

18.11.2024

To Whom it May Concern

**RE: Planning Permit Amendment - Place of Assembly 4 Margaret Street Oakleigh South
Community Impact Assessment (CIA)**

I have been engaged by Sankat Mochan Samiti to complete a Community Impact Assessment of the proposed Planning Permit Amendment for the Place of Assembly at 4 Margaret Street Oakleigh South. My assessment considers the following features of the proposed Place of Assembly:

1. Yoga and meditation practice
2. Counselling
3. Seniors group meetings
4. Youth cultural activities, including dance training
5. Spiritual activities
6. Support for victims of domestic violence
7. Food preparation and service to visitors and those in need
8. Festival days

My preliminary assessment shows that, overall, the development of the proposed Place of Assembly at 4 Margaret Street Oakleigh South will result in a **Positive Net Community Impact (see Table 1 below)**.

A full CIA will be available in December 2024. Please do not hesitate to contact me with any inquiries about this CIA.

Sincerely

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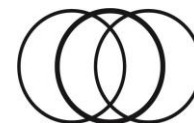
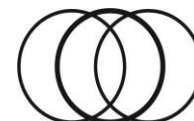
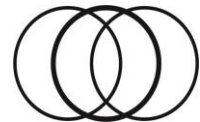


Table 1: CIA Preliminary Findings

Impact Category	Evidence of Community Impact
Relevant Policy Context	<p>Potential Positive Community Impacts</p> <p>The Oakleigh Community Infrastructure Scoping Project, conducted for the City of Monash 2022 found:</p> <p><i>Oakleigh and the surrounding suburbs will experience substantial population growth that will drive increased demand for community services, supports and infrastructure</i></p> <p><i>The highest increase in demand is expected for services and infrastructure to support:</i></p> <ul style="list-style-type: none"> • ...maternal and child health, kindergarten, childcare, playgroups and family support programs. • ...programs and services which support education, training and the health and wellbeing of young people. • ...programs and services which support social inclusion and the health and wellbeing of older adults
	<p>Potential Negative Community Impacts</p> <p>Oversupply of community services including community meeting places</p> <p>This potential impact can be mediated through close consultation with relevant Monash City Council community services and infrastructure planners</p>
	<p>Net Community Impact Relevant Policy Context - POSITIVE</p> <p>The proposed services to be provided through the Place of Assembly respond to the areas of high need identified Oakleigh Community Infrastructure Scoping Project including:</p> <ul style="list-style-type: none"> • Programs and services which support the health and wellbeing of young people: counselling; youth cultural activities, including dance training • Programs and services which support social inclusion and the health and wellbeing of older adults: seniors group meetings



Impact Category	Evidence of Community Impact
Socio-Economic Profile	<p>Significant demographic trends across the City of Monash community highlight the need for the services proposed through the Place of Assembly including:</p> <ul style="list-style-type: none"> i. 15,190 people, 8% of the Monash population, have Indian ancestry, this is higher than for Greater Melbourne 5.3% ii. Since 2016 the City of Monash has attracted 2,902 additional residents with Indian ancestry iii. 8.4% of Oakleigh South resident have Indian ancestry – 481 people increasing from 196 people in 2016 iv. After Christianity and Atheism, Hinduism (7.5% or 14,241 Monash residents) and Buddhism (7.2% or 13,700 Monash residents) are the most popular religions amongst Monash residents v. India is the second highest birthplace other than Australia, for Monash residents with 13,517 Monash residents born in India (7.4% compared to 5.2% of Metro Melbourne residents) vi. India is the 8th most common birth place of older people living alone – 89 older Indian residents; and the third most common birthplace for young people aged 12 – 24 years 1,314 young people born in India (2021) <p>These social trends provide evidence of strong support for the following services to be offered at the Place of Assembly:</p> <ul style="list-style-type: none"> i. Seniors group meetings ii. Youth cultural activities, including dance training iii. Spiritual activities iv. Festival days <p>There is also significant evidence of social need amongst the Monash community including:</p> <ul style="list-style-type: none"> i. 11,797 people living with mental health conditions – 6.6% of the Monash population (2021) ii. 1,847 incidents of police recorded family violence (2022 – 2023) iii. 16% of these family violence incidents were victims who were born overseas (Vic Police Family Violence Dashboard 2022-2023) iv. 18.1% of young children in Oakleigh South are vulnerable on one or more of the Australian Early Development Census domains (AEDC 2021) v. High estimates of households living in poverty including: <ul style="list-style-type: none"> - 54.7% of residents living in public rental housing - 45.6% of lone person households, and - 38.6% of single parent households are estimated to be living in poverty (Victorian Council of Social Services 2023) <p>These social trends provide evidence of strong support for the following services to be offered at the Place of Assembly:</p> <ul style="list-style-type: none"> 1. Yoga and meditation practice 2. Counselling 3. Seniors group meetings 4. Youth cultural activities, including dance training 5. Support for victims of domestic violence 6. Food preparation and service to visitors and those in need <p>Potentially Negative Community Impact – none identified Net Community Impact – Social Trends – POSITIVE</p>



Impact Category	Evidence of Community Impact
Availability of Comparable Facilities and Services	<p>A desktop review of comparable services and facilities proximate to 4 Margaret Street Oakleigh South finds:</p> <ol style="list-style-type: none"> 1. Four community meeting rooms – two of these are located in Hughesdale 5.2km from the Subject Site 2. Eight counselling services with the closest being Monash Medical Centre 2.1km from the Subject Site 3. Nine psychologist services – all located beyond 2 – 3 km distance from Subject Site 4. No existing yoga services proximate to the Subject Site <p>Potentially Negative Community Impact – Service overlap, duplication and potential oversupply</p> <p>Mitigating Strategies – This potential negative community impact could be mitigated through service coordination to ensure that overlapping services are comparable and relevantly targeted to certain groups</p> <p>Net Community Impact – Social Trends – POSITIVE</p>
Traffic Impacts	<p>Potentially Negative Community Impact – The proposed amendment to the opening hours and patron numbers at the Place of Assembly brings the possibility of increased pedestrian and vehicle traffic impacting on the amenity of the local area.</p> <p>Mitigating Strategies - A Traffic Impact Assessment prepared by Movendo traffic engineers shows that the proposed increase to the patron limits will not have unreasonable impacts on the operation of the local street network or the availability of on-street car parking in the local streets within the industrial precinct in which the site is located. Patron and vehicle management strategies can be introduced at extended operation hours to manage any potential negative impacts of increased patrons.</p> <p>Net Community Impact – Social Trends – NEUTRAL</p>