

# SOCIAL AND HEALTH IMPACT COMMENT ASSESSMENT

## 1. Assessment of Impacts

Impact Category	Relevance	Scoping Questions
<b>Population change</b>	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>
<b>Assessment</b>		
Will the development result in significant change/s to the local area's population (either permanently and/or temporarily)?		
<b>Yes</b>	If yes, briefly describe how the development will impact on population change below	
<b>No</b>	<p>Positive impacts:</p> <ul style="list-style-type: none"> <li>Increased employment opportunities to support the working population of Picton, Wilton and surrounding areas;</li> <li>Reduced travel distance to work with more opportunities for the local workforce;</li> <li>Removal of housing located within a designated bushfire zone and adjacent a 24 hour operating industrial use; and</li> <li>Delivering on the NSW Government and Council's strategy for increased employment lands in the Maldon area.</li> </ul> <p>Negative impacts:</p> <ul style="list-style-type: none"> <li>Ultimately, the employment land use will result in the removal of the five remaining residences located in Staff Road. It is noted that this use is inconsistent with the proposed employment land future of the Maldon area.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>A provision of a minimum of 6 months' notice to existing residential tenants will enable sufficient time to find alternate accommodation within the established communities of the Wollondilly area;</li> <li>Once all properties are vacated, the homes will be removed by appropriately licenced contractors in accordance with necessary approvals to ensure the sites</li> </ul>	

	<p>avoid potential vandalism and are stabilised for future employment uses; and</p> <ul style="list-style-type: none"> <li>The removal of the dwellings does not mean the cessation for those employed at the existing operation but relocation to a non-industrial environment with better recreation, social and other facilities.</li> </ul>	
<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. 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? 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>
<b>Assessment</b>		
Is the proposal impact likely to increase or reduce opportunities for healthy lifestyles, healthy pursuits, physical activity and other forms of leisure activity?		
<b>Yes</b>	If yes, briefly describe how the development will impact on healthy lifestyle below	
<b>No</b>	<p>Positive impacts:</p> <ul style="list-style-type: none"> <li>Through rezoning the densely vegetated portion of the site to E2 Environmental Conservation, this has the potential to contribute to community use/walkability in the future; and</li> <li>The existing dwellings have no dedicated public reserves, sportsgrounds or parks in proximity given the predominantly industrial landscape and operations. It is likely the residents will relocate to more established urban areas where planned recreation areas and activities are available.</li> </ul>	
	<p>Negative impacts:</p> <ul style="list-style-type: none"> <li>None identified</li> </ul>	

	<p>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:</p> <ul style="list-style-type: none"> <li>Not applicable</li> </ul>	
<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. 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? Would the proposal create more opportunities for access to fresh food and local produce? Will the proposal support an increase in supportive social infrastructure (services and/or facilities) in the community? Does the density proposed match the walkable distance from the town centre? Will the proposal contribute to the walkability of the neighbourhood? Will the proposal support active transport options? Will the proposal encourage opportunities for informal interaction?</p>
<b>Assessment</b>		
Will the proposal impact on the overall health of the community?		
<b>Yes</b>	If yes, briefly describe how the development will impact on healthy communities below	
<b>No</b>	<p>Positive impacts:</p> <ul style="list-style-type: none"> <li>Providing local employment opportunities would improve the health of the community through reduced travel distances/times and an increased local economy;</li> <li>An increased local workforce would provide an increased sense of community;</li> <li>The removal of the five remaining residences proximate to the existing and proposed heavy industrial uses would ultimately be better for the community with the households relocating to established urban areas where planned infrastructure provides better access to facilities and both formal and informal community interactions; and</li> <li>Through rezoning the densely vegetated portion of the site to E2 Environmental Conservation, this has the potential to contribute to community use/walkability in the future.</li> </ul> <p>Negative impacts:</p> <ul style="list-style-type: none"> <li>Ultimately, the employment land use will result in the removal of the five remaining residences located in Staff</li> </ul>	

	Road. It is noted that this use is inconsistent with the proposed employment land future of the Maldon area.	
	<p>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:</p> <ul style="list-style-type: none"> <li>• A provision of a minimum of 6 months' notice to existing residential tenants will enable sufficient time to find alternate accommodation within the established communities of the Wollondilly area; and</li> <li>• Once all properties are vacated, the homes will be removed by appropriately licenced contractors in accordance with necessary approvals to ensure the sites avoid potential vandalism and are stabilised for future employment uses.</li> </ul>	
<b>Social cohesion and sense of belonging</b>	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>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>
	Perceived trust along with shared values have a direct and positive effect on health and wellbeing.	Will the development promote integration with adjacent communities (e.g. through design, access to facilities, co-operative action)?
	The absence of physical and social barriers promotes social interaction, social cohesion and belonging.	Will the development ensure public access to the public domain (including privately owned and managed public domain such as shopping centres)?
<b>Assessment</b>		
Is the development likely to increase or decrease opportunities social interaction or impact on cohesion within and between communities?		
<b>Yes</b>	<p>If yes, briefly describe how the development will impact on community identity and/or a sense of belonging in the locality/Shire.</p> <p>Positive impacts:</p> <ul style="list-style-type: none"> <li>• The existing residences are in part isolated from the main residential community of the surrounding area. While the initial transition may be disruptive, ultimately, the</li> </ul>	
<b>No</b>		

	<p>occupants should be able to find accommodation in areas with improved social cohesion;</p> <ul style="list-style-type: none"> <li>• An increase in local employment opportunities would enable more of the community to live and work locally, increasing the sense of belonging; and</li> <li>• The rezoning of a portion of the site to E2 Environmental Conservation will clearly identify an area of importance to the community.</li> </ul>	
	<p>Negative impacts:</p> <ul style="list-style-type: none"> <li>• None identified</li> </ul>	
	<p>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:</p> <ul style="list-style-type: none"> <li>• Not applicable</li> </ul>	
<p><b>Housing</b></p>	<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>
<p><b>Assessment</b></p>		
<p>Will the proposal result in an increase or a reduction in housing diversity in the locality/and/or Shire?</p>		
<p><b>Yes</b></p>	<p>If yes, briefly describe how the development will impact on housing diversity below</p>	
<p><b>No</b></p>	<p>Positive impacts:</p> <ul style="list-style-type: none"> <li>• An increase in local employment opportunities has the potential improve access to employment and training,</li> </ul>	

	boosting the local economy and ultimately benefiting housing affordability in the locality.	
	Negative impacts: <ul style="list-style-type: none"> <li>The future development of the land for employment uses will result in the removal of 5 houses.</li> </ul>	
	Describe the proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on housing diversity: <ul style="list-style-type: none"> <li>A provision of a minimum of 6 months' notice to existing residential tenants will enable sufficient time to find alternate accommodation within the established communities of the Wollondilly area; and</li> <li>Once all properties are vacated, the homes will be removed by appropriately licenced contractors in accordance with necessary approvals to ensure the sites avoid potential vandalism and are stabilised for future employment uses.</li> </ul>	
<b>Accessibility and Mobility</b>	The location of housing, education, employment and community services and facilities in proximity to public transport, cycling and walking networks enhances their accessibility.  Good connective infrastructure and universal access design benefits everyone in the community.	Is the development appropriately located to maximise accessibility to public transport, pedestrian and cycle networks.  Does the proposal consider and provide measures to ensure universal access?  Will the proposal result in particular group in the community being excluded or having limited in their access?  Will someone with reduced mobility have trouble accessing and/or moving around this proposed development?
<b>Assessment</b>		
Will the development improve or reduce physical access to and from places, spaces and transport?		
<b>Yes</b>	If yes, briefly describe how the development will impact on population change below	
<b>No</b>	Positive impacts: <ul style="list-style-type: none"> <li>Not applicable</li> </ul>	
	Negative impacts: <ul style="list-style-type: none"> <li>Not applicable</li> </ul>	

	Describe the proposed measures you will use to avoid, reduce, or mitigate any negative impacts on accessibility: <ul style="list-style-type: none"> <li>Not applicable</li> </ul>
<b>Community Safety</b>	<div> <p>Feelings of being safe and reducing opportunities for crime is important to community wellbeing. 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. 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> </div> <div> <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> </div>
<b>Assessment</b>	
Will the development increase or reduce public safety and opportunities for crime (perceived or actual crime)?	
<b>Yes</b>	If yes, briefly describe how the development will impact on crime and safety (including perceived) in the locality/Shire.
<b>No</b>	<div> <p>Positive impacts:</p> <ul style="list-style-type: none"> <li>The residences in Staff Road are relatively isolated and have low/limited street lighting. Relocation of residents to more established residential areas should provide improved public safety; and</li> <li>Employment uses would result in improved site security and lighting, reducing opportunities for crime.</li> </ul> </div> <div> <p>Negative impacts:</p> <ul style="list-style-type: none"> <li>Once houses have been vacated, they may provide a risk for crime and vandalism.</li> </ul> </div> <div> <p>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:</p> <ul style="list-style-type: none"> <li>Once all properties are vacated, the homes will be removed by appropriately licenced contractors in accordance with necessary approvals to ensure the sites avoid potential vandalism and are stabilised for future employment uses.</li> </ul> </div>

<b>Access to employment and training</b>	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. Costly travel expenses can be a barrier to people on low incomes accessing work and/or education. Diverse local employment opportunities reduce the risk of unemployment and income disparity, which both result in poorer social and health outcomes.	<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>
<b>Assessment</b>		
Will the proposal increase or reduce the quantity and/or diversity of local employment opportunities (temporary or permanent) or increase/decrease opportunities to access local training and further education?		
<b>Yes</b>	If yes, briefly describe how the development will impact on employment and training and further education opportunities.	
<b>No</b>	<p>Positive impacts:</p> <ul style="list-style-type: none"> <li>The proposal has the potential to have a considerable impact on employment opportunities for the region. Using a guide of 28 employees per developed hectare, the site has the potential to deliver in the order of 320 jobs;</li> <li>With potential for diversified employment uses, there is a potential for varied jobs in the local community and increased opportunities for training and development; and</li> <li>The proposal aligns with both the <i>Wilton Growth Area Interim Land Use and Infrastructure Implementation Plan</i> (Wilton LUIIP) published in August 2017 and the <i>Wilton 2040, A Plan for the Wilton Growth Area</i> (Wilton 2040) published in August 2018, with both of these documents identify 'employment land' on the subject site.</li> </ul> <p>Negative impacts:</p> <ul style="list-style-type: none"> <li>None identified</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>Not applicable</li> </ul>	
<b>Local Economy</b>	Strong local economies support community wellbeing through support of local employment opportunities, promotion of	Will the proposal impact (positively or negatively) on the existing/emerging local economy? Is the proposal supportive of new

	business opportunities, tourism activities and local entertainment options.	economic opportunities in the community?
<b>Assessment</b>		
Will the proposal increase or reduce the quantity and/or diversity of the local economy?		
<b>Yes</b>	If yes, briefly describe how the development will impact on the local economy:	
<del>No</del>	Positive impacts: <ul style="list-style-type: none"> <li>Increased local employment will result in an increase in the local economy; and</li> <li>There is a potential for increased diversity as the future employment uses aren't necessarily linked to the existing operations east of Maldon Bridge road.</li> </ul>	
	Negative impacts: <ul style="list-style-type: none"> <li>None identified.</li> </ul>	
	Describe your proposed measures you will use (which may include social benefits) to avoid, reduce, or mitigate any negative impacts on the local economy: <ul style="list-style-type: none"> <li>Not applicable</li> </ul>	
<b>Cultural and Community Significance</b>	Items and places of cultural and community significance help to foster a sense of local identity and belonging. These places can be spiritually significant and can be culturally important to groups within the community. 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.	Have areas of community and cultural significance been investigated and considered?  Are any areas or places of cultural and community significance located within the proposal site?  Will the proposal impact (positively or negatively) on existing items or places of cultural and/or community significance?  Has the community been consulted about this?  Are measures proposed to reduce or remove impact on cultural and community significant areas?  Does the proposal have the potential to create new items or places of cultural and/or community significance?
<b>Assessment</b>		
Is the development likely to impact on any items or places of cultural or community significance?		
<b>Yes</b>	If yes, briefly describe how the development will impact on items or places of cultural or community significance.	

No	Positive impacts:	
	<ul style="list-style-type: none"> <li>The proposal will result in the increase of E2 Environmental Conservation Zoned land within the Wollondilly area.</li> </ul>	
	Negative impacts:	
	<ul style="list-style-type: none"> <li>None identified, with no areas or places of cultural and community significance located on site</li> </ul>	
	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:	
	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>	
<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.	Will the proposal impact (positively or negatively) on the existing/emerging local economy? Is the proposal supportive of new economic opportunities in the community?
<b>Assessment</b>		
Will the development impact on existing and/or future arts and creative activities?		
Yes	If yes, briefly describe how the development will impact on existing and/or future arts and creative activities in the locality/The Shire	
No	Positive impacts:	
	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>	
	Negative impacts:	
	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>	
	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:	
	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>	
<b>Supportive communities and needs of specific population groups</b>	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. These groups can be based on but not limited to, age, disadvantage and advantage, health status,	What subgroups in the community will be impacted by this proposal?  Has adequate consideration been given to the specific needs of this group/s?  How can the proposal address specific needs of different subgroups?  Can the proposal be amended to be more inclusive?

	<p>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>	Does the proposal comply with the relevant Government Policy and Regulations?
<b>Assessment</b>		
Will the proposal impact on the needs of specific population groups?		
Yes	If yes, 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).	
No	Positive impacts:	
	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>	
	Negative impacts:	
	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>	
	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:	
	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>	
<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>
<b>Assessment</b>		
Will the proposal impact on the capacity for people to participate in community life and have meaningful social interactions?		
Yes	If yes, briefly describe how the development will impact on opportunities to participate in community life:	
No	Positive impacts:	
	<ul style="list-style-type: none"> <li>By increasing local employment, the proposal would enable employees to participate more in community life through reduced travel to work, engagement with other locals and flow on benefits to other local businesses;</li> <li>Extending further employment opportunities in an already established employment area would have an overall positive impact in the local community.</li> </ul>	

	<p>Negative impacts:</p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	
	<p>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:</p> <ul style="list-style-type: none"> <li>• Not applicable</li> </ul>	
<p><b>Impact on amenity (pleasantness) of place and surroundings</b></p>	<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. 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>
<p><b>Assessment</b></p>		
<p>Will the development impact on the amenity or enjoyment of the area by the existing/future community?</p>		
<p><b>Yes</b></p>	<p>If yes, briefly describe how the development will impact on amenity or enjoyment of the area:</p>	
<p><b>No</b></p>	<p>Positive impacts:</p> <ul style="list-style-type: none"> <li>• With the exception of the limited residences in Staff Road, the balance of the site is underutilised for the benefit of the greater community. A transition to employment uses will enable the community to enjoy the local area more and contribute to amenity within the Shire; and</li> <li>• Rezoning the western portion of the site to E2 Environmental Conservation provides surety of maintaining amenity into the future.</li> </ul>	
	<p>Negative impacts:</p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	
	<p>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:</p> <ul style="list-style-type: none"> <li>• Not applicable</li> </ul>	

<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>
<b>Assessment</b>		
Will the development impact on urban heat or people's options for dealing with urban heat?		
<p><b>Yes</b></p> <p><del>No</del></p>	<p>If yes, briefly describe how the development will impact on urban heat or people's options for dealing with urban heat:</p> <p>Positive impacts:</p> <ul style="list-style-type: none"> <li>Consolidating employment uses adjacent existing employment areas will reduce pressure on other areas in the community and mitigate impacts;</li> <li>Establishing the E2 Environmental Conservation zone along the western boundary of the site will ensure protection of the vegetation in this area and mitigate future impact on urban heat; and</li> <li>Future landscaping as part of new industrial premises will shade car parks and reduce heat island effects.</li> </ul> <p>Negative impacts:</p> <ul style="list-style-type: none"> <li>Employment land development will result in the removal of some trees/vegetation.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>Subject to future subdivision and/or development applications, where possible tree removal would be minimised around the perimeter of the development areas and new native vegetation would be established in available outdoor areas.</li> </ul>	

## 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)

**Not applicable**

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

**Not applicable**

## 3. Overall Summary of outcomes and proposed mitigations

On balance, the planning proposal to rezone land at 40-45 Maldon Bridge Road and Staff Road, Maldon for employment and environmental conservation purposes will have a positive impact on the health and wellbeing of the people of Wollondilly. Furthermore, the proposal aligns with the NSW Government and Council's planning for the region with both the *Wilton Growth Area Interim Land Use and Infrastructure Implementation Plan* (Wilton LUIIP) and *Wilton 2040, A Plan for the Wilton Growth Area* (Wilton 2040) identifying 'employment land' as the future use of the site.

Of particular importance will be the provision of increased local employment opportunities to the region, with potential to deliver in the order of 320 jobs. With the Wilton growth area forecast to result in a considerable increase in the local population, there is an ever increasing need to provide local employment opportunities to the community. With increased local employment, there is a greater sense of community with people living and working in the same region being more engaged, connected and healthy. Local employment will reduce travel times for local employees, providing both an environmental benefit and increasing opportunities for engagement with the local community.

Establishing the environmental conservation zone on the western portion of the site ensures the vegetation in this area is protected, providing amenity to the region, mitigating future impacts to urban heat and providing potential areas of local significance for the future.

While the rezoning will ultimately lead to the loss of five houses along Staff Road, these residences are relatively isolated, proximate to existing heavy industry uses and would ultimately benefit from being better integrated into more established residential areas of Wollondilly. To facilitate this transition, extended notice periods can be provided to existing tenants to enable sufficient time to locate and move to alternate accommodation within the Wollondilly area. Once vacated, the properties would be removed to ensure no ongoing risk of vandalism.