



# Wilton Industrial Planning Proposal

Social and Health  
Impact Comment

Prepared for  
Altis Property Partners

May 2023

**HiIPDA**  
CONSULTING



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This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

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## 1.0 INTRODUCTION

HillPDA has been engaged by Altis Property Partners to prepare a Social and Health Impact Comment (SHIC) to accompany a planning proposal that seeks to rezone 53.5 hectares of land from RU2 Rural Landscape to E4 General Industrial so that it may be used for industrial purposes (the proposal). The planning proposal relates to a 108 hectare site located to the west of Wilton known as West Wilton. The site is located within the Wollondilly Local Government Area (LGA) in Sydney's southwest.

Wollondilly Shire Council (Council) has adopted a *Social and Health Impact Assessment Policy* (2021) which requires that proposals to amend a land use planning instrument must be accompanied by a report that assesses the social and health impacts of the proposal. This SHIC has been prepared to fulfill this requirement. It aims to identify the potential positive and negative social and health impacts of the proposal, to consider the significance of the identified impacts, and outline any avoidance or mitigation measures that have or should be undertaken.

## 2.0 THE PROPOSAL

The planning proposal seeks to rezone a 53.5 hectare portion of the site from RU2 Rural Landscape to E4 General Industrial by amending the *Wollondilly Local Environmental Plan 2011*. The planning proposal is required to enable the development of industrial and warehousing facilities on the site.

A concept masterplan for industrial development of the site has been prepared by Altis Property Partners and is shown in Figure 1. The concept masterplan comprises:

- 53.5 hectares of land to be rezoned from RU2 Rural Landscape to E4 General Industrial, with the remainder of the site (around 55 hectares) to be preserved as biodiversity area under the Cumberland Plain Conservation Plan
- A concept layout for 27 warehouse and industrial units (and associated office and hardstand areas) across the site, with approximate gross floor areas between 1,800 square metres and 20,600 square metres
- An internal road network, including one main and two auxiliary access points to the wider road network
- An internal pedestrian and active transport network, including separated site access points and an edge trail around the site perimeter
- A plaza and café site at the site's northwest, as well as landscaped amenity and breakout areas throughout the site
- Setback areas to provide fire protection zones, and on-site stormwater detention basins.

**Figure 1: Draft concept masterplan of the planning proposal for the site**



Source: Altis Property Partners (2023)



## 2.1 The site

The site consists of nine lots with frontage to Berwick Park Road and Wilton Park Road. The site is currently zoned RU2 Rural Landscape under the *Wollondilly Local Environmental Plan 2011*. In total, the site measures approximately 108 hectares, whilst the individual lots range from around two hectares to around 16 hectares in area.

The legal descriptions of the lots that constitute the site are shown in the table below.

Address	Legal description	Address	Legal description
10 Berwick Park Road	Lot 2, DP609222	55 Wilton Park Road	Lot 5, DP233845
20 Berwick Park Road	Lot 1, DP609222	75 Wilton Park Road	Lot 41, DP749823
30 Berwick Park Road	Lot 30, DP251051	85 Wilton Park Road	Lot 40, DP749823
25 Wilton Park Road	Lot 7, DP233845	95 Wilton Park Road	Lot 3, DP233845
45 Wilton Park Road	Lot 6, DP233845		

The site is generally used for rural-residential purposes. Each of the constituent lots hosts a dwelling or homestead, and the proponent advises that each lot currently has a resident household. The site also contains several dams, pasture and grazing land, and forested areas, particularly those parts of the site nearest to the Nepean River. A desktop review suggests that some of the lots may host business operations. The proponent has purchased six of the site's constituent lots and is currently in negotiations to purchase the remaining three lots.

The southern portion of the site is adjacent to the Nepean River and is subject to the Cumberland Plain Conservation Plan (refer to section 2.4). At this point in its course, the Nepean River is a steep-sided gorge, and areas immediately adjacent to it are generally sloping and heavily vegetated. Figure 2 shows the site in context.

Figure 2: The site and its surrounds



Source: HillPDA, Google Maps (2023)

Access to and from the site is provided by Berwick Park Road and Wilton Park Road. Wilton Park Road provides access to the wider road network via Picton Road, which intersects with Wilton Park Road around 200 metres north of the site. Though Wilton Park Road once crossed the Nepean River, enabling more direct access to Picton, it is now a no through road.

## 2.2 Site surrounds

The area surrounding the site to the northwest through to the east is generally consistent with its rural-residential character. The area surrounding the site to its southeast through to the west is generally less developed, consisting of riverine and forested areas, as well as smaller rural-residential areas.

Further from the site, the localities of Wilton and Bingara Gorge are located around 1.5 kilometres to the east, across the Hume Motorway. The site is also near the urban growth areas of South East Wilton, and Wilton North, with the future Wilton Town Centre located close to the north of the site, across Picton Road. The LGA's largest settlement, Picton, is located approximately eight kilometres west of the site.

## 2.3 Access

The site is well-located near key road transport infrastructure. The site is located close to Picton Road, and the eastern boundary of the site is located adjacent to the Hume Motorway. Picton Road and the Hume Motorway support excellent road transport access both north-south and east-west, particularly to Wollongong and Picton, and Sydney, Canberra, and Melbourne. The site is also positioned well in relation to future transport infrastructure, including the Western Sydney Airport and the proposed Outer Sydney Orbital road route.

There are no public or active transport routes near the site. Bus services operate regularly from Picton, approximately ten kilometres west of the site, including to Campbelltown, Camden, and Narellan, and to Bowral. Picton also hosts the nearest railway station to the site, which provides access to the Sydney rail network, and intercity trains between Sydney and Goulburn.

The proponent has indicated that (as per the concept masterplan) active transport access to the site would be provided at various points from Wilton Park Road, as well as throughout the site.

## 2.4 Strategic planning context

Wilton has been the subject of significant strategic planning works undertaken in recent years, by both State and local governments. Resultingly, the land surrounding Wilton have been identified as the area that will support most of the population, housing, and employment growth in the LGA over the long-term future. This is identified in Wollondilly Shire's local strategic planning statement (LSPS), *Wollondilly 2040*, which states:

*"Wilton will transform into a major new centre with 15,000 homes and space for 15,000 jobs."*

In 2018, the NSW Department of Planning and Environment (NSW DPE) published *Wilton 2040*, its vision and overarching strategic planning policy for the development of Wilton. In this plan, the site is included within an area marked as 'Employment Land Use for Further Investigation'. *Wilton 2040* anticipates that the strategic location of these lands will support the goal of achieving 15,000 additional jobs in Wilton, including across freight, manufacturing, and logistics.

The *Wollondilly Employment Land Strategy* (the ELS) was published by Council in 2021. The ELS also projects significant growth in employment within the LGA, and its review of employment lands across the LGA suggests that future employment land demand will not be able to be met with the existing supply.

Strategy 2 of the ELS responds to this identified shortfall and suggests that Council secure a long-term pipeline of employment land. As part of this Strategy, the ELS's Action 2.1 recommends that a structure plan for



employment lands be developed for the area surrounding the intersection of the Hume Motorway and Picton Road. This area includes the site, which is shown as suitable for a business park or large-format industrial uses.

In addition to the above, the site is contained within the area subject to the *Cumberland Plain Conservation Plan* (CPCP), a strategic conservation plan first published by NSW DPE in November 2021. The CPCP is intended to facilitate development Western Sydney whilst protecting areas with high strategic biodiversity value. Following significant investigative works to identify biodiversity value and development capacity, the CPCP categorises land broadly into areas to be developed and areas to be protected.

The site is comprised of land categorised under the CPCP as ‘certified - urban capable land’ and ‘avoided land’. Under the CPCP, Certified – urban capable land refers to land which does not require further biodiversity approvals to facilitate development, whilst avoided land refers to parcels that have been deemed as important for biodiversity, where development will be limited. As well as limiting development, native vegetation clearance and the rezoning of land are both restricted under the CPCP. The portion of the site proposed for rezoning is categorised under the CPCP as certified - urban capable land, whilst the site remainder consists of avoided land.

## 2.5 Social and health impact assessment policy and guidelines

Wollondilly Shire Council (Council) seeks to ensure that its planning decisions are able to consider economic, environmental, and social and health impacts. This type of approach is commonly described as a ‘triple bottom line’ and aligns with Council’s assessment requirements under the *Environmental Planning and Assessment Act 1979 (NSW)*.

To improve its ability to consider and the potential assess social and health impacts of development, Council has developed a *Social and Health Impact Assessment Policy* (SHIA Policy) and an accompanying set of *Social and Health Impact Assessment Guidelines* (SHIA Guidelines). The SHIA Policy requires that certain types of works undertaken in or pertaining to the Wollondilly Shire LGA (including development of Council policies, planning proposals, and development approvals) may trigger a requirement to undertake one of two forms of social and health impact assessment reporting:

- Social and Health Impact Comment (SHIC)
- Comprehensive Social and Health Impact Report (CSHIR).

As per Council’s *Planning Proposal Policy* (page 3), the proposed rezoning of the site is considered an ‘Employment Generating’ planning proposal. Council provides a list of activities that trigger requirements to undertake a Social and Health Impact Assessment (refer to pages 2-4 of the SHIA Guidelines). Employment Generating planning proposals are included in this list and trigger the requirement for a SHIC.

In alignment with the SHIA Guidelines, a SHIC is required to provide an overview of the likely impacts of a proposal, including:

- Identifying all potential social and health impacts
- Assessing whether the impacts are likely to be significant
- Describing the nature of the impact
- Describe any enhancement and/or mitigation measures proposed to be undertaken.

To inform our work on the SHIC, on 9 February 2023, HillPDA contacted Council and conducted a discussion with a Strategic Health Planner about existing and potential social and health issues in the LGA, as well as any specific concerns Council may have on those matters in relation to the growth areas in Wilton. This discussion helped to inform our understanding of the requirements of a SHIC, and in highlighting issues that Council considers important for the area surrounding the site, including access and environmental design matters.

This SHIC has been prepared to align with Council's SHIA Policy and SHIA Guidelines and meets the relevant requirements. A completed SHIC Assessment Form is provided at Appendix A.

## 3.0 SOCIAL LOCALITY

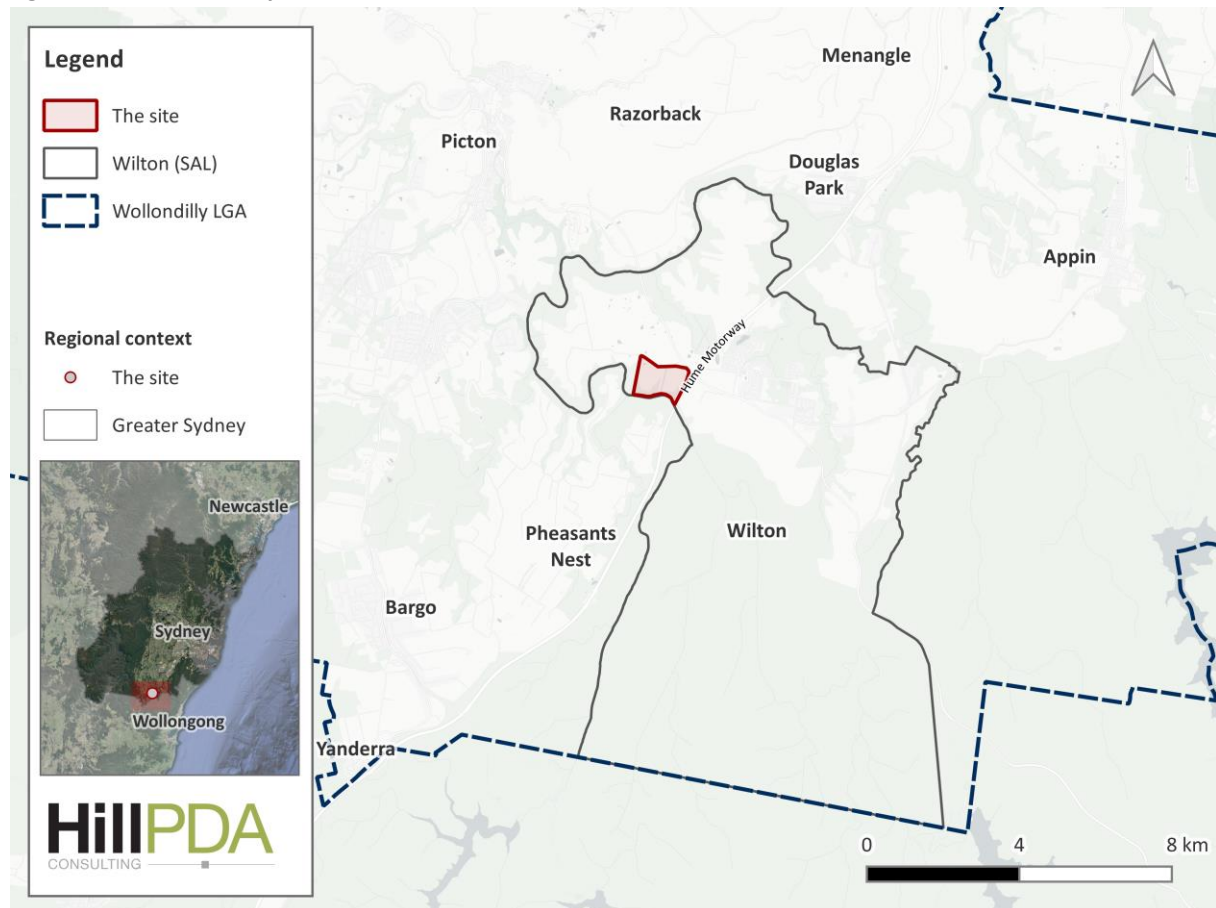
This chapter provides an overview of key social and demographic features of the area surrounding the site, or its social locality. Identifying and describing the social locality enables potential impacts to be assessed against the baseline environment.

### 3.1 The social locality

The social locality for this SHIC has been selected to provide an appropriate representation of the demographics of the site and its surrounds. The selected area is described as 'Wilton (Suburbs and Localities)', under the ABS' *Australian Statistical Geography Standard Edition 3*. Unless otherwise stated, in this section 'Wilton' refers to this area. Where relevant, comparisons have been made with Greater Sydney to contextualise demographic findings.

The study area and its relationship with the site, the Wollondilly LGA, and Greater Sydney are shown in Figure 3.

**Figure 3: The social locality**



Source: HillPDA, Australian Bureau of Statistics (2021)



## 3.2 Demographic snapshot

### Population overview



The 2021 Census **usual resident population** of Wilton was 3,767 persons. Wilton's population resided in 1,190 **private dwellings** with an **average household size** of 3.3 persons.

Wilton has a young population. The **median age** was 34, younger than Greater Sydney's 37 years. 33.9 per cent of Wilton residents were **less than 20 years old** on the day of the 2021 Census, a much higher proportion than the 24.0 per cent of Greater Sydney residents. Only 9.2 per cent of Wilton's residents were **65 years or older**, compared to 15.2 per cent of Greater Sydney residents.

### Language diversity



As at the 2021 Census, 7.9 per cent of Wilton households used a **language other than English at home**, less than a quarter of the proportion seen across Greater Sydney (42.0 per cent).

### Employment



71.9 per cent of Wilton residents reported being **in the labour force** in the week before the 2021 Census. Of those residents in the labour force, 60.1 per cent were **employed full-time** and 28.2 per cent were **employed part-time**, whilst just 2.0 per cent were **unemployed**.

Many Wilton residents were **employed in education**, with 4.0 per cent and 2.4 per cent of employed Wilton residents working in primary and secondary education, respectively. Other industries employing significant proportions of Wilton residents include hospitals, police services (2.7 per cent), and road freight transport (2.8 per cent, 2.7 per cent, and 2.5 per cent respectively).

### Transport



On the day of the 2021 Census, 52.7 per cent of Wilton residents **travelled to work in a private car** (as driver or passenger), whilst just 0.8 per cent travelled via **public transport** and 1.1 per cent **walked only**.

### Household income



In 2021, 46.0 per cent of Wilton households reported an **income of \$3,000 or more per week**, much higher than the 32.0 per cent of Greater Sydney households. At the same time, 6.7 per cent of Wilton households reported a **weekly income of less than \$650**, a far smaller proportion than the 14.1 per cent of Greater Sydney households.

### Health and wellbeing measures

A review of health and wellbeing data provided by the Public Health Information Development Unit (PHIDU) suggests that, compared to Greater Sydney, Wilton residents are more likely to have a range of health conditions and risk factors.



Measure	Incidence rate	
	Population Health Area*	Greater Sydney
<i>Residents with one long-term health condition</i>	18.7 per 100 persons	17.0 per 100 persons
<i>Residents with two long-term health conditions</i>	5.7 per 100 persons	4.9 per 100 persons
<i>Residents with a mental health condition</i>	7.5 per 100 persons	6.6 per 100 persons
<i>National Disability Insurance Scheme participants</i>	1.9 per 100 persons	1.7 per 100 persons
<i>Deaths from road traffic injuries (2016 to 2020)</i>	12.8 per 100,000 persons	2.1 per 100,000 persons
<i>Deaths from suicide and self-inflicted injuries (2016 to 2020)</i>	13.9 per 100,000 persons	8.6 per 100,000 persons

\* These findings relate to the 'Douglas Park – Appin/The Oaks – Oakdale', a Population Health Area comprised of two SA2s, developed by PHIDU. The site is within this area, though it differs from the study area utilised elsewhere in this section.

### Socioeconomic status



The ABS's **Index of Relative Socio-economic Advantage and Disadvantage** (IRSAD) ranks areas against others in Australia. As of the most recent IRSAD distribution (based on 2016 Census data), the areas that constitute the study area are all ranked within the top four most advantaged deciles (top 40 per cent most advantaged) across Australia, with two in the most advantaged decile (top 10 per cent).

### Crime statistics



HillPDA reviewed the NSW Bureau of Crime Statistics and Research (BOCSAR)'s **crime** database, from the two year period from October 2020 to September 2022. For most crime categories, Wilton recorded few or no crimes. Where crimes were recorded in Wilton, occurrence rates were significantly lower than those seen across NSW.

For example, **incidents of assault** and **incidents of theft** occurred at a rate of around 800 and 2,100 per 100,000 residents (respectively) across NSW, far higher than in Wilton, which recorded rates of around 300 and 1,000 per 100,000 respectively.

Source: HillPDA, Australian Bureau of Statistics (2016; 2021), BOCSAR (2023), PHIDU (2022)

## 4.0 SOCIAL AND HEALTH IMPACT ANALYSIS

This chapter identifies potential changes to existing social conditions that may arise from the approval of the planning proposal. Proposals or developments may directly or indirectly result in changes to the social and health context of communities, and can also contribute to cumulative changes that arise from the combination of changes in the social locality. Additionally, changes can be positive or negative; tangible or intangible; qualitative or quantitative; and are subjectively experienced.

The social impacts to arise from the proposal will be influenced by the present state of the baseline environment, the eventual consequences of the proposed development and measures put in place to mitigate against any negative impacts and enhance positive impacts. Any identified extant social issues are relevant only as context, within which the impacts of the proposed development must be examined.

The analysis in this section represents a comment on likely social impacts rather than a full social impact assessment. This approach is consistent Council’s SHIA Policy and SHIA Guidelines. The potential social impacts are identified in the table below.



**Table 1: Social and health impact analysis summary**

Impact category	Relevance (as per SHIC Assessment Form)	Potential impact(s)	Impact avoidance, reduction, or mitigation measures
Population change	<i>The location, size, rate and type of population change have implications for social infrastructure planning, urban design and community cohesion.</i>	<p><b>Positive impact(s)</b></p> <ul style="list-style-type: none"> <li>The additional employment generated by the proposal would be consistent with the existing age structure in Wilton, largely made up of younger, working age residents.</li> <li>These workers would be able to move to the local area or be sourced from within the local area.</li> </ul> <p><b>Negative impact(s)</b></p> <ul style="list-style-type: none"> <li>No significant demographic change would arise from the proposal as no residential development is proposed.</li> <li>The proponent has purchased (or is in the process of purchasing) the lots that constitute the site, independent of this planning proposal. Social and health impacts arising relating to the displacement of the nine households residing on these lots are therefore part of the existing social environment and would not materially be affected by the outcome of this proposal.</li> </ul>	<ul style="list-style-type: none"> <li>The site is within an area that has been identified for future use as employment lands for a long period. This strategic planning work has included public consultation periods and stakeholder engagement opportunities. The proposal to rezone the site will therefore be expected by residents. This reduces any displacement impacts somewhat.</li> </ul>
Healthy lifestyle	<p><i>Urban design influences. Participation in physical activity, such as walking, cycling, children's play and other activities (including walking to public transport), promoting healthy lifestyles and reducing the risk of disease and mortality.</i></p> <p><i>A range of parks and open spaces as well as the public domain provide important venues for physical activity and social interaction; these need to be well distributed across catchments.</i></p>	<p><b>Positive impact(s)</b></p> <ul style="list-style-type: none"> <li>The proposal would provide additional employment located within a short distance of future residential areas, potentially supporting active transport use.</li> <li>The proposal's concept masterplan includes a plaza and café, as well as landscaped amenity and breakout areas throughout the site, supporting enjoyment of outdoor activity and social interaction.</li> <li>The concept masterplan includes an internal pedestrian and active transport network, including separated site access points and an edge trail around the site perimeter, supporting physical activity and use of active transport.</li> </ul> <p><b>Negative impact(s)</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>	<ul style="list-style-type: none"> <li>Future development at the site could maximise provision of open space and amenity areas for workers at the site.</li> </ul>

Impact category	Relevance (as per SHIC Assessment Form)	Potential impact(s)	Impact avoidance, reduction, or mitigation measures
Healthy communities	<p><i>Health is not just the absence of disease. Healthy communities are places where water and air quality are good, there are opportunities for relaxation, there is good access to fresh food and local produce and people are able to locally access the supportive services they need.</i></p> <p><i>Healthy communities are ones where people can walk and cycle around their neighbourhoods, where higher density development is within walking distance to local centres, public transport and local services and where people have opportunities for informal interaction.</i></p>	<p><b>Positive impact(s)</b></p> <ul style="list-style-type: none"> <li>The concept masterplan includes an internal pedestrian and active transport network, including separated site access points and an edge trail around the site perimeter, supporting physical activity and use of active transport.</li> </ul> <p><b>Negative impact(s)</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>	<ul style="list-style-type: none"> <li>Future development at the site could maximise provision of open space and amenity areas for workers at the site.</li> <li>Ensure that detailed design stage for the site includes support for active transport, such as the provision of: <ul style="list-style-type: none"> <li>Separated / protected bicycle paths</li> <li>Secure bicycle storage</li> <li>Facilities to enable charging of devices such as e-bikes and e-scooters.</li> </ul> </li> </ul>
Social cohesion and sense of belonging	<p><i>Community connectedness, established through social networks and opportunities for incidental contact, helps people access the emotional and practical resources they need. A sense of belonging and cultural association with 'place' makes people feel valued and is a major contributor to strong communities and good health.</i></p> <p><i>Perceived trust along with shared values have a direct and positive effect on health and wellbeing.</i></p> <p><i>The absence of physical and social barriers promotes social interaction, social cohesion and belonging.</i></p>	<p><b>Positive impact(s)</b></p> <ul style="list-style-type: none"> <li>The proposal would lead to jobs closer to home for those living in the study area. Improved access to employment would support social cohesion and increased opportunities for social interaction. This would be of increased significance for local residents with long commutes who may be able to work at the site.</li> </ul> <p><b>Negative impact(s)</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>	<ul style="list-style-type: none"> <li>Future development at the site could incorporate open space and amenity areas that encourage social interaction between workers at the site, including across different work sites.</li> <li>Open space and amenity areas provided within the site should respond to the broader site and publicly accessible.</li> </ul>

Impact category	Relevance (as per SHIC Assessment Form)	Potential impact(s)	Impact avoidance, reduction, or mitigation measures
Housing	<p><i>Housing conditions impact on community health and wellbeing in a number of ways. Housing affordability and security are key factors in overcoming poverty, and influence access to employment and training opportunities. Housing stability helps maintain stable social networks.</i></p> <p><i>Housing mix encourages social diversity, stimulating social interaction and inclusion. Concentrated social disadvantage is associated with poorer health outcomes.</i></p> <p><i>Design of both housing and the neighbourhood influences the extent to which different groups' needs are met.</i></p>	<p><b>Positive impact(s)</b></p> <ul style="list-style-type: none"> <li>The provision of employment lands near future and existing housing would indirectly benefit current and future residents and support reduced social disadvantage.</li> </ul> <p><b>Negative impact(s)</b></p> <ul style="list-style-type: none"> <li>The proponent has purchased (or is in the process of purchasing) the lots that constitute the site, independent of this planning proposal. Social and health impacts that may arise from reduced access to housing through the removal of nine dwellings are therefore part of the existing social environment and would not materially be affected by the outcome of this proposal.</li> <li>None identified.</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
Access and mobility	<p><i>The location of housing, education, employment and community services and facilities in proximity to public transport, cycling and walking networks enhances their accessibility.</i></p> <p><i>Good connective infrastructure and universal access design benefits everyone in the community.</i></p>	<p><b>Positive impact(s)</b></p> <ul style="list-style-type: none"> <li>The site is located within a short distance from future and existing housing. This proximity could enable active transport to provide a significant amount of the mode share of trips to the site for workers living nearby.</li> <li>The concept masterplan includes an internal pedestrian and active transport network, including separated site access points and an edge trail around the site perimeter, supporting physical activity and use of active transport.</li> <li>Increased accessibility to jobs in Southwest Sydney would benefit the wider region through shorter travel times.</li> <li>Increased intensity of use at the site may facilitate future public transport connections.</li> </ul> <p><b>Negative impact(s)</b></p> <ul style="list-style-type: none"> <li>The site is poorly served by active transport connections. Proposed future infrastructure near the site is directed at road transport. The scale of surrounding road transport infrastructure is likely to significantly reduce the uptake of active transport to the site.</li> <li>The site is poorly serviced by public transport connections. Currently, there are no major public transport proposals that would improve access to the site.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that detailed design stage for the site includes support for active transport, including through provision of: <ul style="list-style-type: none"> <li>Separated / protected bicycle paths</li> <li>Secure bicycle storage</li> <li>Facilities to enable charging of devices such as e-bikes and e-scooters.</li> <li>End of trip facilities.</li> </ul> </li> </ul>



Impact category	Relevance (as per SHIC Assessment Form)	Potential impact(s)	Impact avoidance, reduction, or mitigation measures
Community safety	<p><i>Feelings of being safe and reducing opportunities for crime is important to community wellbeing.</i></p> <p><i>When people feel safe in their community they are able to go about their daily lives without fear for their safety or the safety of others.</i></p> <p><i>Design of buildings, places and neighbourhoods can impact on community safety. Good design aims to reduce opportunities for opportunistic crime and is supportive of the safety of the community.</i></p>	<p><b>Positive impact(s)</b></p> <ul style="list-style-type: none"> <li>None identified – to be considered at the detailed design stage.</li> <li>It is noted that the existing social locality has low crime rates.</li> </ul> <p><b>Negative impact(s)</b></p> <ul style="list-style-type: none"> <li>None identified – to be considered at the detailed design stage.</li> </ul>	<ul style="list-style-type: none"> <li>Ensure that detailed design stage for the site: <ul style="list-style-type: none"> <li>incorporates Crime Prevention Through Environmental Design (CPTED) principles, and/or</li> <li>includes a CPTED report.</li> </ul> </li> </ul>
Access to employment and training	<p><i>Access to employment and education are key factors in influencing a community's ability to function effectively, to be resilient, and to enjoy good health outcomes.</i></p> <p><i>Costly travel expenses can be a barrier to people on low incomes accessing work and/or education.</i></p> <p><i>Diverse local employment opportunities reduce the risk of unemployment and income disparity, which both result in poorer social and health outcomes.</i></p>	<p><b>Positive impact(s)</b></p> <ul style="list-style-type: none"> <li>According to the Economic Assessment prepared to accompany the proposal, it could generate around 1,511 jobs at the site.</li> <li>Increased accessibility to jobs in Southwest Sydney would benefit the wider region.</li> </ul> <p><b>Negative impact(s)</b></p> <ul style="list-style-type: none"> <li>None identified</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
Local economy	<p><i>Strong local economies support community wellbeing through support of local employment opportunities, promotion of business opportunities, tourism activities and local entertainment options.</i></p>	<p><b>Positive impact(s)</b></p> <ul style="list-style-type: none"> <li>According to the Economic Assessment prepared to accompany the proposal, it could generate around 1,511 jobs at the site.</li> <li>Increased employment in the LGA would lead to flow-on benefits through higher expenditure at local businesses.</li> <li>The increased availability of well-located industrial floorspace at the site would support the business development and the LGA's economy.</li> </ul> <p><b>Negative impact(s)</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>

Impact category	Relevance (as per SHIC Assessment Form)	Potential impact(s)	Impact avoidance, reduction, or mitigation measures
Cultural and community significance	<p><i>Items and places of cultural and community significance help to foster a sense of local identity and belonging.</i></p> <p><i>These places can be spiritually significant and can be culturally important to groups within the community.</i></p> <p><i>These places can also represent connections to the past and can create a focal point to help people to feel involved and welcome, and encourage community participation.</i></p>	<p><b>Positive impact(s)</b></p> <ul style="list-style-type: none"> <li>The proposal would provide activations on the pedestrian footpath that would incorporate connection to Country. Details of these activations are to be provided at the detailed design stage.</li> </ul> <p><b>Negative impact(s)</b></p> <ul style="list-style-type: none"> <li>None identified – to be considered at the detailed design stage.</li> </ul>	<ul style="list-style-type: none"> <li>Stakeholder consultation and engagement has been undertaken in the broader region in support of strategic planning activities applicable to the site.</li> <li>No locally-listed heritage items were located within or adjacent to the site, however, Aboriginal and historical heritage impact assessment reporting should be undertaken (as required) during the detailed design phase.</li> </ul>
Arts and creative activities	<p><i>Opportunities for engagement in the arts and creative activities represents an important dimension of community wellbeing by building social connections within groups and across communities.</i></p>	<p><b>Positive impact(s)</b></p> <ul style="list-style-type: none"> <li>The provision of large and modern industrial floorspace may support existing businesses in the LGA to move and expand, providing vacant and more affordable work spaces that may be suitable for arts and creative industry businesses to utilise.</li> <li>Floorspace provided within the site may be utilised by arts and creative industry-adjacent businesses for operations and/or storage (eg film and video production, audio equipment hire/repair).</li> </ul> <p><b>Negative impact(s)</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>	<ul style="list-style-type: none"> <li>The concept plan provides a range of building sizes and layouts.</li> <li>Opportunities for a landmark artwork installation at the site by a local artist could be considered as part of the detailed design.</li> </ul>
Supportive communities and needs of specific population groups	<p><i>Supportive communities are inclusive communities that provide adequate services and facilities for everyone in the community. Communities are made up of a number of different population sub groups.</i></p> <p><i>These groups can be based on but not limited to, age, disadvantage and advantage, health status, ability, religion and/or culture.</i></p> <p><i>It is important that the specific needs of the relevant population subgroups are considered and planned for in any proposal for change.</i></p>	<p><b>Positive impact(s)</b></p> <ul style="list-style-type: none"> <li>The proposal would enable construction of industrial floorspace which would be suitable for a variety of uses, potentially supporting local health and disability services (eg goods distribution, laundry services).</li> </ul> <p><b>Negative impact(s)</b></p> <ul style="list-style-type: none"> <li>Not applicable.</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>

Impact category	Relevance (as per SHIC Assessment Form)	Potential impact(s)	Impact avoidance, reduction, or mitigation measures
Participation in community life	<i>Strong healthy communities are communities where people have opportunities to participate in community life and are able to develop strong community networks.</i>	<p><b>Positive impact(s)</b></p> <ul style="list-style-type: none"> <li>Increased employment opportunities would support development of local connections. Eventual occupants may support community life (eg through sponsorships).</li> </ul> <p><b>Negative impact(s)</b></p> <ul style="list-style-type: none"> <li>The proposal may impact how existing residents at and surrounding the site feel about the community and their ability participate in the planning process and influence decisions that impact them.</li> </ul>	<ul style="list-style-type: none"> <li>Stakeholder consultation and engagement has been undertaken in the broader region in support of strategic planning activities applicable to the site. The proposal generally aligns with the outcomes of these activities.</li> </ul>
Amenity of place and surroundings	<p><i>Places with good amenity have a strong positive impact on health and wellbeing. They contribute greatly to happiness, which brings significant health benefits. They also encourage people to spend time outside their homes, which boosts incidental social interaction and community participation.</i></p> <p><i>Good amenity also helps to build a sense of community stewardship over public areas and improves the ongoing maintenance and management of a neighbourhood.</i></p>	<p><b>Positive impact(s)</b></p> <ul style="list-style-type: none"> <li>The concept masterplan includes a plaza and café, amenity and breakout areas, providing greater access to outdoor amenity and natural environment over the existing site layout.</li> <li>The proposal provides an edge trail around the site perimeter, providing access to previously inaccessible natural areas.</li> </ul> <p><b>Negative impact(s)</b></p> <ul style="list-style-type: none"> <li>Residents of neighbouring properties would likely be impacted by the proposal, most significantly through noise, dust, vibration, and traffic impacts during construction, but also by noise and visual amenity changes during operation. These changes would reduce the ability of surrounding residents to enjoy their environment and would be a significant change from the existing quiet rural landscape.</li> </ul>	<ul style="list-style-type: none"> <li>The detailed design phase could consider measures to provide a high amenity workplace.</li> <li>Provide a noise and vibration impact assessment and a visual impact assessment and implement identified mitigation measures.</li> </ul>



Impact category	Relevance (as per SHIC Assessment Form)	Potential impact(s)	Impact avoidance, reduction, or mitigation measures
Urban heat	<i>Urban heat is a growing problem in Australia, and can lead to poor social and health outcomes. In addition to heat-related illnesses, it can lead to an over-reliance on air conditioning, inequity because of increased risks for people who do not have access to air conditioning, and a lack of social connection during hot weather as people stay at home. Planning should consider the need for shade and for cool area sanctuaries that are accessible to all and not restricted to libraries and commercial premises.</i>	<b>Positive impact(s)</b> <ul style="list-style-type: none"> <li>The urban design report for the site identifies the use of street tree plantings and landscaped areas.</li> <li>A large portion of the site is to be preserved as biodiversity area, preserving the existing vegetation at the site.</li> </ul> <b>Negative impact(s)</b> <ul style="list-style-type: none"> <li>Potential future workers at the site would be significantly impacted if urban heat is not sufficiently managed, as industrial sites are likely to have large building footprints and paved areas. This would reduce the ability of workers to spend time outside, either working or taking breaks, and increase the reliance on air conditioning for internal areas.</li> </ul>	<ul style="list-style-type: none"> <li>The detailed design phase could consider: <ul style="list-style-type: none"> <li>Passive cooling options for the buildings on site</li> <li>The use of light colours and heat-reflective materials</li> <li>Increasing the provision of shade and vegetation coverage at the site, including minimising vegetation clearance undertaken to enable construction</li> <li>Provide significant shading in open space and amenity areas to support their utilisation in all weather conditions.</li> </ul> </li> <li>The Sustainability Report prepared to accompany the proposal addresses urban heat.</li> </ul>

Source: Wollondilly Shire Council, HillPDA

In addition to the considerations in the table above, Council requires that SHICs for changes to planning instruments also consider the need for community facilities and public transport that would arise. These are shown below.

Need for	Comment
Community facilities	<p>The proposal is unlikely to generate significant additional need for community meeting spaces, office spaces, or indoor recreational facilities, both due to its industrial nature and the provision of these facilities within the individual buildings at the site as required. The proposal may generate some demand for outdoor recreational facilities as workers may wish to exercise or play social sports or games before or after work, or during breaks. It is likely that such demand would be minimal, and that existing facilities in the LGA would be utilised by workers for this purpose.</p> <p>However, the provision of spaces within the site should be considered at the detailed design phase to support positive social and health outcomes. This could be achieved by providing (for example) grassed area large enough to facilitate a small game, or through fixed infrastructure such as a basketball hoop and paved area, or an outdoor table tennis table. Active transport connections or nature paths through the protected areas of the site may also be an appropriate provision. The proposal includes a plaza area where community activations such as the above could be included. Appropriate facilities to include should be considered at the detailed design phase.</p>
Public transport	<p>The 1,511 additional workers estimated to be accommodated at the site would likely utilise private transport to access the site, considering the existing share of other modes is extremely low in the study area. The associated increase in road traffic and lack of active transport options would not support Council's preferred social and health outcomes, however, there is currently little alternative.</p> <p>Public transport provision is difficult to improve on a site-by-site basis, however, at the detailed design phase, the proponent or Council could engage with the relevant NSW Government agency to consider how best to address long term transport needs and accommodate any planned future provision. It is noted that the provision of public transport is likely to be considered in more detail alongside the delivery of anticipated residential development in areas near the site.</p>

## 5.0 CONCLUSION

This Social and Health Impact Comment (SHIC) has been prepared to accompany a planning proposal and support Council's assessment of social and health outcomes that may arise from the proposal. Undertaking analysis of potential social and health impacts enables Council to complete a more thorough assessment of the impacts that may arise should a proposal be approved.

HillPDA undertook a high level analysis of the potential social and health impacts of the planning proposal. It was found that, if approved, the proposal would likely result in positive social and health impacts, most notably including:

- The provision of around 1,511 full-time equivalent jobs on site
- Increased access to employment in the local area, both during construction and operation
- Indirect social cohesion and wider economic benefits to the LGA.

The proposal was also considered to have the potential to cause some negative impacts including:

- Access impacts to future residents in the area and workers at the site due to limited public transport connections
- Noise and amenity impacts for neighbouring residents
- Urban heat impacts from increased development and reduced vegetation cover at the site.

Despite these negative impacts, mitigation, reduction, and avoidance methods were identified, including:

- The significant amount of strategic planning work that has been undertaken in relation to the wider area and the site, which supports the use identified in the planning proposal
- The inclusion of open space and amenity areas in any future development at the site
- Provision of active transport infrastructure within future development at the site.

Additional potential social and health impacts from potential changes to heritage, landscape or noise are unable to be determined in any detail at this stage. These potential impacts can be considered at the detailed design phase. Ongoing consultation with Council, NSW State Government agencies and the current residents at the site and neighbouring properties would support information exchange and revisions of the concept master plan to address any issues.

Overall, the planning proposal would likely result in positive social outcomes through increased employment opportunities closer to homes. With the application of the above mitigation, reduction, and avoidance methods, and undertaking appropriate reporting and engagement at the detailed design stage, the proposal is considered unlikely to result in significant negative social or health impacts.

## Appendix A: SHIC ASSESSMENT FORM

# SOCIAL AND HEALTH IMPACT COMMENT ASSESSMENT FORM

## INSTRUCTIONS FOR COMPLETING THIS FORM

Applicants of developments and planning proposals where Social and Health Impact Assessment is required must complete this form. The completed form should either be provided to Council with any pre-lodgement meeting documentation (*if applicable*) or included with any development application, neighbourhood plan or planning proposal (*unless it has been determined that a CSHIR is required instead*).

## NEED HELP?

[www.wollondilly.nsw.gov.au](http://www.wollondilly.nsw.gov.au) | [council@wollondilly.nsw.gov.au](mailto:council@wollondilly.nsw.gov.au)

4677 1100 | 62-64 Menangle St, Picton NSW 2571

## PROPOSED DEVELOPMENT

### TRIGGER:

(See table 1 of Guidelines)

## 1. ASSESSMENT OF IMPACTS

ASSESSMENT OF IMPACTS		
IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
Population change	The location, size, rate and type of population change have implications for social infrastructure planning, urban design and community cohesion.	<p>Will the development result in a change to the age structure, household composition or permanence of the resident population?</p> <p>Will the development result in the displacement of current residents, visitors and/or workers?</p> <p>Will the development increase the size of the population significantly in a short period of time?</p>
ASSESSMENT		
Briefly describe how the development will impact on population change below:		
Positive Impacts:		



## Negative Impacts:

**Describe the proposed measures you have/will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts resulting from population change:**

## ASSESSMENT OF IMPACTS

IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
<b>Healthy Lifestyle</b>	<p>Urban design influences. participation in physical activity, such as walking, cycling, children's play and other activities (including walking to public transport), promoting healthy lifestyles and reducing the risk of disease and mortality.</p> <p>A range of parks and open spaces as well as the public domain provide important venues for physical activity and social interaction; these need to be well distributed across catchments.</p>	<p>Will the development encourage walking and cycling as convenient, safe and appealing forms of access?</p> <p>Do the location, proximity, design, range and management of open space cater to the needs of all user groups?</p> <p>Is open space consistent with the Charter for Open Space?</p> <p>Will the development be likely to alter existing physical activity, or future opportunities to participate in physical activity?</p> <p>Will the development contribute to the neighbourhood's walkability, particularly in terms of connectivity, density and land use mix?</p>

## ASSESSMENT

**Briefly describe how the development will impact on healthy lifestyle below:**

**Positive Impacts:**

**Negative Impacts:**

**Describe the proposed measures you have/will use (*which may include social benefits*) to avoid, reduce, or mitigate any negative impacts to support a healthy lifestyle:**

## ASSESSMENT OF IMPACTS

IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
<b>Healthy Communities</b>	<p>Health is not just the absence of disease. Healthy communities are places where water and air quality are good, there are opportunities for relaxation, there is good access to fresh food and local produce and people are able to locally access the supportive services they need.</p> <p>Healthy communities are ones where people can walk and cycle around their neighbourhoods, where higher density development is within walking distance to local centres, public transport and local services and where people have opportunities for informal interaction.</p>	<p>Will the proposal impact (positively or negatively) on the health of the community?</p> <p>Would the proposal create more opportunities for access to fresh food and local produce?</p> <p>Will the proposal support an increase in supportive social infrastructure (services and/or facilities) in the community?</p> <p>Does the density proposed match the walkable distance from the town centre?</p> <p>Will the proposal contribute to the walkability of the neighbourhood? Will the proposal support active transport options?</p> <p>Will the proposal encourage opportunities for informal interaction?</p>

## ASSESSMENT

**Briefly describe how the development will impact on overall health of the community below:**

**Positive Impacts:**

**Negative Impacts:**

Describe the proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on community health and well-being:

## ASSESSMENT OF IMPACTS

IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
<b>Social Cohesion and Sense of Belonging</b>	<p>Community connectedness, established through social networks and opportunities for incidental contact, helps people access the emotional and practical resources they need. A sense of belonging and cultural association with 'place' makes people feel valued and is a major contributor to strong communities and good health.</p> <p>Perceived trust along with shared values have a direct and positive effect on health and wellbeing.</p> <p>The absence of physical and social barriers promotes social interaction, social cohesion and belonging.</p>	<p>Will the development impact (positively or adversely) on the strength of the community's social networks, capacity for self help, identity or resilience?</p> <p>Will the development impact on an area or item of value or importance to the community?</p> <p>Will the development create or alter any physical or social barriers within or between communities?</p> <p>Will the development promote integration with adjacent communities (e.g. through design, access to facilities, co-operative action)?</p> <p>Will the development ensure public access to the public domain (including privately owned and managed public domain such as shopping centres)?</p>

## ASSESSMENT

Briefly describe how the development will impact on community identity and/or a sense of belonging in the locality/Shire.

**Positive Impacts:**

## Negative Impacts:

**Describe the proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on community cohesion and/or a sense of belonging:**

## ASSESSMENT OF IMPACTS

IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
<b>Housing</b>	<p>Housing conditions impact on community health and wellbeing in a number of ways. Housing affordability and security are key factors in overcoming poverty, and influence access to employment and training opportunities. Housing stability helps maintain stable social networks.</p> <p>Housing mix encourages social diversity, stimulating social interaction and inclusion. Concentrated social disadvantage is associated with poorer health outcomes.</p> <p>Design of both housing and the neighbourhood influences the extent to which different groups' needs are met.</p>	<p>Will the development result in a mix of housing types and sizes?</p> <p>Will the development be appropriate to meet local needs and the needs of special groups?</p> <p>Will the development result in the displacement of existing residents, or alter the availability of affordable housing or boarding housing?</p> <p>Will the development be likely to result in or alter concentrated social disadvantage?</p> <p>Does neighbourhood design promote inclusion of different social groups and promote social interaction?</p>



## ASSESSMENT

**Briefly describe how the development will impact on housing diversity locality/and/or Shire?**

**Positive Impacts:**

**Negative Impacts:**

**Describe the proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on housing diversity:**

## ASSESSMENT OF IMPACTS

IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
<b>Accessibility and Mobility</b>	<p>The location of housing, education, employment and community services and facilities in proximity to public transport, cycling and walking networks enhances their accessibility.</p> <p>Good connective infrastructure and universal access design benefits everyone in the community.</p>	<p>Is the development appropriately located to maximise accessibility to public transport, pedestrian and cycle networks.</p> <p>Does the proposal consider and provide measures to ensure universal access?</p> <p>Will the proposal result in particular group in the community being excluded or having limited in their access?</p> <p>Will someone with reduced mobility have trouble accessing and/or moving around this proposed development?</p>

## ASSESSMENT

**Briefly describe how the development will impact on physical access to and from places, spaces and transport?**

**Positive Impacts:**

**Negative Impacts:**

**Describe the proposed measures you will use to avoid, reduce, or mitigate any negative impacts on accessibility:**

## ASSESSMENT OF IMPACTS

IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
<b>Community Safety</b>	<p>Feelings of being safe and reducing opportunities for crime is important to community wellbeing.</p> <p>When people feel safe in their community they are able to go about their daily lives without fear for their safety or the safety of others.</p> <p>Design of buildings, places and neighbourhoods can impact on community safety. Good design aims to reduce opportunities for opportunistic crime and is supportive of the safety of the community.</p>	<p>Has the proposal considered the principles of Crime Prevention Through Environmental Design (CPTED)? Such as natural surveillance, access control, territorial reinforcement and space management.</p> <p>Does the proposal have potential to change the way people feel about their safety in the community/ neighbourhood/street?</p> <p>Is adequate lighting proposed to ensure safe night time use?</p> <p>Has appropriate surveillance technologies been proposed?</p> <p>Can the design and /or proposal be altered to improve community safety?</p>

## ASSESSMENT

**Briefly describe how the development will impact on crime and safety (including perceived) in the locality/Shire.**

**Positive Impacts:**

## Negative Impacts:

**Describe your proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on crime and feelings of safety:**

## ASSESSMENT OF IMPACTS

IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
<b>Access to Employment and Training</b>	<p>Access to employment and education are key factors in influencing a community's ability to function effectively, to be resilient, and to enjoy good health outcomes.</p> <p>Costly travel expenses can be a barrier to people on low incomes accessing work and/or education.</p> <p>Diverse local employment opportunities reduce the risk of unemployment and income disparity, which both result in poorer social and health outcomes.</p>	<p>Will the development alter the number or diversity of jobs available to the local community?</p> <p>Will employment and education be readily accessible from the development?</p>

## ASSESSMENT

**Briefly describe how the development will impact the quantity and/or diversity of local employment opportunities (temporary or permanent) or increase/decrease opportunities to access local training and further education?**

**Positive Impacts:**

**Negative Impacts:**

**Describe your proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on the local employment and education and training opportunities:**



## ASSESSMENT OF IMPACTS

IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
<b>Local Economy</b>	Strong local economies support community wellbeing through support of local employment opportunities, promotion of business opportunities, tourism activities and local entertainment options.	<p>Will the proposal impact (positively or negatively) on the existing/emerging local economy?</p> <p>Is the proposal supportive of new economic opportunities in the community?</p>

## ASSESSMENT

**Briefly describe how the development will impact on the local economy:**

**Positive Impacts:**

**Negative Impacts:**

**Describe your proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on the local economy:**

## ASSESSMENT OF IMPACTS

IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
<b>Cultural and Community Significance</b>	<p>Items and places of cultural and community significance help to foster a sense of local identity and belonging.</p> <p>These places can be spiritually significant and can be culturally important to groups within the community.</p> <p>These places can also represent connections to the past and can create a focal point to help people to feel involved and welcome, and encourage community participation.</p>	<p>Have areas of community and cultural significance been investigated and considered?</p> <p>Are any areas or places of cultural and community significance located within the proposal site?</p> <p>Will the proposal impact (positively or negatively) on existing items or places of cultural and/or community significance?</p> <p>Has the community been consulted about this?</p> <p>Are measures proposed to reduce or remove impact on cultural and community significant areas?</p> <p>Does the proposal have the potential to create new items or places of cultural and/or community significance?</p>

## ASSESSMENT

Briefly describe how the development will impact on items or places of cultural or community significance.

**Positive Impacts:**

**Negative Impacts:**

**Describe the proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on items or places of cultural or community significance:**

## ASSESSMENT OF IMPACTS

IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
<b>Arts and Creative Activities</b>	Opportunities for engagement in the arts and creative activities represents an important dimension of community wellbeing by building social connections within groups and across communities.	<p>Will the proposal impact (positively or negatively) on the existing/emerging local economy?</p> <p>Is the proposal supportive of new economic opportunities in the community?</p>

## ASSESSMENT

**Briefly describe how the development will impact on existing and/or future arts and creative activities in the locality/The Shire**

**Positive Impacts:**

## Negative Impacts:

**Describe your proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on arts and creative activities in the locality/Shire:**

## ASSESSMENT OF IMPACTS

IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
<b>Supportive Communities and needs of specific Population Groups</b>	<p>Supportive communities are inclusive communities that provide adequate services and facilities for everyone in the community.</p> <p>Communities are made up of a number of different population sub groups. These groups can be based on but not limited to, age, disadvantage and advantage, health status, ability, religion and/or culture.</p> <p>It is important that the specific needs of the relevant population subgroups are considered and planned for in any proposal for change.</p>	<p>What subgroups in the community will be impacted by this proposal?</p> <p>Has adequate consideration been given to the specific needs of this group/s?</p> <p>How can the proposal address specific needs of different subgroups?</p> <p>Can the proposal be amended to be more inclusive?</p> <p>Does the proposal comply with the relevant Government Policy and Regulations?</p>

## ASSESSMENT

**Briefly describe how the development will impact on the needs of specific groups in the community (please list these community groups and the impacts specific to these groups).**

**Positive Impacts:**

**Negative Impacts:**

**Describe your proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on the needs of specific population groups:**



## ASSESSMENT OF IMPACTS

IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
<b>Participation in Community Life</b>	Strong healthy communities are communities where people have opportunities to participate in community life and are able to develop strong community networks.	<p>What opportunities are in the community to support participation in community life?</p> <p>Will the proposal alter any of these?</p> <p>Would the proposal cause anxiety or reduce trust?</p> <p>Will the proposal integrate or conflict with the surrounding community?</p>

## ASSESSMENT

**Briefly describe how the development will impact on opportunities to participate in community life:**

**Positive Impacts:**

**Negative Impacts:**

**Describe your proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on the opportunities to participate in community life:**

## ASSESSMENT OF IMPACTS

IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
<b>Impact on Amenity (pleasantness) of Place and Surroundings</b>	<p>Places with good amenity have a strong positive impact on health and wellbeing. They contribute greatly to happiness, which brings significant health benefits. They also encourage people to spend time outside their homes, which boosts incidental social interaction and community participation.</p> <p>Good amenity also helps to build a sense of community stewardship over public areas and improves the ongoing maintenance and management of a neighbourhood.</p>	<p>Will the proposal have a positive or negative impact on amenity of the place and its surroundings?</p> <p>How can any positive impacts be amplified? How can any negative impacts be mitigated?</p>

## ASSESSMENT

**Briefly describe how the development will impact on the amenity or enjoyment of the area:**

**Positive Impacts:**

## Negative Impacts:

**Describe your proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on the amenity or enjoyment of the area:**

## ASSESSMENT OF IMPACTS

IMPACT CATEGORY	RELEVANCE	SCOPING QUESTIONS
<b>Impact on Urban Heat</b>	Urban heat is a growing problem in Australia, and can lead to poor social and health outcomes. In addition to heat-related illnesses, it can lead to an over-reliance on air conditioning, inequity because of increased risks for people who do not have access to air conditioning, and a lack of social connection during hot weather as people stay at home. Planning should consider the need for shade and for cool area sanctuaries that are accessible to all and not restricted to libraries and commercial premises.	<p>Will the proposal have a positive or negative impact on urban heat and people's options for coping with urban heat?</p> <p>How can any positive impacts be amplified? How can any negative impacts be mitigated?</p>

## ASSESSMENT

**Briefly describe how the development will impact on urban heat or people's options for dealing with urban heat.**

**Positive Impacts:**

**Negative Impacts:**

**Describe your proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on urban heat or people's options for dealing with urban heat.**

## **2. ADDITIONAL CRITERIA FOR CHANGES TO PLANNING INSTRUMENTS AND MASTER PLANS**

**Will the proposal generate the need for additional community facilities such as:**

- affordable and flexible community meeting spaces
- affordable community office space to support government and non-government services.
- recreational facilities (indoor and outdoor)

**Will the proposal generate the need for additional public transport and what measures are proposed to address this demand?**



### 3. OVERALL SUMMARY OF OUTCOMES AND PROPOSED MITIGATIONS

**Please provide a summary of findings and proposed mitigations**

## Disclaimer

1. This report is for the confidential use only of the party to whom it is addressed ("Client") for the specific purposes to which it refers and has been based on, and takes into account, the Client's specific instructions. It is not intended to be relied on by any third party who, subject to paragraph 3, must make their own enquiries in relation to the issues with which this report deals.
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5. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.
6. This report does not constitute a valuation of any property or interest in property. In preparing this report HillPDA has relied upon information concerning the subject property and/or proposed development provided by the Client and HillPDA has not independently verified this information except where noted in this report.
7. In relation to any valuation which is undertaken for a Managed Investment Scheme (as defined by the Managed Investments Act 1998) or for any lender that is subject to the provisions of the Managed Investments Act, the following clause applies:  
  
This valuation is prepared on the assumption that the lender or addressee as referred to in this valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.
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