments and 0.4% were other dwellings.

- In Penrith LGA, of occupied private dwellings 2.0% had 1 bedroom, 10.2% had 2 bedrooms and 45.8% had 3 bedrooms. The average number of bedrooms per occupied private dwelling was 3.4. The average household size was 2.9 people.
- The median weekly rent was \$370 and the average monthly mortgage repayments were \$2000.

The population of Penrith LGA will experience significant growth within the next 15 years, noting the strategic planning documents identify Penrith as a strategic centre for growth. It is anticipated by 2036 the Penrith LGA will be home to 260,000 people.

In the Penrith LGA, 12.2% of households are in housing stress (that is, the household is in the lowest 40% of household incomes and is paying more than 30% of their gross weekly income on rent/ mortgage payments). In Kingswood specifically, 17.7% of households are in housing stress, including 32.2% of households that rent.<sup>1</sup> This demonstrates there is likely high demand for smaller, affordable rental housing in the area. This is reflected in Penrith City Councils Community Profile (2018), which states:

*Local forecast data showing population growth, declining household sizes and an increase in lone households suggests that the need and demand for smaller, higher density dwellings in the Penrith area will continue.*

## 6. Key Social Infrastructure

The following section provides an overview of the key social infrastructure currently available in Kingswood, Penrith LGA and surrounding suburbs. The audit is limited to facilities that would be of direct benefit to the incoming residential population of the proposed development.

### Health Services

- The Quarter – Penrith’s Education and Health District
- Matilda Health Care (0.5km)
- Somserset Private Hospital (0.7km)
- Nepean Hospital & Emergency Room (1.0km)
- Nepean Mental Health Centre (1.0km)

### Tertiary Education Institutions

- The Quarter – Penrith’s Education and Health District
- University of Sydney Nepean Clinical School (1.0km)
- Western Sydney University, Penrith Campus (1.2km)
- TAFE NSW Nepean Kingswood (1.7km)
- TAFE NSW Nepean Penrith (2.5km)

### Public Transport

- Kingswood Station (0.15km)

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<sup>1</sup> Penrith City Council – Community Profile 2018  
Social Impact Statement – 31 Santley Crescent and 2A Bringelly Road, Kingswood

- Bus Routes 770, 774, 775, 776, 781, 789 in proximity

### **Community Facilities**

- Kingswood Post Office (0.1km)
- Kingswood Neighborhood Centre (0.3km)
- Kingswood Sports Club (0.3km)
- Nepean Police Station (2.0km)
- Penrith Library (3.1km)

### **Open Space**

- Doug Rennie Field (0.2km)
- Wainwright Park (0.3km)
- Chapman Gardens and Ovals (0.5km)
- Peppermint Reserve (1.0km)
- Werrington Lakes (1.7km)

### **Retail Facilities and Banks**

The retail stretch of the Great Western Highway in Kingswood is 0.1km walking distance from the site and provides a range of retail outlets including food and banking. In addition, local cafes, and take away food outlets are within walking distance of the site. The site's proximity to Nepean Hospital means it is well-serviced by transport and retail offerings.

Further, the site is proximate to Penrith retail and amenities.

## **7. Community Identity and Connectedness**

There is often a lack of understanding in local communities of the people likely to be accommodated in affordable rental housing. Local opposition is often most acute for low-rise infill housing (including boarding houses) in areas adjoining low density residential houses.

This is frequently based on a misunderstanding of the types of people that qualify to occupy affordable rental housing. This can lead to local resident opposition to new affordable housing proposals as they object to "social housing" occupants in their area, because of perceived social issues and potential for impacts on property values.

However, demand for boarding house developments is driven by a much wider potential resident group than that typically associated with Social Housing. This includes single women, students, contractors, couples and young working people in the process of saving for a house - with these persons not on a sufficiently low income to qualify for Government social housing. Developers have indicated that reasonable rents, lease flexibility and accessible locations are typically the main housing priorities for people seeking this type of accommodation.

The development proposal may lead to local resident opposition as a result of its nature, however the realistic impacts of the proposal are to provide accommodation for key workers, young workers and young couples particularly those seeking lower

rental levels in order to offset lower incomes or to facilitate savings to enable aspirational home ownership in the future.

## **8. Health and Wellbeing**

Kingswood has high residential amenity with access to a wide range of local facilities and amenities. The proposal is a suitable form of development for the B4 mixed-use zone and would not discernibly impact on the existing amenity and character of the locality.

The subject site includes open space, a communal living area, suitable parking arrangements, and individual kitchens and bathrooms. The subject site is located within the catchment of several community facilities such as parks, tertiary education options, and hospitals, and is within walking distance to bus routes and a major train station which provides access to surrounding centres.

## **9. Local Economy and Employment**

The development proposal is likely to attract working age tenants who are in receipt of a market based income. The site's proximity to major health and education providers such as Nepean Hospital and Western Sydney University will assist in access to employment. The site is well-serviced by transport options which will provide further access to employment opportunities.

The labour force participation rate refers to the proportion of the population over 15 years of age that are employed or actively looking for work. Analysis of 2016 census data shows there were 100,604 people who reported being in the labour force in the week before Census night in Penrith LGA. Of these 69.3% were employed full time, 25.6% were employed part-time and 5.7% were unemployed. The median weekly personal income for people aged 15 years and over in Penrith LGA (C) was \$728.

The development includes commercial space that will help satisfy retail demand from the increased population that is anticipated for this area in the short-medium term.

## **10. Needs of Population Groups**

The need for increased housing supply and diversity across Sydney is expressed in all strategic planning documents for the greater Sydney region, and Penrith LGA in particular.

The boarding house adds to the available housing stock in the locality with the provision of 96 boarding rooms providing a unique form of flexible medium-long term accommodation at a lower price point than traditional residential dwellings. The accommodation will provide for students, young professionals and contract workers who only wish to rent a small room and for whom long term residential lease agreements are not appropriate.

The proposed boarding house development will cater for a variety of socio-economic groups. This will ensure that Penrith LGA maintains its existing social diversity and housing choice, affordability and social mix.

The Penrith Community Profile 2018 estimates the following population growth for Kingswood between 2016 and 2036 of +3,702.

FORECAST POPULATION BY SUBURB						
AREA	2016	2021	2026	2031	2036	TOTAL CHANGE BETWEEN 2016 AND 2036
Penrith City	201,404	219,315	232,754	245,683	258,195	+56,791
Caddens	1,068	3,163	3,634	3,549	3,456	+2,389
Cambridge Park	6,889	6,999	7,078	7,262	7,515	+626
Claremont Meadows	4,920	5,006	4,938	4,932	4,955	+35
Colyton	8,600	8,616	8,701	8,867	9,091	+491
Cranebrook	16,268	15,900	15,780	15,789	15,939	-329
Emu Heights	3,362	3,258	3,273	3,302	3,349	-13
Emu Plains	8,621	8,909	9,137	9,371	9,643	+1,022
Erskine Park	6,595	6,463	6,502	6,621	6,807	+212
Glenmore Park	23,679	24,949	24,402	24,038	23,815	+136
Jamisontown	5,614	5,991	6,219	6,563	7,003	+1,389
Kingswood	10,026	11,937	12,789	13,217	13,728	+3,702
Leonay	2,583	2,558	2,612	2,670	2,790	+207
Llandilo - Berkshire Park	3,894	3,925	3,971	3,997	4,016	+122
Londonderry - Castlereagh - Agnes Banks	5,704	5,736	5,814	5,935	6,062	+358
North St Marys	4,040	4,163	4,213	4,335	4,446	+406
Orchard Hills - Rural South	5,057	5,069	4,974	4,931	4,922	-134
Oxley Park	3,076	3,215	3,349	3,511	3,669	+593
Penrith	13,630	16,920	20,493	24,805	28,613	+14,983
Penrith Lakes	13	1,012	4,934	9,579	13,779	+13,766
Regentville - Mulgoa - Wallacia	4,071	4,589	4,690	4,796	4,913	+842
South Penrith	12,070	12,041	12,250	12,616	13,040	+970
St Clair	20,377	20,182	20,136	20,127	20,244	-133
St Marys	12,739	14,329	15,644	16,953	18,157	+5,417
Jordan Springs	5,317	9,446	11,134	10,918	10,634	+5,317
Werrington	4,158	5,874	7,022	7,831	8,207	+4,049
Werrington Downs - Werrington County - Cambridge Gardens	9,033	9,064	9,066	9,169	9,402	+369

Figure 3 – Population growth between 2016 and 2036. Source Penrith Community Profile 2018.

## 11. Assessment of Social Impacts and Responses

This section provides an assessment of the potential social impacts arising from the proposal including the relative equity of these impacts. The policy review, demographic analysis and the social infrastructure audit are drawn upon to provide a deeper understanding of the potential social changes resultant from the proposal. This section also outlines any mitigation measures implemented in response to potential negative social impacts.

## **Community Consultation**

The development proposal has been implemented on this site as a response to government policy documents, and metropolitan strategy documents identifying the need for housing and affordable housing across Sydney, specifically in strategic centres close to employment opportunities. The site is located within a B4 - mixed-use zone under the Penrith LEP 2010 and has been designed to meet the provisions of *SEPP (Affordable Rental Housing) 2009*.

The community will be notified of the development proposal during the notification period of the development application assessment process.

## **Housing Affordability and Housing Choice**

In Penrith LGA, the primary housing stock consists of separate houses of 3+ bedrooms, with limited options for single persons, low-income earners, or those incapable of committing to a long-term lease. Only 6% of dwellings in Penrith LGA are flats or apartments, compared to 19.9% in NSW generally.

The proposal responds to the housing affordability problems faced by residents in the area by providing a housing option specifically targeted towards lower income persons and those unable to commit to long-term lease. The proposed development is likely to have a positive social impact by increasing the provision of low-cost rental housing within the LGA.

The proposed land use can be considered both appropriate and timely, as it aligns with both the Council's strategic directions expressed within the Penrith LSPS and the Greater Sydney Commissions' plan, which both aim to promote diverse and affordable housing options and increase densities within established centres.

## **Availability of Social Infrastructure**

Both local and regional strategic planning documents promote the development of housing in areas with established social infrastructure and in proximity to public transport. The review of the relevant social infrastructure has indicated the Kingswood and wider Penrith locality is well serviced by medical facilities of varying scales, education, employment options and speciality shops and has ample public transport and access to amenities.

## **Safety and Security**

The proposal has been designed to minimise real and perceived feelings of safety that may be experienced by incoming residents.

The site has dual-street frontage and access to both Santley Crescent and Bringelly Road. Controlled access to the proposal will be ensured through the provision of security cards to residents of the boarding house with a locked entrance gate. Street frontages and common areas, including the entry, communal areas, will include appropriate lighting and receive passive surveillance from the boarding rooms.

## **Cumulative Impact of Boarding Houses**

A method to determine the relative level of socio-economic advantage and disadvantage of an area is through the application of the ABS Socio-Economic Indexes for Areas (SEIFA) indicator. SEIFA ranks SA1 areas (the smaller geographical area for which data is collected by the ABS) in NSW according to relative socio-economic advantage and disadvantage. A low SEIFA score for an area indicates that a high proportion of relatively disadvantaged people reside in an area. The SA1 area where the subject site is located has a SEIFA decile of 5 out of 10. This rank indicates the SA1 sits within the middle of the index score distribution and, generally speaking, has average levels of social and economic disadvantage.

Given the medium SEIFA ranking of the SA1 area surrounding the site, the boarding house will serve to provide accommodation to a range of people including the socially disadvantaged, as well as students, single employed persons and those seeking short-medium term accommodation.

Moreover, the proposed boarding house can be considered a new generation boarding house. New generation boarding houses operate in a different manner to traditional boarding houses and therefore attract a different tenant profile, with occupants tending to be young 'key workers' or professionals. New generation boarding houses are self-contained and designed with individual bathroom and kitchen facilities. The proposed development can be considered a new generation boarding house and therefore is likely to attract occupants with lower levels of social economic disadvantage than traditional boarding houses.

## **Management and Upkeep of the Premises**

Local communities may have negative perceptions regarding boarding houses and associate this development form with anti-social behaviour. As outlined, this boarding house is a 'new generation' boarding house and therefore unlikely to generate anti-social behaviour beyond that of a more traditional residential development. Notwithstanding, a number of measures should be implemented to discourage anti-social behaviour.

It is recommended that the Plan of Management outline the ways in which the boarding house manager will ensure high amenity standards are maintained.

## **Residential Amenity**

Ensuring residential amenity for the residents of the boarding house and adjoining residents of residential flat buildings is an important consideration that should be integrated into the proposal.

The acoustic and privacy impacts from the boarding house are consistent with the surrounding development noting the B4 mixed-use zoning.

The proposal include fenestration on the northern, eastern, southern, and western elevations and access at both the southern and western elevations, providing



passive surveillance of the public domain and casual surveillance of communal areas within the site.

## 12. Conclusion

A social impact assessment for the proposed mixed-use development at 31 Santley Crescent and 2A Bringelly Road, Kingswood, has been undertaken.

The proposed development is anticipated to result in the following positive social benefits:

- contribute to the provision of housing for low to moderate income households who are financially excluded from the existing housing market within the LGA;
- meets the demand for flexible and affordable boarding house-style accommodation in the LGA;
- encourage housing diversity by providing a dwelling type suitable for single person and small households;
- provide housing in an area well serviced by public transport and social infrastructure;
- provide housing choice within the catchment of the Nepean Hospital and Western Sydney University,
- encourage development and uplift in housing stock within the B4 mixed-use zone; and
- promote the growth of The Quarter, Penrith's education and health district, by providing greater housing stock and diversity in proximity to the hospital and university.

To encourage the positive benefits from the proposed development, the following mitigation measures are suggested:

- The Plan of Management should stipulate the boarding house manager's responsibilities to facilitate general upkeep of the premises to minimise real or perceived perceptions of anti-social behaviour.

The proposal responds to the housing affordability problems faced by low to moderate income households, by providing a more affordable housing option. Further, the proposal provides a suitable housing option for single persons, students and contract workers, a demographic that is not catered for in the available housing stock. The proposal can be considered appropriate and timely, as the proposed land use aligns with Council's strategic directions and will be capable of accommodating the needs of the local population.