

**SOCIAL IMPACT ASSESSMENT OF THE PROPOSED BOARDING HOUSE, 1  
STATION LANE, PENRITH**



**May 2021**

**Prepared for:**

Station Lane Pty Ltd ATF The Station Lane Trust

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## ***Executive Summary***

This Social Impact Assessment (SIA) considers the social impact potential of a proposed 24 room (including managers residence) boarding house development at 1 Station Lane, Penrith.

The subject site is known as Lot B2 DP161921 and is currently occupied by a single storey residential dwelling.

Development surrounding the site generally comprises a mix of two and three storey residential flat buildings and townhouse developments. The subject site is located in close proximity to bus and train services, supermarkets and other services.

A Development Application (DA20/0459) for the proposal was lodged with Penrith City Council on 28<sup>th</sup> July, 2020. Council has requested the preparation of a SIA to accompany the application. In addition, the proposed development was the subject of a design review process, which reduced the number of proposed rooms from 30 to 24.

Penrith City Council has no Policies or Guidelines on Social Impact Assessments and as such, this SIA has been assessed against the following:

- Population change
- Housing
- Access and Mobility
- The health and safety of the community
- Social Cohesion
- Community structure, character, values & beliefs
- A sense of place and community
- Community facilities and links
- Interaction between the development and the community
- Social equity, socio-economic groups & the disadvantaged
- Social displacement
- Social change management
- Amenity
- Public interest

An assessment of the potential impacts likely to be generated by the proposed Boarding House did not identify any potentially negative long-term impacts. Short term negative impacts relate to disturbance to neighbouring properties during the demolition and construction phase. These potential impacts can be minimised through conditions of consent.

The proposed development has the potential to generate a number of positive social impacts, including:

- provision of affordable housing for key workers, students, older people, people with a disability, and those on low incomes;
- increasing the diversity of residents of the area;
- contribution to the affordable housing stock in the suburb of Penrith and the Penrith LGA;
- employment in the construction and fit out of the proposed boarding house.

The SIA concludes that there are no reasons, from a Social Planning perspective, to justify the refusal of the proposed Boarding House.

## 1.0 INTRODUCTION

This Social Impact Assessment (SIA) describes the nature of the proposed four level boarding house at 1 Station Lane, Penrith and the potential impacts generated by the proposed development.

Penrith City Council do not have any specific *Policies* or *Guidelines* relating to social impact. However, typically social impacts are assessed in terms of the following:

- Population change
- Housing
- Access and Mobility
- The health and safety of the community
- Social Cohesion
- Community structure, character, values & beliefs
- A sense of place and community
- Community facilities and links
- Interaction between the development and the community
- Social equity, socio-economic groups & the disadvantaged
- Social displacement
- Social change management
- Amenity
- Public interest

As Council has no specific *Guidelines* or *Policies* relating to social impacts, there is no information on the requirement for community consultation as part of the preparation of a SIA. However, in this instance, as the DA has been lodged with Council for the proposed development (DA20/0459), and the application advertised by Council in the usual manner, the local community has had an opportunity to comment on the proposed development, no separate community

consultation has been undertaken. DA20/0459 was advertised to local residents in early August (04/08/2020), and a newspaper ad prepared for wider advertising (04/08/2020), according to the Penrith City Council website. No submissions from the community were uploaded to Council's DA tracker for the subject application (as at December 2020).

This SIA considers the existing socio-economic and demographic characteristics of the area; changes generated by the proposed development; positive impacts provided by the proposed development; potentially negative impacts generated by the proposed development; and mitigation strategies/plan to manage the potentially negative impacts.

## **2.0 PROPOSED DEVELOPMENT**

### **2.1 Existing Development**

The subject site is known as Lot B2 DP161921 and has the street address of 1 Station Lane, Penrith. Penrith is a large regional city, located in western Sydney. The Penrith CBD is located on the banks of the Nepean River. The suburb of Penrith is characterised by a mix of residential, commercial and retail uses, and is also home to a number of destination attractions such as Cables Water Park; Penrith White Water Park; iFLY Indoor Skydiving; and other activities focussed on the Nepean River. The subject site is zoned *R4 High Density Residential* under the Penrith Local Environmental Plan 2010 (PLEP). The site is irregular in shape and has an area of 850.5m<sup>2</sup>.

The site is currently occupied by a single storey residential dwelling. Development surrounding the subject site includes a mix of single residential dwellings and two storey dwellings and town-houses.

The subject site is located in close proximity to Supermarkets including a Coles Supermarket, Nepean Village, Woodriff Street (approximately 500m walking distance); Woolworths and Aldi Supermarkets, as well as Department stores and other services at Westfield Penrith (approximately 600m walking distance). The area is also well serviced by medical support in the form of medical centres and allied health services. The proximity of the subject site to other shops and services, including other medical centres, is included at Appendix B.

The site is in close proximity to public transport provided by Transport NSW including buses to and from Penrith, Mount Druitt, Glenmore Park, Jamisontown and South Penrith the closest bus stops to the subject site are the Station Street at Union Lane interchange, approximately 240m walking distance, which is on the following routes: 770, 774, 775, 776, 781, 789, 791, 793, 794, 795, 767, 799



& S13). Penrith Railway Station is located approximately 650m walking distance from the subject site.

## **2.2 Proposed Development**

The subject application seeks consent for demolition of the existing dwelling on site, and construction of a 4 level boarding house development with a total of 24 rooms (including manager's residence), over car parking. The proposed development was the subject of a design review process, which reduced the number of proposed rooms from 30 to 24.

The amended proposed development will have the following characteristics:

Ground floor:

- Entrance lobby with lift and stair access to upper levels
- Garbage area/bin room
- Car parking accessed off a one-way semi-circular drive entered from the southern part of the site, circulating around the proposed building, and existing from the northern part of the site onto Station Lane
- Parking for 12 vehicles (including 2 accessible spaces)
- Motorbike parking for 3 bikes
- Bicycle racks accommodating 2 bicycles
- Communal landscaped open space.

Level 1:

- Five single rooms (rooms 1, 2, 4, 5 & 6) with kitchenettes, bathroom, laundry and balconies. Room 4 is an accessible/adaptable room
- One double room (room 3) with kitchenette, bathroom, laundry and balconies
- Communal kitchen and dining area
- Communal outdoor space
- Lift and stair access

**Level 2:**

- Manager's residence (single room) with kitchenette, bathroom, laundry and balcony
- 6 single rooms (room 7, 8, 10, 11, 12 & 13) including 1 accessible/adaptable room (room 10), all with kitchenette, bathroom, laundry and balconies
- 1 double room (room 9), with bathroom, kitchenette, laundry and balcony
- Lift and stair access

**Level 3:**

- 6 single rooms (room 14, 15, 16, 18, 19, 20, 21) all with kitchenette, bathroom, laundry and balconies. Room 18 is an accessible/adaptable room
- 1 double room (room 17) with kitchenette, bathroom, laundry and balcony
- Outdoor smoking area
- Lift and stair access

**Level 4:**

- 1 double room (room 23) with kitchenette and bathroom, laundry and balcony
- 1 single room (room 22) with kitchen, bathroom, laundry and balcony
- Lift and stair access

The proposed development is illustrated on the plans prepared by Prodoc Architects accompanying the application.

Each room comprises a self-contained studio with kitchen and bathroom facilities. Communal spaces such as communal living, bin storage and general storage areas are located on the ground floor. Indoor and outdoor communal open space is provided, including outdoor landscaped space. Pedestrian access is via the main lobby on the ground floor.

## 2.3 Relevant Legislation

The proposed development is made under the provisions of *State Environmental Planning Police (Affordable Housing) 2009 (SEPP Affordable Housing)*

The *SEPP Affordable Housing* has the following aims:

- 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.*

*Division 3 – Boarding Houses, section 30A* sets out the following Standards for boarding houses:

1. *A consent authority must not consent to development to which this Division applies unless it is satisfied of each of the following:*
  - a) *if a boarding house has 5 or more boarding rooms, at least one communal living room will be provided,*

- b) no boarding room will have a gross floor area (excluding any area used for the purposes of private kitchen or bathroom facilities) of more than 25 square metres,*
- c) no boarding room will be occupied by more than 2 adult lodgers,*
- d) adequate bathroom and kitchen facilities will be available within the boarding house for the use of each lodger,*
- e) if the boarding house has capacity to accommodate 20 or more lodgers, a boarding room or on site dwelling will be provided for a boarding house manager,*
- f) (Repealed)*
- g) if the boarding house is on land zoned primarily for commercial purposes, no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits such a use,*
- h) at least one parking space will be provided for a bicycle, and one will be provided for a motorcycle, for every 5 boarding rooms.*

*2. Subclause (1) does not apply to development for the purposes of minor alterations or additions to an existing boarding house.*

Section 30A notes:

*A consent authority must not consent to development to which this Division applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area.*

An assessment of the proposed development against the relevant legislation is included in the *Statement of Environmental Effects* prepared by Wales and Associates accompanying the application.

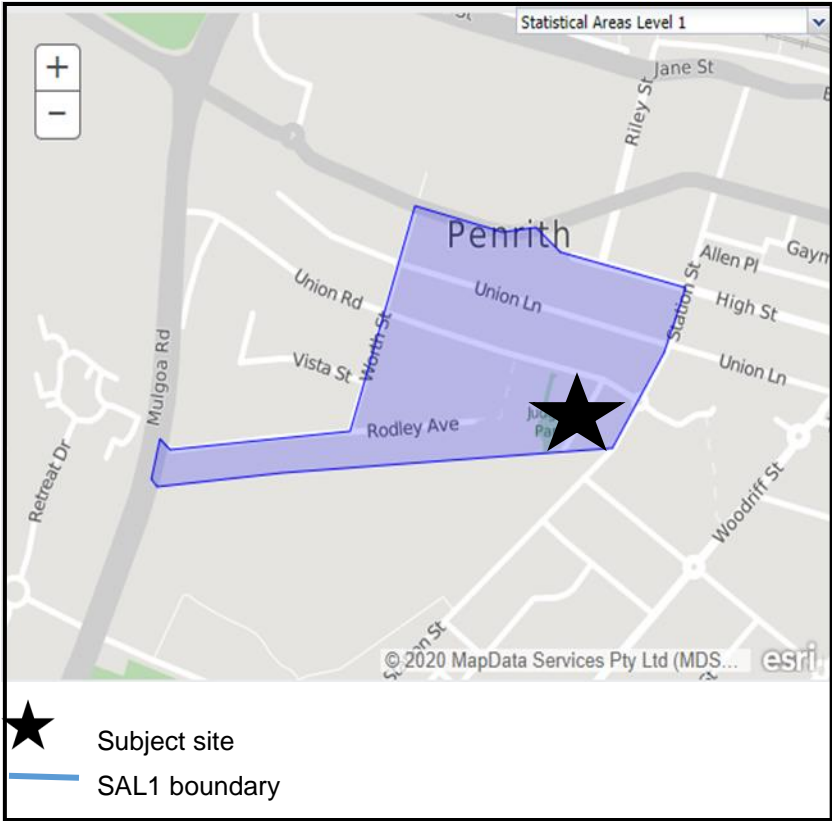
### 3.0 DEMOGRAPHIC PROFILE & CHARACTERISTICS

#### 3.1 Socio-economic and demographic characteristics

A *Demographic Profile Table* including data from the 2016 Census for the Statistical Area Level 1 – 1146425 in which the subject site is located, the suburb of Penrith and the Penrith LGA compared to Greater Sydney and NSW is included at Appendix A.

Statistical Area Level 1 (SAL1) in which the subject site is located, comprises an area of 0.1km<sup>2</sup> and the extent of the SAL1 is illustrated on figure 1 below. It is likely that the residents of this area are likely to experience the most immediate impacts associated with the proposed development.

Figure 1 – SAL1 - 1146425



The *Demographic Profile* reveals the following:

- an underrepresentation of people who identify as Aboriginal and/or Torres Strait Islander in the SAL (1.0%) compared to the suburb of Penrith (5.0%), the Penrith LGA (3.9%) Greater Sydney (1.4%) and NSW (2.8%)
- a greater proportion of residents who were born overseas in a non-English speaking country in the SAL1 (37.6%) compared to the suburb of Penrith (22.6%), the Penrith LGA (18.8%), Greater Sydney (30.5%) and NSW (22.0%).
- a greater proportion of who speak a language other than English at home in the SAL1 (33.4%), which is slightly less than that in Greater Sydney (35.8%), but greater than that in the suburb of Penrith (17.0%), the Penrith LGA (16.8%), and NSW (25.1%)
- a greater proportion of residents require assistance to carry out everyday tasks in the suburb of Penrith (8.4%) compared to the Penrith LGA (5.1%), Greater Sydney (4.9%) and NSW (5.3%). Data for this characteristic are not available at the SAL1 level
- a higher unemployment rate in the SAL1 (12.7) compared to the suburb of Penrith (8.5), the Penrith LGA (5.7), Greater Sydney (6.0) and NSW (6.3)
- a lower median weekly household income in the SAL1 (\$979) compared to the suburb of Penrith (\$1142) the Penrith LGA (\$1658), Greater Sydney (\$1750) and NSW (\$1486)
- a slightly older median age of the population in the SAL1 (39), compared to the suburb of Penrith (37), the Penrith LGA (34), Greater Sydney (36) and NSW (38)
- a smaller average household size in the SAL1 (1.8), the suburb of Penrith (2.2), the Penrith LGA (2.9) compared to Greater Sydney (2.8) and NSW (2.6)
- a smaller proportion of the population of the SAL1 who are married (25.0%), compared to the suburb of Penrith (30.4%), the Penrith LGA (47.3%), Greater Sydney (49.3%) and NSW (48.6%)

- a greater proportion of the population who are divorced in the SAL1 (17.3%), compared to the suburb of Penrith (12.7%), the Penrith LGA (8.5%), Greater Sydney (7.6%) and NSW (8.4%)
- a smaller proportion of the population who have never married in the SAL1 (41.9%) and in the suburb of Penrith (40.0%) compared to the Penrith LGA (36.0%), Greater Sydney (35.5%) and NSW (34.3%)
- a smaller proportion of couple families with no children in the SAL1 (18.7%), compared the suburb of Penrith (34.8%), the Penrith LGA (30.3%), Greater Sydney (33.4%) and NSW (36.5%)
- a greater proportion of couple families with dependent children in the SAL1 (42.7%), compared to the suburb of Penrith (34.9%), Greater Sydney (40.1%) and NSW (37.0%) but smaller than that in the Penrith LGA (48.8%)
- a greater proportion of one parent families with dependent children in the SAL1 (30.7%) and in the suburb of Penrith (27.1%) compared to the Penrith LGA (19.3%), Greater Sydney (9.1%) and NSW (9.9%)
- a significantly greater proportion of households with no car in the SAL1 (25.9%), compared to the suburb of Penrith (16.3%), the Penrith LGA (6.0%), Greater Sydney (11.0%) and NSW (9.2%)
- the majority of households report having one car in the SAL1 (53.7%), the suburb of Penrith (42.9%), Greater Sydney (37.1%) and NSW (36.3%). More households in the Penrith LGA report having two cars (37.1%)
- a greater majority of residents reside in units in the SAL1 (70.8%), compared to the suburb of Penrith (21.4%), the Penrith LGA (5.6%), Greater Sydney (25.9%) and NSW (17.9%)
- a lower rate of homes being fully owned in the SAL1 (17.1%) compared to the suburb of Penrith (19.5%), the Penrith LGA (26.0%), Greater Sydney (29.1%) and NSW (32.2%)
- a higher proportion of public housing in the suburb of Penrith (10.8%) compared to the Penrith LGA (7.5%), Greater Sydney (4.1%) and NSW (4.0%). Public housing data not available at the SAL1 level.

- no studio/no bedroom dwellings in the SAL, and lower rates of studio/no bedroom dwellings in the suburb of Penrith (1.0%) and in the Penrith LGA (0.3%), compared to Greater Sydney (0.7%) and NSW (0.6%)
- the most commonly reported occupation was clerical in the SAL1 (18.5%), and in the Penrith LGA (17.7%), compared to the suburb of Penrith (16.2%), Greater Sydney (14.5%) and NSW (13.8%)
- those working in professional roles represented 16.3% of the population of the SAL1, compared to the suburb of Penrith (17.0%), the Penrith LGA (14.8%), Greater Sydney (26.3%) and NSW (23.6%)
- a greater proportion of the population working in low paid occupations such as labourers in the SAL1 (11.1%), the suburb of Penrith (10.4%), and in the Penrith LGA (9.6%) compared to Greater Sydney (7.5%) and NSW (8.1%).

As can be observed, residents of the SAL1 generally have less robust socio-economic and demographic characteristics, compared to other parts of the suburb of Penrith and the Penrith LGA. Residents of the SAL1 generally characterised by slightly older residents, residing in units, and with generally lower wages.

The over represented groups potentially at heightened risk of social detriment as a result of their socio-economic or demographic characteristics in the SAL1 and in the suburb of Seven Hills include:

- people born overseas in a non-English speaking country
- those who speak a language other than English at home
- the unemployed
- one parent families with dependent children;
- people residing in public housing; and
- those earning low wages.



There is nothing about the proposed boarding house development that is likely to generate any detrimental social impacts for these groups. Rather, the availability of smaller, affordable units in an area close to public transport and shops represents a positive social impact.

## 4.0 BOARDING HOUSES

Boarding houses are different to residential tenancies. They are not individual accommodations within a block of units, nor are they public or social housing. They are managed premises where residents reside within one property. Living is often shared, with communal facilities, with people expecting the owner/manager to resolve problems and ensure the harmony of the community within the boarding house. The accommodation is furnished with residents expecting assistance when needed. For example, elderly residents seek management to assist with changing a light bulb and such domestic needs. If there is a disagreement between residents, the Manager resolves it to keep peace and quiet.<sup>1</sup>

There have been some changes in the accommodation provided by boarding houses with newer developments often providing private services rather than shared (e.g. private bathrooms). Providing more self-contained accommodation makes boarding houses a more viable long term housing option and reduces the potential for tension and conflict in communal areas.<sup>2</sup>

Boarding houses provide affordable, managed accommodation for boarders. Boarding houses meet an important housing need of a diverse range of residents who require low to moderate cost accommodation.

Residents choose to reside in their boarding house of choice. They can enter with a nominal deposit on a low to moderate weekly tariff. They have furnishings provided and some services such as cleaning common facilities. They enjoy their independence yet have the benefits of management and community. They come and go as they please, without a lease commitment.

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<sup>1</sup> Property Owners' Association of NSW ([www.poansw.com.au](http://www.poansw.com.au))

<sup>2</sup> Housing NSW ([www.housing.nsw.gov.au](http://www.housing.nsw.gov.au))

The Property Owners' Association of NSW Notes:

*Although boarding houses cover less than 3% of the accommodation market, they meet the accommodation needs of diverse groups of residents requiring low to moderate cost accommodation ranging from students, guest house residents, single people, older men, lodgers who seek onsite management services, contract workers, those who want a community, those requiring flexibility.*

*It is a unique form of accommodation, usually managed by an owner and his/her family. Despite low returns, the hands-on nature of the management and the unique history of each accommodation premise, owners work towards maintaining this style of low cost to moderate cost boarding houses.*

Recent articles<sup>3</sup> reinforce the changing face of affordable housing tenants, and the potential impact community resistance has on new affordable housing developments, largely due to stereotypes and negative perceptions of the type of resident boarding houses attract<sup>4</sup>.

There is no 'typical' boarding house resident, rather, boarding houses attract people from many different sectors of society. As noted in the foregoing, boarding houses are popular with students, key workers and young professionals.

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<sup>3</sup> <https://www.domain.com.au/news/heres-what-an-affordable-housing-tenant-actually-looks-like-20170315-guychi/>

<sup>4</sup> <https://www.domain.com.au/news/community-resistance-is-impacting-the-supply-of-affordable-housing-experts-say-20170317-guxhwu/>

## 5.0 SOCIAL IMPACT ASSESSMENT

The proposed boarding house has been assessed against the following criteria:

- Population change
- Housing
- Access and Mobility
- The health and safety of the community
- Social Cohesion
- Community structure, character, values & beliefs
- A sense of place and community
- Community facilities and links
- Interaction between the development and the community
- Social equity, socio-economic groups & the disadvantaged
- Social displacement
- Social change management
- Amenity
- Public interest

### 5.1 Population change

As detailed in the *Operational Plan of Management*, the maximum permitted number of residents on the site will be 28, with 4 rooms having capacity for two residents and 20 rooms accommodating one resident. One manager's residence is included with an estimated capacity for 1 resident. The minor increase in population of 28 people on the site is unlikely to significantly alter the socio-economic or demographic characteristics of the SAL1, or the suburb of Penrith.

The demographic profile of the area indicates that residents of the SAL1 are generally slightly older, on a lower income, more likely to have never been married, be younger, are more likely to live in a unit, and work in clerical or administrative roles compared to other parts of the suburb of Penrith and the

Penrith LGA. There is nothing about the proposed development that is likely to result in any significant changes to the characteristics of the local population and new residents are likely to have similar socio-economic and demographic characteristics to the existing population.

The proposed development is unlikely to result in any significant impacts in terms of the socio-economic or demographic characteristics of the area. The proposed development provides low-cost, self-contained, modern, boarding house accommodation in an area serviced by public transport, retail and recreation opportunities.

## **5.2 Housing Options**

As detailed in the Demographic Profile Table included at Appendix A, the predominant form of housing in the SAL1 are two bedroom units. The second most common form of housing is in the form of dwellings with three bedrooms dwellings.

Units and flats represent 70.8% of the housing stock in the SAL1, significantly greater than that in the suburb of Penrith (21.4%) and the Penrith LGA (5.6%). The high proportion of units in the SAL1 is not surprising in the context of the Penrith CBD and the sites proximity to public transport and shops.

At the 2016 Census, there were no dwellings described as bedsits or studios in the SAL1, and only 1.0% of all dwellings in the suburb of Penrith were described as studios/bedsits.

Data from the Centre of Affordable Housing's *Local Government Housing Kit Database* for the Penrith LGA, compared to NSW (Appendix A) indicates a generally higher supply of affordable rental accommodation for those on very low, low and moderate incomes, compared to Greater Sydney and NSW

A search of the NSW Boarding House Register identified no existing registered boarding houses in the suburb of Penrith. Given the limited availability of smaller studio apartments the proposed boarding house would add to the diversity of housing type in the Penrith area.

The proposed development will introduce 24 self-contained studio rooms to the area as affordable housing for key workers, older people, people with a disability, students and those on low incomes.

In terms of improving the diversity of housing size in the area, the proposed boarding house represents a positive impact.

### **5.3 Access and Mobility**

The proposed development provides 3 adaptable/accessible units, one each on level, and makes provision for 2 dedicated accessible car parking spaces. The proposed development includes smooth paths of travel throughout and access to internal and external communal spaces on the ground floor.

As previously noted, the subject site is in close proximity to public transport in the form of buses and trains, and is well serviced by medical facilities, shops and retail options, and recreation.

An *Access Review Report* prepared by Loka Consulting Engineers Pty Ltd accompanies the DA. That report notes that the proposed development is able to comply with the relevant access requirements for boarding house developments. The proposed development does not generate any negative impacts in terms of access and mobility.

## 5.4 Health and safety of the community

The proposed boarding house represents a residential development like any other, appropriately located in a residential area, close to public transport and shops and the location of the proposed boarding house is unlikely to generate any health or safety impacts.

There is nothing about the proposed development that is likely to generate any impacts in terms of public safety.

The Bureau of Crime Statistics and Research (BOCSAR) provides crime data and trends through their Crime Mapping Tool ([www.bocsar.nsw.gov.au](http://www.bocsar.nsw.gov.au)). The data for the suburb of Penrith and the Penrith LGA, compared to NSW is included in the table below:

Crime	Penrith Suburb	Penrith LGA	NSW
<b>Assault (overall)</b>	3747.5 (second lowest density)	1245.6 (second highest density)	802.7
<b>Domestic Assault</b>	1627.6 (second highest density)	668.7 (medium density)	398.3
<b>Non-Domestic Assault</b>	1942.1 (second lowest density)	526.3 (highest density)	372.5
<b>Assault Police</b>	177.8 (lowest density)	31.8 (second highest density)	31.9
<b>Robbery</b>	191.5 (second highest density)	50.7 (highest density)	27.6
<b>Sexual Offences</b>	574.4 (lowest density)	219.9 (second highest density)	184.7
<b>Theft</b>	11,372.5 (medium density)	3202.5 (highest density)	2376.9
<b>Malicious Damage to Property</b>	2947.4 (medium density)	913.4 (medium density)	676.2

Source: [www.bocsar.nsw.gov.au](http://www.bocsar.nsw.gov.au) Data from October 2019 - September 2020

As can be seen, the suburb of Penrith, and the Penrith LGA currently have high rates of most crimes. The subject site is located in a 'hotspot' for domestic related assaults, and non-domestic related assaults.

Figure 2 – Domestic assault hotspot map

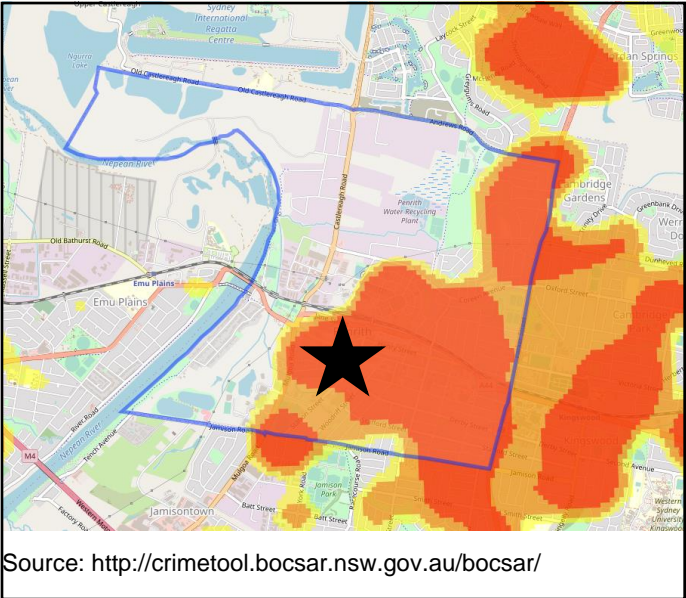
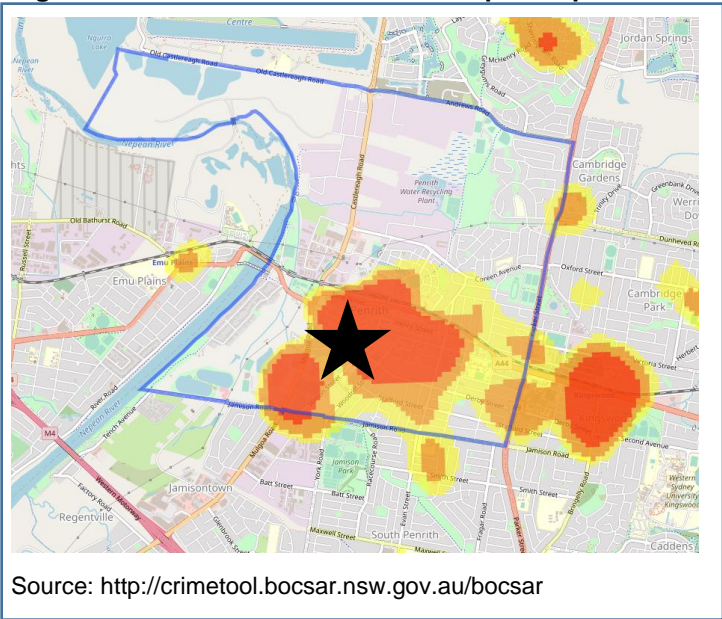
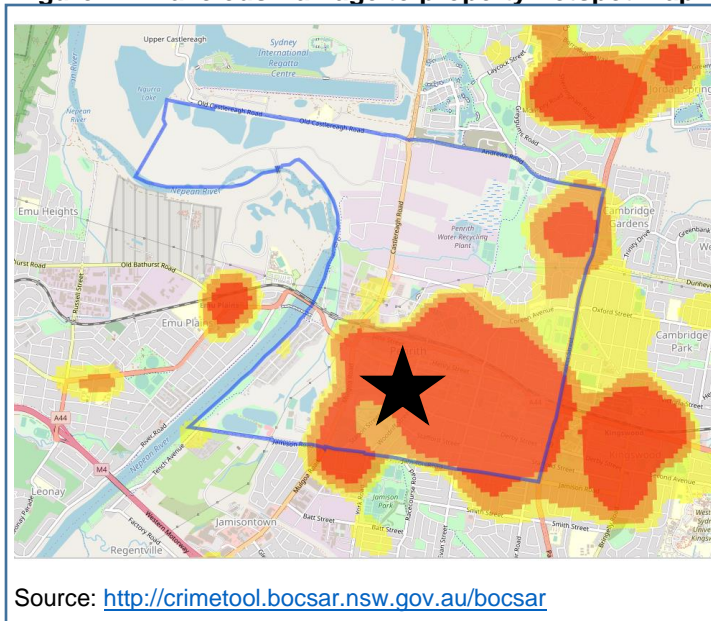


Figure 3 – Non-domestic assault hotspot map





**Figure 4 – Malicious Damage to property hotspot map**

There is little a residential development can do to influence rates of domestic and non-domestic related assaults. To the extent that design features can be included in the plans for a residential development, application of Crime Prevention Through Environmental Design (CPTED) principles can improve safety in and around a site.

The proposed boarding house has been designed with consideration of *Crime Prevention Through Environmental Design* (CPTED) principles. The design of the residential apartments and their internal layout have addressed potential safety problems such as potential entrapment and hiding places.

The following comments relating to the CPTED principles of surveillance, access control, territorial reinforcement, space management and target hardening and describe how the design of the proposed development responds to crime reduction and prevention issues through the application of the principles for CPTED.

*Surveillance:*

Trees and shrubs will be trimmed to reduce concealment opportunities and increase visibility to and from the street.

The proposed development encourages casual surveillance by providing appropriately designed entrances, and views from windows to Station Lane and the areas surrounding the development, while maintaining privacy.

The landscaping plan ensures a high level of amenity while maintaining clear sight lines and minimising potential hiding places.

The proposed access to the site will provide pedestrian access through secured entry doors controlled by a keypad or swipe card and access to dwellings through individual keys held by residents.

*Territorial reinforcement and Access Control:*

Appropriate fencing is proposed to be installed around the perimeter to clearly define the property boundaries.

Front gates will be of an open style (visually permeable) to increase visibility from and onto the site.

Fences and gates will be regularly maintained to ensure their effectiveness and good working order.

*Space Management:*

Communal spaces are proposed to be built and maintained so that they remain attractive spaces for the frequent use of the residents.

Security lighting will be installed on the site at appropriate intervals and heights to ensure adequate lighting of paths of travel and to increase site security.

*Target hardening:*

All windows and doors will include key locks to minimise the potential for intruders into the residences.

The proposed development, which is a modern boarding house development, with an onsite manager, is unlikely to generate any negative impacts on crime rates in the area.

**5.5 Social Cohesion**

There is nothing about the proposed development, or future residents of the proposed boarding house that is likely to generate any negative impacts in terms of social cohesion.

As previously noted, the future residents of the proposed development are likely to have similar socio-economic or demographic characteristics to existing residents.

New residents of the proposed development will have the same opportunities to participate in the local community, and join community groups, as existing residents, or residents of non-boarding house developments.

**5.6 Community structure, character, values and beliefs**

The proposed boarding house is unlikely to generate any significant impacts in terms of community structure, character, values and beliefs.

Residents of the proposed development are likely to have similar socio-economic and demographic characteristics as existing residents and as such, there is unlikely to be any discernible changes to community structure, character, values and beliefs.

The proposed boarding house is likely to be indistinguishable from other residential uses in the area.

### **5.7 A sense of place and community**

There is nothing about the proposed boarding house, located appropriately, in a residential area close to public transport and shops, that is likely to generate any negative impacts on the sense of place or community in the local area.

### **5.8 Community facilities and links**

The proposed development does not result in the removal of any community facilities, nor does it reduce or impede community links.

The future residents of the proposed boarding house may increase usage of community facilities such as parks, community centres and public transport, but this increase is unlikely to be significant.

In terms of increased use of public transport, this is likely to generate positive impacts through the reinforcement of existing timetables, and potentially increased service to the area.

### **5.9 Interaction between the development and the community**

As the proposed boarding house represents a residential development, in an area zoned for residential development, the interaction between the proposed development and the community will be indistinguishable from other residential uses.

### **5.10 Social equity, socio-economic groups and the disadvantaged**

The proposed boarding house will generate positive impacts in terms of social equity through the provision of affordable accommodation in a modern boarding house environment.

The demographic profile presented in Chapter 4.0 identifies that the population of the SAL1 and the suburb of Penrith include a limited number of groups that are potentially at heightened risk of social harm as a result of their particular socio-economic and demographic characteristics including:

- people born overseas in a non-English speaking country;
- people who speak a language other than English at home;
- the unemployed
- people who need assistance to carry out daily tasks;
- one parent households;
- those residing in public housing; and
- those on low incomes.

There is nothing about the proposed boarding house that is likely to generate any negative social impacts for members of these groups. The proposed boarding house will provide affordable accommodation in a modern boarding house environment, and this will include accommodation for people from at-risk groups.

Affordable accommodation will be made available to all, regardless of their particular socio-economic or demographic characteristics.

### **5.11 Social displacement**

The existing dwelling on subject site is currently occupied by rental tenants who will be given ample notice to relocate.

## **5.12 Social change management**

As previously noted, the proposed residents of the boarding house are likely to have similar socio-economic and demographic characteristics as existing residents, and as such, the proposed development is unlikely to result in any significant or material social change.

## **5.13 Amenity**

The amenity of existing residents in the locality has been addressed as part of the overall development design and assessment process. Noise, traffic and parking, littering/vandalism/anti-social behaviour and overshadowing/overlooking are addressed in the following.

### **5.13.1 Noise:**

The proposed development is unlikely to generate any noise levels that are unexpected, or significantly different from any other residential development. Residents will be required to adhere to the *House Rules*, which require residents to minimise noise disturbance.

It is likely there will be some short-term noise and disturbance impacts to adjoining residential properties during demolition and construction. These impacts can be minimised through conditions of consent.

The potential noise impacts of the proposed development have been assessed in the *Acoustic Report – Traffic and Environmental Noise* prepared by Acoustic, Vibration and Noise Pty Ltd accompanies the DA. That report concludes:

*The construction of the proposed development at No. 1 Station Lane, Penrith if carried out as recommended in the plans and specifications and including the acoustic recommendations in this report, will meet the required noise reduction levels as required in Clause 102 of the State Environmental Planning Policy –*

*(Infrastructure) 2007, NSW Road Noise Policy, Australian Standards AS 3671 'Traffic Noise Intrusion Building Siting and Construction', AS2107 'Acoustics – Recommended Design Sound Levels and Reverberation Times' and Penrith City Council Conditions/Requirements.*

### **5.13.2 Traffic & Parking**

It is generally acknowledged that the traffic generation and parking requirements of a boarding house are lower than that for a residential flat building development. The subject site provides parking for 12 cars, including two dedicated accessible spaces; 3 motorbike space and 2 spaces for bicycle storage.

The traffic generation and parking implications of the proposed boarding house have been assessed by Loka Consulting Engineers in their *Traffic Management Report* accompanying the DA.

### **5.13.3 Littering/Vandalism/Anti-Social Behaviour**

The proposed development is unlikely to result in littering, vandalism or anti-social behaviour. The development includes security features such as lighting of entrances and external paths and parking areas and restricted access areas that will deter vandalism and anti-social behaviour.

### **5.13.4 Overshadowing/Overlooking**

Shadow diagrams prepared by the project architect accompany the application and illustrate the extent of shadow from the proposed development to surrounding properties.

The proposed boarding house includes a number of design features to minimise the overlooking, including the installation of privacy louvers to all windows to minimise any impacts on privacy to surrounding properties.

#### **5.14 Public Interest**

The proposed boarding house application is likely to generate a number of public interest benefits, including:

- provision of affordable housing for key workers, older people, students, people with a disability, and those on low incomes;
- increasing the diversity of residents of the area;
- contributing to the diversity of housing size and options in the areas;
- contribution to the affordable housing stock in the Penrith LGA;
- employment in the construction and fit out of the proposed boarding house.



## **6.0 ENHANCEMENT AND MITIGATION MEASURES**

The potentially positive impacts generated by the proposed development will only be realised if the consent is granted for the boarding house. The positive benefits include the provision of affordable housing for those on low incomes as well as key workers; providing increased diversity in terms of the size of housing available; increasing the diversity of the population of Penrith; increased patronage at local shops; and contributing to the affordable housing stock in the area.

The potentially negative impacts generated by the proposed boarding house include the short-term impacts generated in the demolition and construction phase. These impacts can generally be minimised and controlled through conditions of consent.

## 7.0 CONCLUSION

This Social Impact Assessment assesses the potential impacts generated by the proposed boarding house development at 1 Station Lane, Penrith.

The subject site represents a suitable and appropriate location for a Boarding House given its close proximity to public transport, local shops and services such as medical centres.

The proposed development is unlikely to generate any long term negative social impacts, but has the potential to generate a number of positive impacts, including:

- provision of affordable housing for key workers, older people, students, people with a disability, and those on low incomes;
- increasing the diversity of residents of the area;
- contributing to the diversity of housing size and options in the areas;
- contribution to the affordable housing stock in the Penrith LGA;
- employment in the construction and fit out of the proposed boarding house.

There are no reasons from a social planning perspective to refuse the application.

## APPENDIX A

### DEMOGRAPHIC PROFILE TABLE

Demographic Profile Table

Demographic Characteristic	SAL1 - 1146425	Penrith suburb	Penrith LGA	Greater Sydney	NSW
Total Persons	300	13 295	196 066	4 823 991	7 480 228
ATSI	3 (1.0%)	669 (5.0%)	7 741 (3.9%)	70 135 (1.4%)	216 176 (2.8%)
NESB Persons					
(i) No. born overseas in non-English speaking country.	113 (37.6%)	3 010 (22.6%)	36 937 (18.8%)	1 474 715 (30.5%)	1 646 057 (22.0%)
(ii) No. speaking lang. other than English at home	138 (33.4%)	2264 (17.0%)	33 084 (16.8%)	1 727 574 (35.8%)	1 882 015 (25.1%)
In need of assistance		1 127 (8.4%)	10 152 (5.1%)	236 139 (4.9%)	402 048 (5.3%)
Age range:					
0-4 years	9 (2.9%)	832 (6.2%)	14,478 (7.4%)	310,173 (6.4%)	465,135 (6.2%)
5-14 years	24 (7.7%)	1,351 (10.1%)	26,806 (13.6%)	590,126 (12.2%)	921,195 (12.3%)
15-19 years	6 (1.9%)	723 (5.4%)	13,037 (6.6%)	288,362 (5.9%)	448,425 (5.9%)
20-24 years	19 (6.1%)	1,015 (7.6%)	14,119 (7.2%)	340,737 (7.0%)	489,673 (6.5%)
25-34 years	71 (23.0%)	2,297 (17.2%)	30,298 (15.4%)	774,405 (16.0%)	1,067,524 (14.2%)
35-44 years	51 (16.5%)	1,751 (13.1%)	27,454 (14.0%)	696,037 (14.4%)	1,002,886 (13.4%)
45-54 years	39 (12.7%)	1,611 (12.1%)	24,736 (12.6%)	627,580 (13.0%)	977,984 (13.0%)
55-64 years	26 (11.6%)	1,387 (10.4%)	22,221 (11.3%)	524,011 (10.8%)	889,763 (11.9%)
65-74 years	17 (5.5%)	1,125 (8.5%)	14,463 (7.3%)	372,488 (7.7%)	677,020 (9.0%)
75-84 years	28 (9.1%)	744 (5.6%)	6,132 (3.1%)	204,051 (4.2%)	373,115 (4.9%)
85 years and over	9 (2.9%)	458 (3.4%)	2,316 (1.1%)	96,022 (1.9%)	167,506 (2.2%)
Unemployment rate	12.7	8.5	5.7	6.0	6.3
Median weekly household income	\$979	\$1 142	\$1658	\$1750	\$1486
Median weekly rent	\$300	\$330	\$370		
Med Age	39	37	34	36	38
Ave household size	1.8	2.2	2.9	2.8	2.6
<b>Marital Status (aged 15+)</b>					
Married	68 (25.0%)	3 378 (30.4%)	73 222 (47.3%)	1 934 134 (49.3%)	2 965 285 (48.6%)
Separated	25 (9.2%)	543 (4.8%)	5 764 (3.7%)	111 495 (2.8%)	190 199 (3.1%)
Divorced	47 (17.3%)	1 419 (12.7%)	13 196 (8.5%)	298 433 (7.6%)	512 297 (8.4%)
Widowed	18 (6.6%)	899 (8.0%)	6 741 (4.3%)	185 646 (4.7%)	331 655 (5.4%)

Demographic Characteristic	SAL1 - 1146425	Penrith suburb	Penrith LGA	Greater Sydney	NSW
Never married	114 (41.9%)	4 452 (40.0%)	55 852 (36.0%)	1 393 988 (35.5%)	2 094 457 (34.3%)
<b>Family Structure</b>					
Couple families with dependent children under 15 years and other dependent children	32 (42.7%)	1 125 (34.9%)	25 421 (48.8%)	501 238 (40.1%)	718 364 (37.0%)
Couple families with no children	14 (18.7%)	1 122 (34.8%)	15 792 (30.3%)	416 588 (33.4%)	709 524 (36.5%)
One parent families with dependent children	23 (30.7%)	874 (27.1%)	10 063 (19.3%)	113 772 (9.1%)	192 626 (9.9%)
Other families	6 (8.0%)	91 (2.8%)	784 (1.5%)	22 992 (1.8%)	32 483 (1.6%)
<b>Car Ownership</b>					
None	42 (25.9%)	875 (16.3%)	3 869 (6.0%)	179 500 (11.0%)	239 625 (9.2%)
One	87 (53.7%)	2 305 (42.9%)	19 705 (30.9%)	603 062 (37.1%)	946 159 (36.3%)
Two	16 (9.9%)	1 326 (24.7%)	23 636 (37.1%)	532 633 (32.8%)	887 849 (34.0%)
Three		362 (6.7%)	8 655 (13.6%)	164 918 (10.1%)	283 044 (10.8%)
4 or more		170 (3.1%)	5 637 (8.8%)	89 744 (5.5%)	152 500 (5.8%)
<b>Housing (dwellings)</b>					
Sep house	33 (20.5%)	2 529 (43.1%)	51 865 (76.6%)	924 225 (52.5%)	1 729 820 (59.8%)
Semi-detached	14 (8.7%)	1 531 (26.1%)	7 490 (11.0%)	227 238 (49.8%)	317 447 (35.7%)
Unit	114 (70.8%)	1 257 (21.4%)	3 826 (5.6%)	456 233 (25.9%)	519 380 (17.9%)
Other dwelling	0	19 (0.3%)	231 (0.3%)	9 129 (0.5%)	23 583 (0.8%)
Unoccupied dwellings	16 (9.0%)	504 (5.6%)	3 972 (5.8%)	136 055 (7.7%)	284 741 (9.8%)
Home fully owned	26 (17.1%)	1 048 (19.5%)	16 561 (26.0%)	472 635 (29.1%)	839 665 (32.2%)
Being purchased	20 (13.2%)	1 138 (21.2%)	25 931 (40.7%)	539 917 (33.2%)	840 665 (32.2%)
Private rental	98 (64.5%)	2 307 (43.0%)	16 605 (26.0%)	485 404 (29.9%)	722 020 (27.7%)
Public housing	N/A	584 (10.8%)	2 601 (4.0%)	67 845 (4.1%)	104 902 (4.0%)
<b>Dwelling Structure - # of bedrooms</b>					
0	0	56 (1.0%)	184 (0.3%)	12 812 (0.7%)	17 157 (0.6%)
1	11 (7.0%)	272 (5.0%)	1 304 (2.0%)	118 881 (7.3%)	157 194 (6.0%)
2	96 (60.8%)	1 699 (31.6%)	6 465 (10.1%)	402 675 (24.8%)	577 675 (22.1%)
3	40 (25.3%)	2 229 (41.5%)	29 177 (45.8%)	548 987 (33.8%)	970 001 (37.2%)

Demographic Characteristic	SAL1 - 1146425	Penrith suburb	Penrith LGA	Greater Sydney	NSW
4	3 (1.9%) (4 or more)	671 (12.5%)	19 780 (31.0%)	376 427 (23.1%)	633 184 (24.3%)
5		136 (2.5%)	4 216 (6.6%)	101 053 (6.2%)	148 851 (5.7%)
6+		32 (0.6%)	1 053 (1.6%)	23 774 (1.4%)	34 370 (1.3%)
<b>Migration</b>					
Same add 1yr ago		9 404 (71.7%)	152 617 (78.9%)	3 695 742 (77.5%)	5 718 965 (77.3%)
Same add 5 yr ago		5 529 (44.3%)	103 287 (56.8%)	2 402 160 (53.2%)	3 775 527 (53.8%)
<b>Occupation</b>					
Manager	14 (10.4%)	543 (9.4%)	9 598 (10.1%)	311 762 (13.7%)	456 084 (13.5%)
Professional	22 (16.3%)	981 (17.0%)	14 073 (14.8%)	597 798 (26.3%)	798 126 (23.6%)
Technical & Trade	17 (12.6%)	802 (13.9%)	14 049 (14.8%)	265 056 (11.6%)	429 239 (12.7%)
Community	15 (11.1%)	662 (11.5%)	9 950 (10.4%)	218 206 (9.6%)	350 261 (10.3%)
Clerical	25 (18.5%)	937 (16.2%)	16 844 (17.7%)	331 135 (14.5%)	467 977 (13.8%)
Sales	9 (6.7%)	547 (9.5%)	9 081 (9.5%)	205 051 (9.0%)	311 414 (9.2%)
Machinery op	18 (13.3%)	598 (10.4%)	10 287 (10.8%)	128 020 (5.6%)	206 839 (6.1%)
Labourer	15 (11.1%)	602 (10.4%)	9 165 (9.6%)	171 450 (7.5%)	297 887 (8.1%)
<b>Travel to work</b>					
Car driver	60 (47.2%)	3 327 (57.7%)	63 086 (66.5%)	1 197 269 (52.6%)	1 953 399 (57.7%)
Train	28 (22.0%)	584 (10.1%)	5 354 (5.6%)	247 051 (10.8%)	252 786 (7.4%)
Bus	5 (3.9%)	72 (1.2%)	770 (0.8%)	125 503 (5.5%)	133 903 (3.9%)

Source: 2016 Census data ([www.abs.gov.au](http://www.abs.gov.au)) – General Community Profile – as at October 2020

### M3A- Proportion of Rental stock that is affordable

0

Area	% of affordable Rental stock for Very Low Incomes Jun 16	% of affordable Rental stock for Low Incomes Jun 16	% of affordable Rental stock for Moderate Incomes Jun 16	% of affordable Rental stock for Very Low Incomes Sep 17	% of affordable Rental stock for Low Incomes Sep 17	% of affordable Rental stock for Moderate Incomes Sep 17	% of affordable Rental stock for Very Low Incomes Jun 18	% of affordable Rental stock for Low Incomes Jun 18	% of affordable Rental stock for Moderate Incomes Jun 18	% of affordable Rental stock for Very Low Incomes Jun 19	% of affordable Rental stock for Low Incomes Jun 19	% of affordable Rental stock for Moderate Incomes Jun 19	Affordable Rental stock for Low Incomes Jun 19
Penrith	7.6	38.4	86.1	11.2	53.6	95.8	12.4	53.2	97.0	14.4	60.7	97.0	1263.0
New South Wales	10.4	31.1	69.1	9.7	32.5	76.5	9.4	32.4	77.0	8.8	33.5	77.4	25098.0
Greater Sydney	3.2	18.0	60.2	3.9	23.1	69.9	4.0	23.2	71.1	4.5	26.5	72.5	14279.0

Source: Rental Bonds data, NSW Fair Trading

Note: Note: There are revisions to Census releases across years and also a slight change in methodology in June quarter 2017 onwards and hence not all figures are comparable. \*Data for Botany Bay and Rockdale LGAs is not available separately. Data for the amalgamated Bayside LGA is available instead with 1.3, 10.7 and 62.8% of rental  
 Date Generated: 29 October 20

**APPENDIX B**

**DISTANCES TO LOCAL SERVICES AND FACILITIES**



<b>Service/facility</b>	<b>Address</b>	<b>Approximate distance from subject site (walking distance)</b>
<b>Shops/groceries/retail</b>		
Coles Penrith, Nepean Shopping Village	Station & Reserve St	650m
Woolworths Penrith	569-589 High Street	900m
Aldi	201-205 Hight Street	1.4km
<b>Medical Centres/GPs/Hospital/Dental</b>		
Penrith After hours Doctors	51/122 Station Street Penrith	650m
Myhealth Medical Centre	Westfield Penrith	900m
Mediclinic Penrith Medical Centre	Westfield Penrith	900m
Tindale Family Practice	115 Lethbridge Street	1.0km
Penrith Medical Centre	61-79 Henry Street	1.1km
<b>Pharmacy/Chemist</b>		
Blooms the Chemist	Nepean Village Shopping Mall – Station Street	650m
Penrith 24 hour Pharmacy	438 High Street	500m
Chemist Warehouse	457 High Street	500m
<b>Disability Services</b>		
Ability Options	2/95 Henry Street	750m
<b>Recreation</b>		
Judges Park	33 Woodriff Street	450m

Aneldriva Park	Station Street	600m
Penrith Bowling & Recreation Club	Derby Street	500m
Ripples Penrith	Station Street	400m

Source: Google maps

**APPENDIX C**

**QUALIFICATIONS & EXPERIENCE OF AUTHOR**

Sarah George – BA (Psych/Soc), Cert IV Youth Work; Cert IV  
Training and Assessment

**QUALIFICATIONS:**

Bachelor of Arts majoring in Psychology & Sociology (Macquarie University);  
Teaching By Distance (TAFE Oten); Certificate IV – Workplace Training &  
Assessment, Youth Work Certificate IV (TAFE NSW).

**EXPERIENCE:**

In practicing as a consultant, I have completed assignments for a number of  
clients in the private and public sector, including:

- preparation of Statements of Evidence and representation as an Expert  
Witness in the Land and Environment Court of NSW;
- preparation of the City of Sydney Council's Alcohol-Free Zone Policy Review  
& Guide;
- preparation of a draft Local Approvals Policy for the City of Sydney ("Sex on  
Premises Venues");
- preparation of Social Impact Assessments for Development Applications,  
including Matthew Talbot Lodge, Vincentian Village and the Ozanam Learning  
Centre for St Vincent de Paul, Malek Fahd Islamic School, and Hotel  
Development Applications at Hurstville and La Perouse and numerous  
packaged liquor licences;
- preparation of Community Impact Statements for packaged liquor outlets, on-  
premises licences for submission to the Office of Liquor, Gaming and Racing;  
and
- preparation of numerous Social Impact Assessments for licensed premises,  
both hotels and off-licence (retail) premises for submission to the Office of  
Liquor Gaming and Racing and the former Liquor Administration Board.

Prior to commencing as a consultant, I worked in community organisations and in  
the non-Government and private sectors in numerous roles including:

- Project Officer – Education & Development with Hepatitis NSW

- Case Manager Big Brother Big Sister Mentoring Program with the YWCA NSW
- Drug and Alcohol educator and counsellor
- Youth Worker

I also worked for several years in a Town Planning Consultancy.