

## **Appendix 14 – Social Impact Assessment**



## SOCIAL IMPACT ASSESSMENT

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Amendment to Parramatta Local Environmental Plan 2023 as it applies to Nos. 263-271 & 277-281 Pennant Hills Road, Carlingford, to rearrange the zoning, increase the maximum building height and floor space ratio development standards, change Clause 24 of Schedule 1 "Additional Permitted Use" and insert an additional clause under Part 6 Additional Local Provisions relating to the exclusion of enclosed balconies from gross floor area.

Nos. 263-273 & 277-281 Pennant Hills Road, Carlingford

Prepared for: Meriton Group

REF: M230004

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# 1. Introduction

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## 1.1 OVERVIEW

This Social Impact Assessment ('SIA') has been prepared on behalf of *Meriton Group* ('Applicant') to assess the potential social impact of the Planning Proposal at Nos. 263-271 & 277-281 Pennant Hills Road, Carlingford ('site'). The Planning Proposal seeks to rearrange the zoning, increase the height of buildings and Floor Space Ratio (FSR) development standards, amend Clause 24 of Schedule 1 "Additional Permitted Use", and include an additional clause as it relates to the exclusion of enclosed balconies from the calculation of gross floor area. This is elaborated further within Section 3.1 of this SIA.

This Report looks at the nature of the proposed planning amendments, existing planning controls and the characteristics of the surrounding land uses, Carlingford's community profile, local infrastructure and facilities, cultural and community identity. This SIA assesses the proposal in social impact terms, and reviews the following relevant current Council plans being:

- Parramatta Local Environmental Plan 2023 (PLEP 2023);
- The Hills Development Control Plan 2012 (HDCP 2012);
- Draft 'Harmonisation' Parramatta Development Control Plan (Draft PDCP);
- The Greater Sydney Region Plan: A Metropolis of Three Cities;
- Central City District Plan;
- Parramatta Local Strategic Planning Statement 2036;
- Parramatta Community Strategic Plan 2018-2038;
- Parramatta Local Housing Strategy 2020; and
- Parramatta Community Infrastructure Strategy.

In accordance with the above, this SIA has also considered the relevant Social Impact Assessment Guidelines prepared by Parramatta City Council, dated August 2023. This assessment has considered the potential impacts of the proposal and details the positive and negative social and cultural impacts of the development. As part of preparing this SIA, a site visit of the subject site and surrounding locality was undertaken.

This SIA should be read in conjunction with the following:

- Urban Design Report prepared by *FK Australia*;
- Planning Proposal Report prepared by *Planning Ingenuity*;
- Draft Site-Specific Development Control Plan prepared by *Planning Ingenuity*; and
- Economic Assessment prepared by *Urbis*.

In correlation with the above, this proposal will seek to provide for numerous public benefits, which will be provided as a result of the increase in density and will form part of a Voluntary Planning Agreement. Specifically, the proposal will:

- Dedicate a 2,500m<sup>2</sup> (NLA) community hub to Council, including 1,800m<sup>2</sup> (NLA) 'warm shell' library and 700m<sup>2</sup> (NLA) 'warm shell' community centre to Council via a VPA;
- Embellish and dedicate at least 5,623m<sup>2</sup> of public open space to Council via a VPA, and provide another 595m<sup>2</sup> publicly accessible area via an easement;



- Include a monetary contribution equivalent to the Section 7.11 Contributions, enabling Council to directly allocate funding for the fit-out of the community centre;
- Significantly improved planning and design, allowing for the delivery of urban arrangement which is responsive and appropriate to the characteristics of the site and surrounding locality;
- Concentrate urban growth in a highly accessible location, in close proximity to Carlingford Light Rail and Carlingford Centre;
- Establish a consolidated, central public open space and through-site links with a high level of amenity and useability;
- Create livable communities by providing high quality amenities and open space to meet the needs of existing and future residents of the locality; and
- Deliver the highest standards of urban planning and excellence in architectural design.

The social impacts of planned development activity are required to be addressed under section 4.15 of the *Environmental Planning and Assessment Act, 1979*.

## 2. Site Analysis and Context

### 2.1 THE SITE

The subject site is known as Nos. 263-281 Pennant Hills Road, Carlingford. The site is an irregular shape and comprises a total of 7 allotments, legally described as set out below:

Table 1 Lot and DP	
263 Pennant Hills Road	Lot 22, DP 21386
265 Pennant Hills Road	Lot 2, DP 9614
267 Pennant Hills Road	Lot 3, DP 9614
269 Pennant Hills Road	Lot 4, DP 9614
271 Pennant Hills Road	Lot 62, DP 819136
273 Pennant Hills Road	Lot 61, DP 819136
277-281 Pennant Hills Road	Lot 1, DP 1219291

The subject site is irregular in shape and is located on the western side of Pennant Hills Road and on the southern side of Shirley Street. The location of the subject site is shown edged red in the aerial image provided at **Figure 1** below.



Figure 1 Aerial image of the subject site and surrounds



Figure 2 shows the zoning of the subject site which includes R4 High Density Residential zoning parallel to the street frontages and RE1 Public Recreation centrally (along the east-west axis) and within the north-western corner of the site adjoining Shirley Street. The RE1 zone also extends via a dog-leg element to Pennant Hills Road. It is noted that the RE1 strip located to the west, situated between Nos. 8 and 12 Shirley Street, does not form part of the subject site.

As outlined in this SIA and the accompanying Planning Proposal Report, the zoning, building height and FSR, amongst other planning controls, are to be amended.



Figure 2 Zoning of the subject site and surrounds

The site has two street frontages, comprising of an eastern boundary to Pennant Hills Road of approximately 277.5m and combined northern boundary to Shirley Street of approximately 238m. The subject site contains a north-eastern (side) boundary shared with a R4 High Density Residential zone and B2 Local Centre zone of approximately 71.56m in length. The western (side) boundary is a total length of approximately 167.5m shared with the R4 High Density Residential zone. The western portion of the site contains two dog-leg elements. One forms part of the boundary shared with Shirley Street and the other with the boundary to Pennant Hills Road. These dog-leg elements contain boundaries shared with the neighbouring properties of approximately 66m to the south and 59.6m to the north.

The site has a total area of 27,987m<sup>2</sup>, which comprises of 21,341m<sup>2</sup> zoned within the R4 High Density Residential zone and 6,646m<sup>2</sup> of land zoned RE1 Public Recreation. The subject site is recognised as the largest (residential) landholding within the Carlingford Precinct. Along the Pennant Hills Road frontage, the site falls from the north-eastern to south-western corner by approximately 21.1m across its length. Along Shirley Street, the site falls from the northern to western corner by approximately 14m.

The majority of the site is currently vacant, with the dwellings previously located on Nos. 263 to 271 Pennant Hills Road being previously demolished. Remaining on site are ancillary structures with vegetation interspersed. Two easements (which contain underground electricity cables) are located within the northern corner of the site which run in an east-west orientation from Pennant Hills Road to Shirley Street as demonstrated in the submitted Survey Plan.



## 2.2 CONTEXT

Per Section 2.1, the subject site is located within the R4 High Density Residential and RE1 Public Recreation zone which is anticipated to accommodate an increase in density in accordance with relevant development standards of the PHLEP 2012. The subject site and surrounding locality, which consists of a variety of development types and densities, is also anticipated to be redeveloped in the medium to long term representing the localities strategic location and proximity to numerous community, commercial and recreational facilities. The subject site itself is identified as a key site (Site 17) under the HDCP (and Draft PDCP) which is earmarked for redevelopment and seeks to incorporate high density development amongst public open spaces.

In accordance with the above, the site is in a strategic locality and is within walking distance of the Carlingford Village Shopping Centre, Carlingford Court and various shopping outlets along Pennant Hills Road and Carlingford Road which contain a variety of large scale supermarkets ('Coles' and 'Woolworths') and department stores ('Target'), as well as a large number of commercial and retail tenancies. Carlingford Court also houses a number of essential services, medical centres and pharmacies, as well as an array of food outlets. Several primary and high schools are located between 500m to 1000m from the site.

In terms of access and connectivity, the subject site is within 350m walking distance to the Carlingford Light Rail, which provides efficient and higher capacity public transport to the surrounding suburbs and Parramatta Central Business District (CBD). The Parramatta Stage 1 Light Rail, including Carlingford Light Rail stop, is planned for completion in 2024. In addition, a bus stop adjoins the subject site along Pennant Hills Road providing bus services to Macquarie Park, stopping at Epping Station. A bus service to Parramatta is accessible via a bus stop across the road and outside Carlingford Court. A shared cycle path extends from No. 364 Pennant Hills Road (across the street) towards Epping also.

Per the above, the desired increase of density proposed as part of this application directly reflects the Carlingford precincts accessibility to public transport, services, facilities and public open spaces. The objectives of this precinct (as stipulated in the HDCP) seeks to encourage residents and the general public to maximise public transport usage.

This increase in density proposed as part of this application, as discussed in the Planning Proposal Report, is consistent with **Parramatta's Local Strategic Planning Statement** and **Parramatta Local Housing Strategy**, as informed by **Sydney's A Metropolis of Three Cities** and **Central City District Plan**. **Parramatta's Local Strategic Planning Statement**, amongst other strategic documents, outlines Carlingford as a Growth Precinct and part of an urban renewal corridor between Greater Parramatta and Olympic Park, subject to housing, transport and employment improvements.

Another key documentation relevant to this SIA is the *City of Parramatta Community Strategic Plan* which outlines six key goals for future development:

1. Fairness – The community can benefit from the opportunities the City offers;
2. Accessibility – The community can get to where they want to go;
3. Welcoming – The community celebrates culture and diversity, past, present and future;
4. Green Space – The community cares for and enjoys the environment;
5. Thriving – The community benefits from having a thriving CBD and local centres;
6. Innovative – The community collaborates and champions new ideas to create a better future.

These documents set out the planned future character of the area as growing both economically and via population size, well connected through transport provision and inclusive of diversity, fairness and innovation. Furthermore, the *Parramatta Community Infrastructure Strategy* also seeks to deliver numerous benefits to the locality, including but not limited to the following: a new community hub, public open spaces, district play spaces; and recreational facilities.

## 3. Description of the Proposal

### 3.1 PLANNING PROPOSAL

As discussed, this Planning Proposal seeks to rearrange the zoning, increase the height of buildings and Floor Space Ratio development standards, amend Clause 24 of Schedule 1 "Additional Permitted Use", and include an additional clause as it relates to the exclusion of enclosed balconies from the calculation of gross floor area.

- **Zoning:** Rearrange, consolidate and improve the location and relationship of the RE1 Public Recreation and R4 High Density Residential zones as they apply to the site;
- **Building Height:** Establish a maximum building height of 56m along Shirley Street and 110m building height along Pennant Hills Road;
- **Floor Space Ratio:** Increase the maximum FSR of the site to 3.6:1, where zoned R4 High Density Residential;
- **Schedule 1 Additional Permitted Uses:** Amend Clause 24 of Schedule 1 to allow for a maximum gross floor area of 2,600m<sup>2</sup> for parts of the building used for business premises, food and drink premises, recreation facilities (indoor) and shops; and
- **Clause 6.24 Development at 263-271 and 277-281 Pennant Hills Road, Carlingford:** Insert an additional Clause 6.24 under Part 6 Additional Local Provisions, which will exclude enclosed private balconies for the calculation of gross floor area, where impacted by aural intrusion from Pennant Hills Road.

Further details regarding the proposed amendments are provided in the accompanying Planning Proposal Report.

### 3.2 CONCEPT ENVELOPES

Concept envelopes and a reference scheme have been prepared by *FK Australia*. The concept proposal will provide for a mixture of building typologies which are strategically placed across the site with varying building heights. This will include a mixture of residential flat buildings and shop top housing developments, including retail and commercial premises, a centre-based childcare, a community facility and public open spaces. Specifically, the concept proposal will provide for the following:

- A development that is split into seven blocks, identified as follows:
  - **Block A:** 18 storey residential flat building, located adjacent to Pennant Hills Road within the southern corner of the site;
  - **Block B:** 29 storey residential flat building, located adjacent to Pennant Hills Road;
  - **Block C:** 28 storey shop top housing building, located adjacent to Pennant Hills Road and central public open space, with retail premises, supermarket and residential apartments above;
  - **Block D:** 12 storey shop top housing building, located adjacent to Pennant Hills Road and the central public open space, within the north-eastern corner of the site, with retail premises and residential apartments above;
  - **Block E:** 10 storey residential flat building, located adjacent to Shirley Street within the western corner of the site;
  - **Block F:** 14 storey mixed use building, located adjacent to Shirley Street and the central public open space, with community facility and residential apartments; and



- **Block G:** 8 storey mixed use building, located adjacent to the central public open space, with retail premises and residential apartments above.
- Provision of basement parking for all buildings;
- Publicly accessible road network, which will remain under private ownership, with two access points from Shirley Street;
- Provision of three publicly accessible spaces, equating to a total area of 6,218m<sup>2</sup>, including one consolidated central open space with a direct frontage to Shirley Street and two linear parks providing access from Pennant Hills Road and Shirley Street to the central open space;
- 72,700m<sup>2</sup> of residential floor space, which could accommodate approximately 723 residential apartments, including 145 x 1 bedroom, 398 x 2 bedroom, 166 x 3 bedroom and 14 x 4 bedroom apartments;
- 2,500m<sup>2</sup> of non-residential floor space, including retail and commercial premises;
- 550m<sup>2</sup> centre-based childcare facility; and
- 2,500m<sup>2</sup> NLA community centre to be dedicated to Council as part of the VPA submitted with this proposal.

A Draft Site-Specific Development Control Plan prepared by *Planning Ingenuity* is also submitted with this application.

### 3.3 VOLUNTARY PLANNING AGREEMENT

As discussed under Section 1, this Planning Proposal is submitted with a Voluntary Planning Agreement. The proposal will seek to increase the density on-site and will seek to provide a number of contributions which will directly benefit the general public. Specifically, the VPA will seek to provide the following:

- Dedicate a 2,500m<sup>2</sup> (NLA) community hub to Council, including 1,800m<sup>2</sup> (NLA) 'warm shell' library and 700m<sup>2</sup> (NLA) 'warm shell' community centre;
- Embellish and dedicate at least 5,623m<sup>2</sup> of public open space to Council
- Embellish and make accessible, via a public access easement, approximately 595m<sup>2</sup> of publicly accessible open space; and
- Include a monetary contribution equivalent to the Section 7.11 Contributions, enabling Council to directly allocate funding for the fit-out of the community centre.

It is noted that the community facility dedicated to Council will be provided without a credit from the developer contributions, despite being an item identified in the current Contributions Plan with a construction value of approximately \$20 Million. Similarly, the embellishment and dedication of the public open spaces on-site will be provided without a credit from the developer contributions, whilst also being an identified in the current Contributions Plan, with a construction value of approximately \$7.5 Million. For both the community centre and public open space, the estimated construction cost excludes the value of the land. Furthermore, the abovementioned construction costs are greater than the estimated costs currently provided in the Contributions Plan, thereby demonstrating a much greater value. As a result, the total value of the VPA offer is in excess of \$27.5 Million.

### 3.4 CONCURRENT DA AND PRE-PLANNING PROPOSAL

The site is subject to a recently refused development application, DA/53/2022, which sought consent for '6 x 10-12 storey buildings comprising 629 residential units, childcare centre for 110 children, 17 neighbourhood retail shops and 1,146 basement car parking spaces; publicly accessible open spaces and through-site links; landscaping; tree removal; and demolition of existing buildings'. This development was refused by the Sydney Central City Planning Panel on 7 December 2022. Since that time, the Applicant has filed an Appeal with the Land and Environment Court for DA/53/2022.

As a result of the Land and Environment Court Appeal, the Applicant and Council have actively sought to resolve the reasons for refusal as they pertain to DA/53/2022. This has initiated a strategic approach in which the subject Planning Proposal has been prepared concurrent to the appealed DA/53/2022, seeking to significantly improve the urban outcome of the site, achieved through flexibility of building arrangement and design, via the various amendments to PLEP. The proposed changes contained within this Planning Proposal are to be reflected in the amended scheme (under DA/53/2022) which will form part of a Notice of Motion to be provided for the Section 34 Conciliation Conference scheduled in October 2023.

### 3.5 PREVIOUS APPROVAL

The subject site contains an existing approval under DA1103/2011/JP for the demolition of existing dwellings and associated structures and construction of 5 apartment buildings of 9 to 11 storeys containing 450 units and basement car parking for 662 spaces. The approved development also included the provision of a single public open space centrally within the site and two internal roadways. This was approved in April 2021 by the Sydney West Joint Regional Planning Panel.

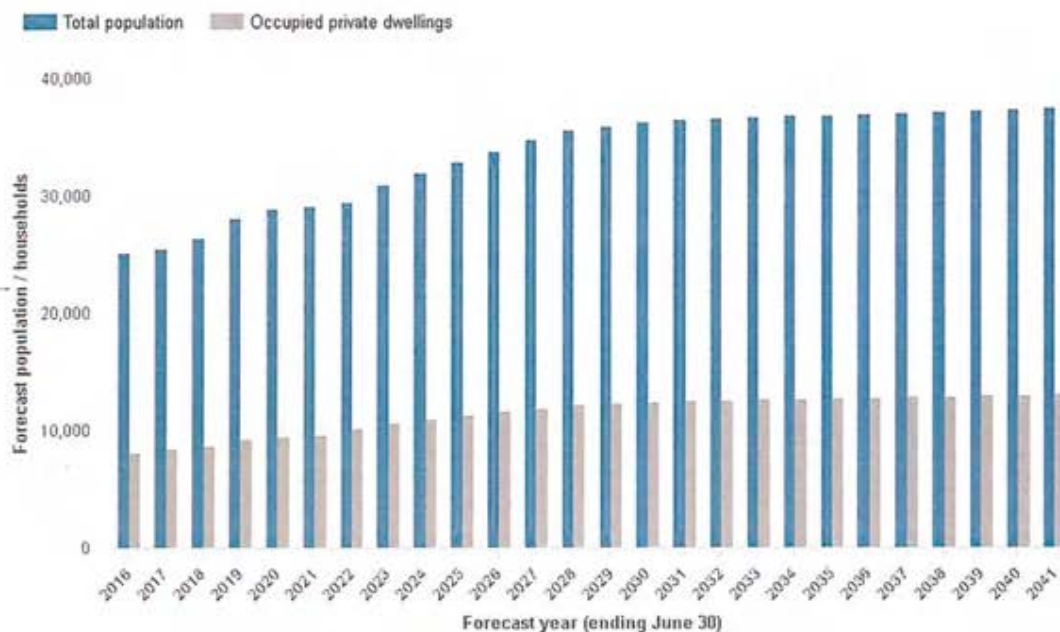


## 4. Demographic Profile of Carlingford

According to the Australian Bureau of Statistics (ABS), the most recent estimate of the residential population of Carlingford in 2023 is 29,147 people with a population density of 3,333 persons per square km. **Figure 3** shows the population growth projections for Carlingford, indicating that population growth will continue until around 2030 when growth will plateau.

### Forecast population, households

Carlingford



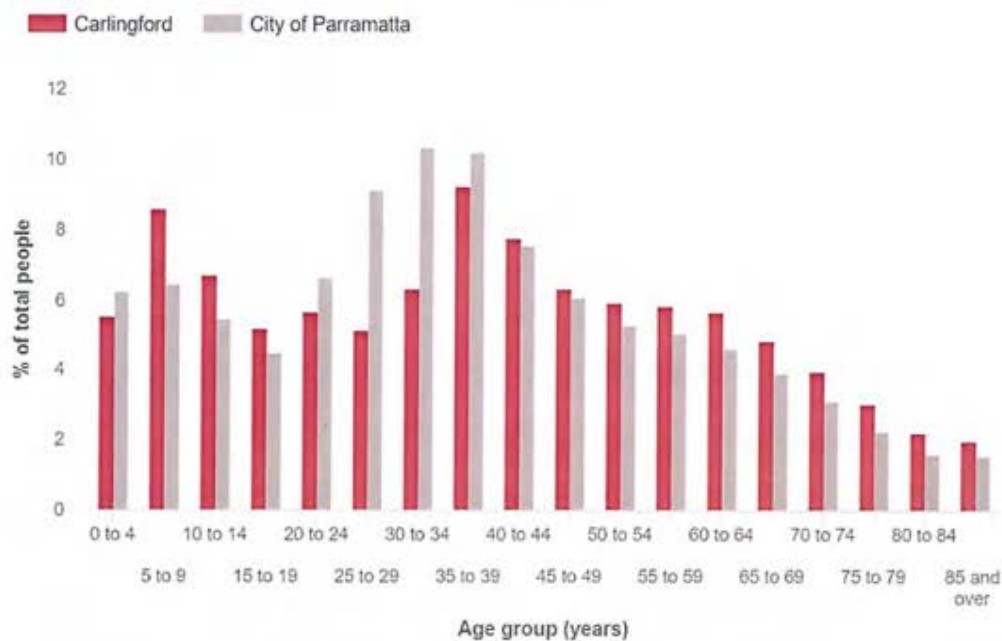
Source: Population and household forecasts, 2016 to 2041, prepared by id (informed decisions), July 2019.

**Figure 3** Population projections and households in Carlingford

Figure 4 is a breakdown of the age structure of the population in Carlingford in comparison to the City of Parramatta taken from the Council's ID Community Profile data. Figure 4 shows that the population in Carlingford is distinguished by a higher proportion of people aged 40+ and children aged 5-19, in comparison to the overall City of Parramatta. It is also worth noting that Carlingford has a lower proportion of adults aged 20-39 when compared to the City of Parramatta.

## Age structure - five year age groups, 2021

Total persons



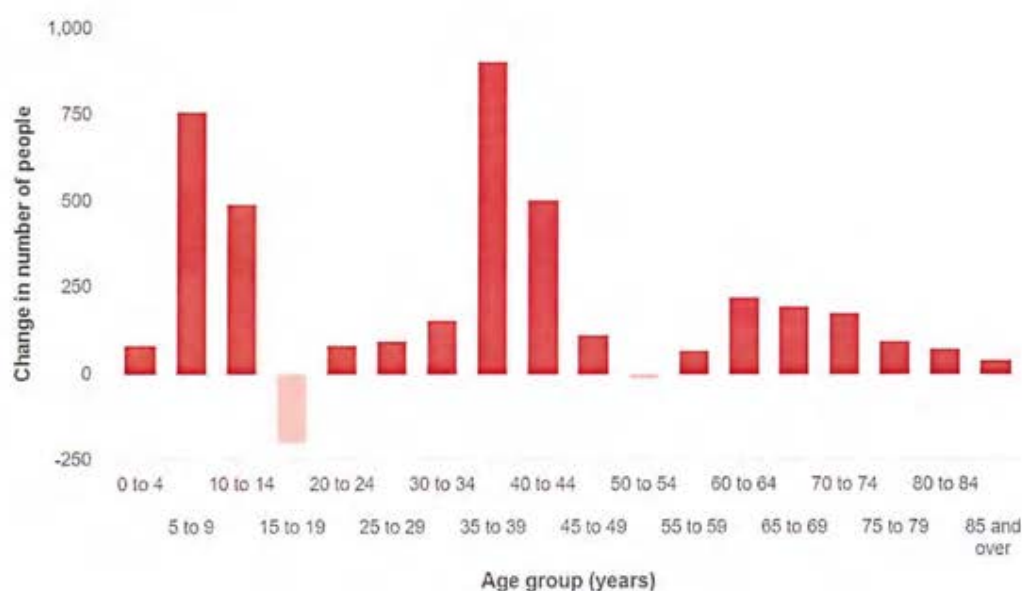
Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by id (informed decisions).

Figure 4 Age structure for Carlingford population

Figure 5 shows the change in age structure of the Carlingford population in the most recent five year data period available and shows there has been a greater increase in populations aged between 0-14, 30-44 and 60-74. In addition, small increases have occurred for the 20-34 age group. The number of children aged 15-19 and adults aged 50-54 have decreased.

## Change in age structure - five year age groups, 2016 to 2021

Carlingford - Total persons

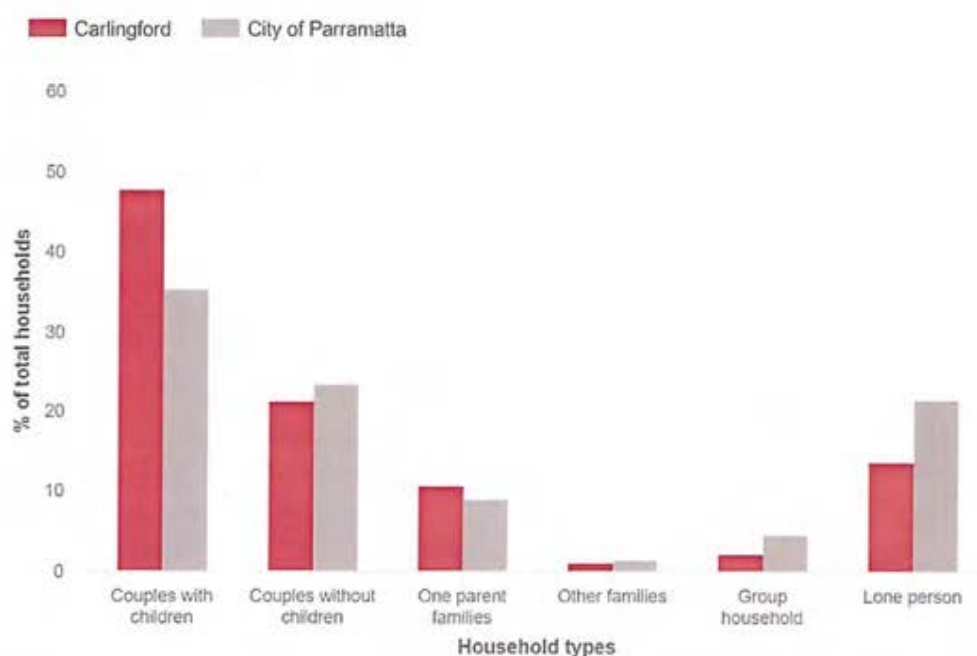


Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 and 2021 (Usual residence data). Compiled and presented in profile.id by id (informed decisions)

Figure 5 Change in age structure of Carlingford population

Figure 6 is a breakdown of the different types of households existing in Carlingford at the 2021 Census. Figure 6 shows there was a higher proportion of 'Couples with children' in Carlingford than in the City of Parramatta, as well as 'One parent families'. 'Couples without children' and 'Lone person' households were lower in number in Carlingford than the wider Parramatta region.

## Household type, 2021



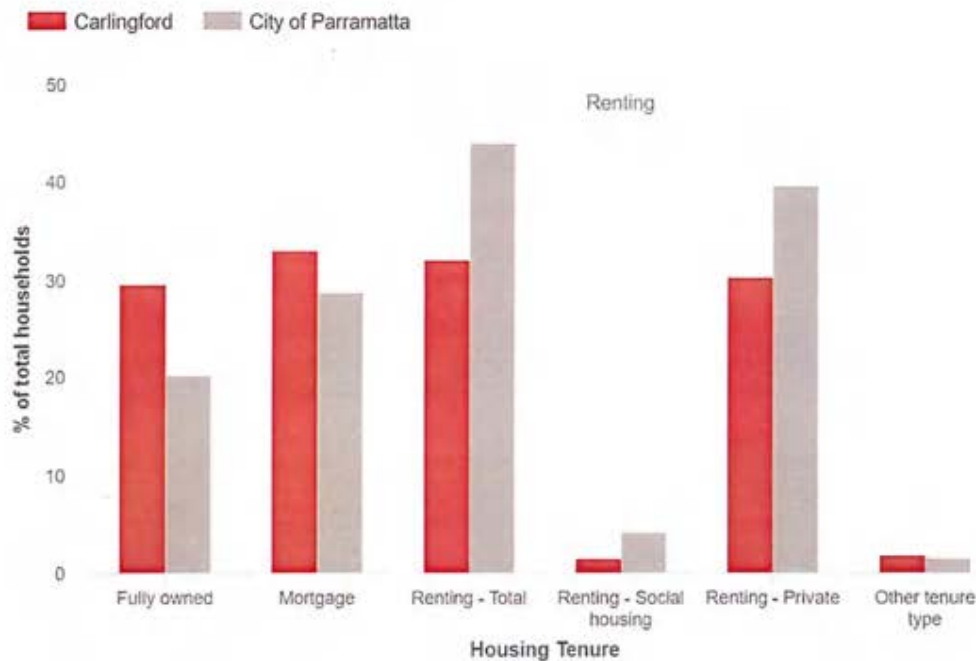
Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Enumerated data). Compiled and presented in profile.id by jd (informed decisions).

Figure 6 Distribution of household types in Carlingford



Figure 7 shows the breakdown of housing tenure types in 2021, with a higher proportion of Carlingford residents fully owning or mortgaging a house when compared to the City of Parramatta average. Renting a home is underrepresented in Carlingford when compared to the wider Parramatta region.

## Housing tenure, 2021

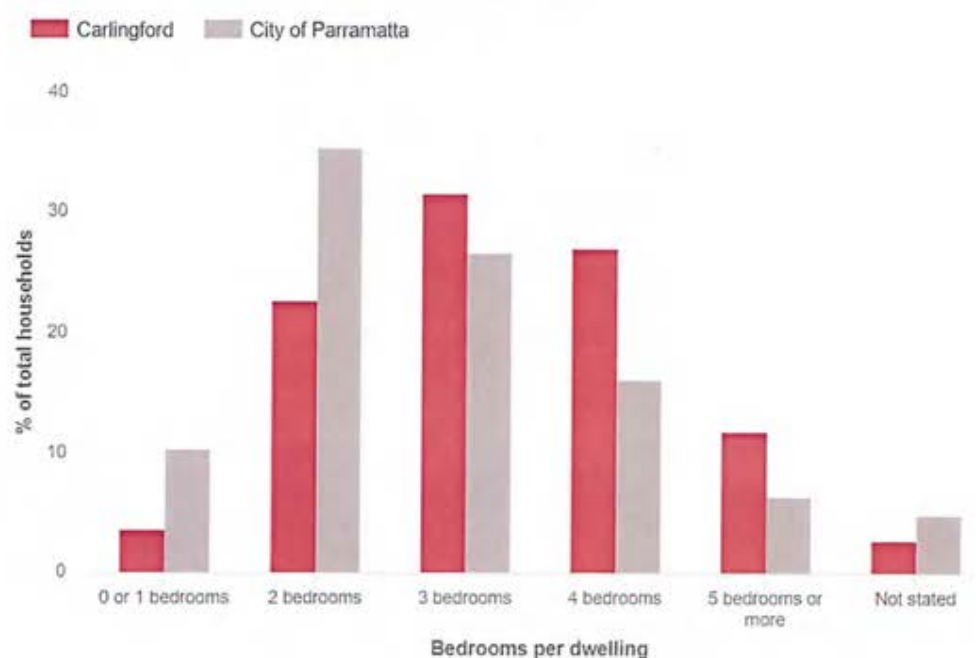


Source: Australian Bureau of Statistics, [Census of Population and Housing](#), 2021 (Enumerated data). Compiled and presented in profile id by [jd](#) (informed decisions).

Figure 7 Breakdown of housing tenure type in Carlingford

0, 1 and 2 bedroom dwellings are underrepresented in Carlingford in comparison to the City of Parramatta average, as shown in **Figure 8**. Additionally, 3+ bedroom dwellings have a higher proportion when compared to the wider Parramatta region. Per **Figure 9**, this demonstrates a higher percentage of separate, detached dwellings.

### Number of bedrooms per dwelling, 2021

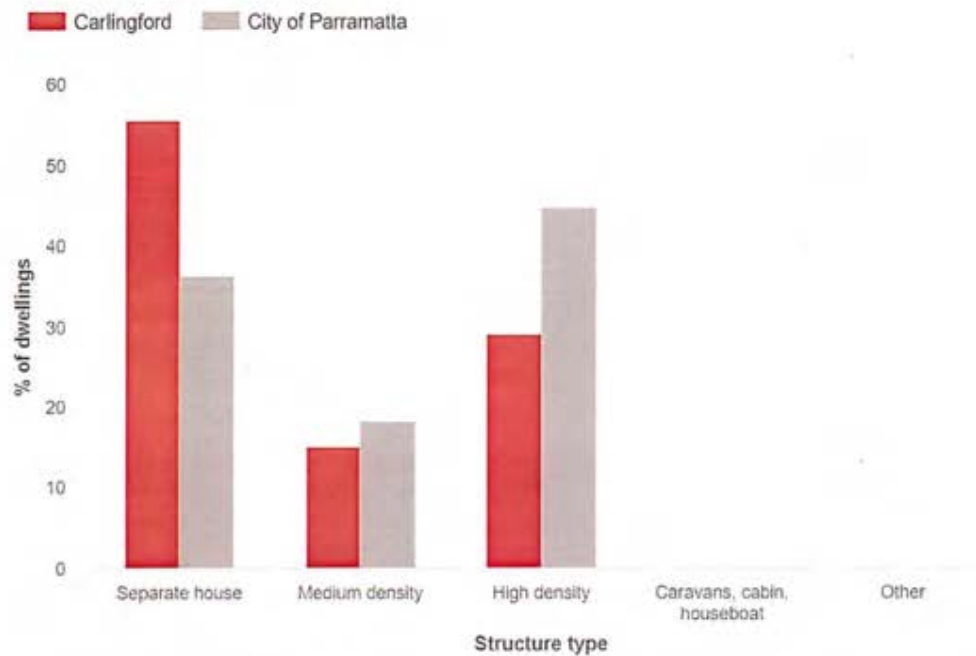


Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Enumerated data). Compiled and presented in profile.id by jd (informed decisions).

**Figure 8** Breakdown of bedrooms per dwelling

Figure 9 shows that 'separate housing' in Carlingford represents a higher proportion of dwellings than in the City of Parramatta region. Additionally, medium and high density dwellings are underrepresented when compared to the wider Parramatta region.

## Dwelling structure, 2021



Source: Australian Bureau of Statistics, [Census of Population and Housing, 2021](#) (Enumerated data). Compiled and presented in profile.id by [.id](#) (informed decisions).

**Figure 9** Dwelling structure of Carlingford and the City of Parramatta

Figure 10 outlines residents' occupation of employment in Carlingford and the City of Parramatta. Carlingford has a higher proportion of persons employed in Managing, Professional, Technical and Trade and Sales occupations when compared to the wider Parramatta region. Conversely, a lower proportion of persons are employed in operating, driving and labouring jobs.

## Occupation of employment, 2021

Total employed persons



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile id by id (informed decisions).

Figure 10 Occupation of employment in Carlingford



Figure 11 outlines the weekly house hold income in Carlingford and the City of Parramatta. Carlingford has a mixture of household incomes generally consistent with the Parramatta LGA.

## Weekly household income, 2021

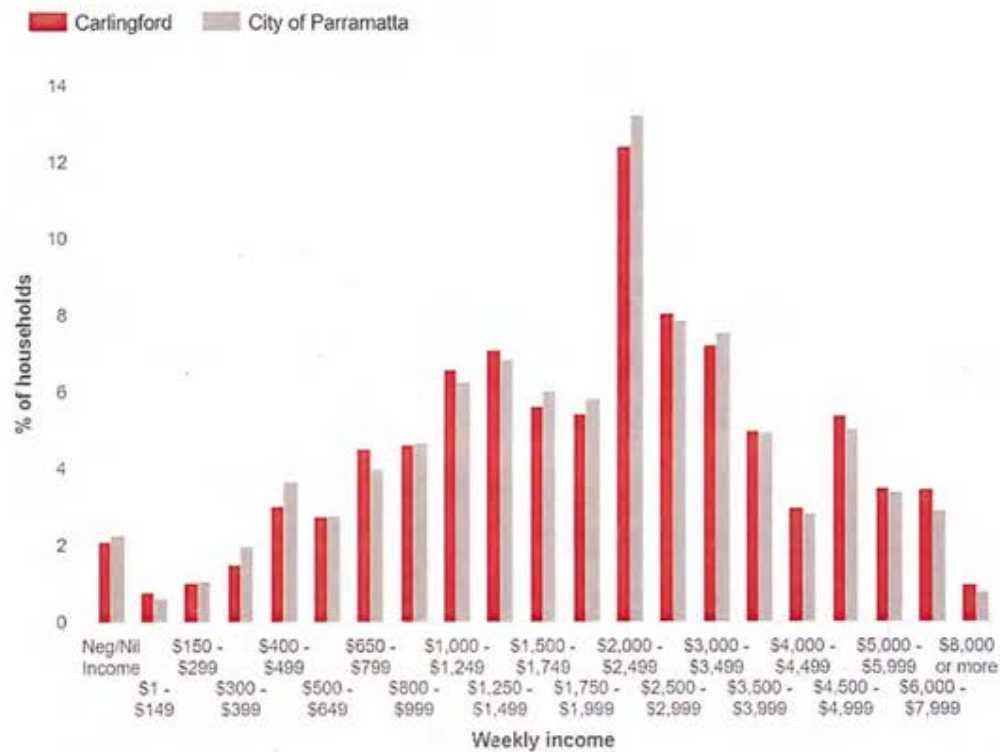
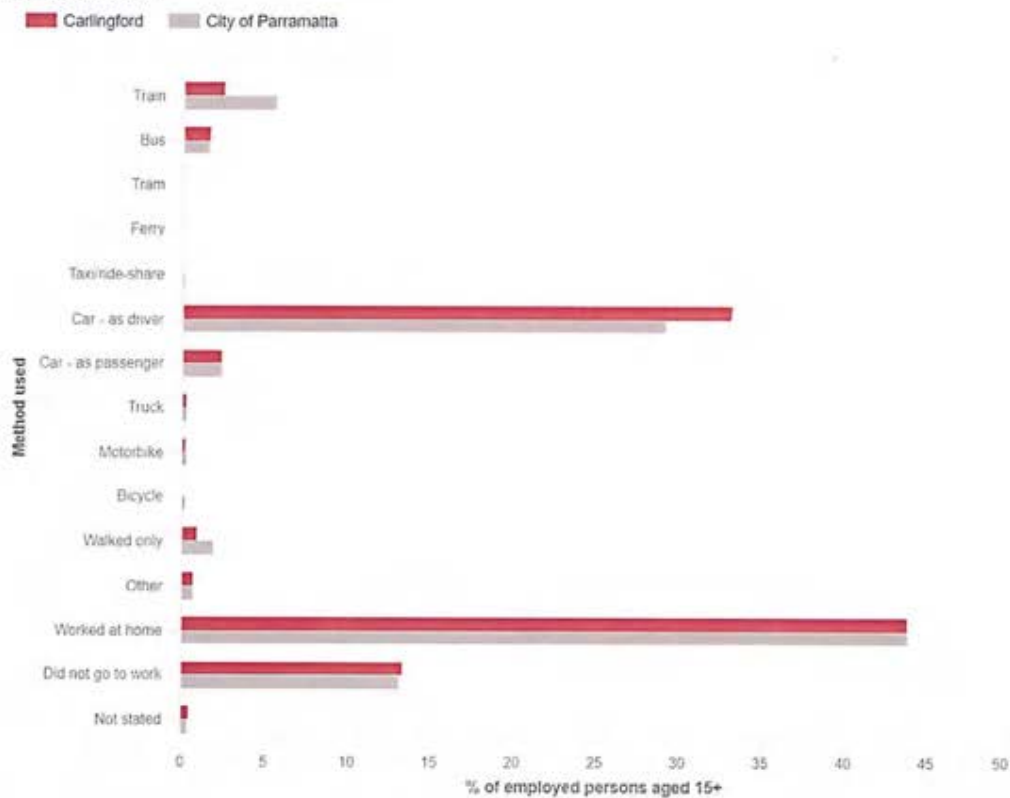


Figure 12 outlines the methods of travel to work. Carlingford has a high percentage of private vehicle travel, and low percentage of train or bus travel. It is noted that Figure 12 contains a high proportion of working from home, which WAS skewed due to the Covid-19.

### Method of travel to work, 2021

Total employed persons

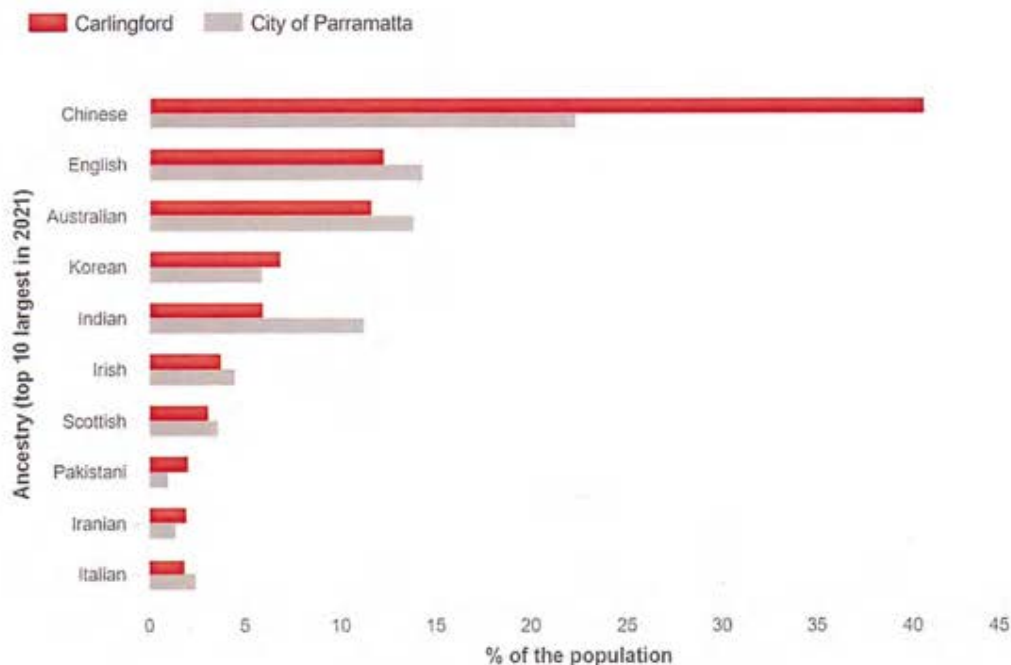


Source: Australian Bureau of Statistics, Census of Population and Housing 2021 (Usual residence data). Compiled and presented in profile id by id (informed decisions).

Figure 12 Methods of travel to work

A significantly higher proportion of persons in Carlingford have Chinese ancestry when compared to the City of Parramatta average, as shown in **Figure 13**. When compared to the wider Parramatta region, whilst English, Australian, Irish, Indian and Lebanese ancestries are underrepresented. Nevertheless, ancestry data indicates Carlingford as a significantly diverse ethnic and cultural community.

## Ancestry, 2021



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

**Figure 13** Breakdown of ancestries in Carlingford

## 4.1 SUMMARY OF SOCIO-DEMOGRAPHIC PROFILE FOR CARLINGFORD RESIDENT POPULATION

The demographic evidence for Carlingford can be summarised as follows:

- There was a recent loss of teenagers aged 15-19 and adults aged 50-54 and a gain in persons aged 0-14, 30-44 and 60-74, reflective of the predominant separate dwelling typology in Carlingford;
- Couples with children households are overrepresented;
- Home owning and mortgage is more common than renting;
- 0 to 2 bedroom dwellings are underrepresented;
- Medium and high density dwellings are underrepresented;
- A larger percentage of the population are employed in generally high paying occupations such as Managers and Professionals when compared to the City of Parramatta average;
- Reliance on private vehicles for travel to work is over represented; and
- Persons with Chinese ancestry are overrepresented, however, ancestry is generally diverse.

The demographic profile of Carlingford indicates that population growth is driven by growths in 0-14 and 30-44 age groups as well as those aged 55+. The additional one, two and three bedroom, medium to high density apartments, as part of this Planning Proposal (and concept envelopes), **addresses the suburb's deficit in this dwelling type**, providing for housing for a greater cross section of the community, including younger adults and individuals in the 55+ age groups who may desire smaller homes. The proposal of higher density living similarly addresses the imbalance in dwelling structure, providing more of a mixture of housing stock and enhancing affordability for residents.

Since many couples with children reside in Carlingford, the proposal of adding more three and four bedroom dwellings will provide greater options to this demographic. Similarly and as mentioned, the provision of additional one and two bedroom dwellings will also allow for a demographic variety underrepresented in the locality.

The provision of a childcare centre and various commercial uses will also facilitate the expected population growths throughout the community. Furthermore, the provision of several public open spaces and a well-located community facility will accommodate the needs of all age groups, specifically those aged 55+ who require accessible and nearby green amenities. The provision of increased density will support both existing and planned neighbourhood shops, through boosting economic activity in the area.

Overall, this Planning Proposal suits the future character of the area in providing a type of housing which does not appear to be extensively available and accounting for population and economic growth projections. This is supported by the diverse range of uses and facilities to be provided on-site, including public open spaces, a community facility, childcare centre and various commercial uses, including food and drink premises, shops and a supermarket. Overall, this will have positive social impacts when considered in light of the current demographic of Carlingford.



## 5. Social Disadvantage

The SEIFA Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) measures the relative level of socio-economic advantage and disadvantage based on a range of Census characteristics. It is a comparative measure of the relative level of advantage and disadvantage in one area compared to others across Australia.

The index is a compilation of data reflecting income, education and skills, employment status and employment sector participation of the resident population. A low score indicates relatively greater disadvantage and a lack of advantage in general. A high score indicates a relative lack of disadvantage and greater advantage in general. **Figure 14** shows the IRSAD for the site (outlined in red) and surrounding Statistical Area Levels Level 1 (SAL). The proposed site has a medium to high level of advantage (quintile 4) which corresponds to the Carlingford average of quintile 5. Despite this, several SALs south of the site, towards Telopea and Dundas Valley, have a lower level of advantage and higher level of disadvantage as indicated by their classifications as quintile's 1 and 2. Therefore the proposal has the potential to increase overall advantage levels for the general area by introducing and attracting further employment, public open spaces, community facilities and housing. This will have a positive social impact on the area as a whole.



Figure 14 IRSAD for the proposed site and surrounding area



## 6. Community Consultation

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As detailed in the Social Impact Assessment Guidelines prepared City of Parramatta Council website, a consultation process is required for key stakeholders. With regards to the proposed amendments, the key stakeholders are as follows, including relevant government agencies:

- Transport for NSW;
- NSW Police;
- Local Aboriginal Land Council;
- NSW Health; and
- Any other agency deemed relevant by City of Parramatta Council.

In addition to the above, the other primary stakeholders which will be affected by the development are those residing and working within immediately neighbouring sites and the wider Carlingford Locality. As is typical in Planning Proposal process, the interests of the above groups will be dealt with through referral and Public Exhibition.

In particular, the Public Exhibition process offer the opportunity for the residents and workers in the locality the opportunity to comment on the proposal, which is inclusive of their concerns.

## 7. Social Impact Assessment

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### 7.1 OVERVIEW

As detailed under Section 1, a Social Impact Assessment refers to an assessment and evaluation of the social consequences which result from a proposal and its subsequent effect on people, including housing and access, cultural and community identity and health, amongst other things. This includes both negative and positive, intended and unintended social impacts.

Within Section 4 and 5 of this Assessment, the demographics and the existing socio-economic characteristics of the immediate and wider locality have been considered with regards to the proposed amendments and reference scheme. This has assisted in the conclusions made below which have been considered in light of the proposal, which seeks consent for a rearrangement in zoning, increase in building height and FSR, in addition to amendments to Schedule 1 and the provision of a new clause under Part 6 Additional Local Provisions. These amendments are capable of delivering a range of residential and non-residential uses throughout seven building envelopes as outlined in Section 3.2 of this SIA.

In light of the analysis below, it is considered that the proposal will not generate any significant long-term impacts beyond the site boundaries. The proposal will only have short term impacts created through the construction process (of any future development application) and acceptable impacts to the existing medium density building within close proximity to the site, as shown in the Urban Design Report and Planning Proposal Report. That is, the impacts to the medium density buildings is reasonably anticipated within the R4 High Density Residential zoning of the site, regardless of the proposed increase in density.

In terms of construction impacts, these issues will be mitigated through post Development Application approval, via conditions of consent and construction management plans required prior to the issuing of a Construction Certificate.

## 8. Social Impact - Housing, Accessibility and Community Facilities

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### 8.1 HOUSING

The proposal will not result in the loss of any dwellings as all buildings on the subject site have been previously demolished. Despite the previous (and relatively minor) loss of housing, this is offset by the proposed increase in density which is supported by the introduction of various services and facilities not available under the current planning controls. Per the reference scheme, a total of 723 residential apartments, including 145 x 1 bedroom, 398 x 2 bedroom, 166 x 3 bedroom and 14 x 4 bedroom apartments, can be provided on site under the amended planning controls.

As evidenced in this SIA, the Carlingford locality is underrepresented in terms of medium and high density developments. The proposal will increase this type of housing in the locality, thereby improving access to housing for a greater cross section of the community. The location of additional housing in close proximity to existing and planned public transport, open spaces, community facilities and non-residential uses, is considered to result in a positive social benefits to the existing and future demographic of Carlingford.

In terms of nearby residential accommodation, including those located on Shirley Street (to the north and west) and those on the southern side of Pennant Hills Road, have also been considered regarding privacy and solar access. As has been detailed in the accompanying Planning Proposal Report, the uplift in density and subsequent concept envelopes will have an acceptable degree of overshadowing and privacy impacts for nearby properties. The impacts to neighbouring properties has been managed through setbacks and separation, and purposeful location of building height.

In accordance with the above, this will result in some negative social impacts for the existing residents. This is a result of an increase of density on the site proposed as part of this application, which aligns with the relevant state and local strategic documents, including the LSPS, Housing Strategy and Community Plans. Therefore, given the provision of high quality residential dwellings, amongst other services and facilities, the proposal will net positive social impacts created by the development are sufficient in mitigating these.

Of relevance to the above, it is also noted that the subject development will include the provision of high quality public open spaces, a community facility and various non-residential uses, which will be available to the general public. Although the development may have an impact to the medium density housing, the provision of key services and facilities will offer significant benefits to the amenity of nearby housing.

### 8.2 ACCESSIBILITY AND TRAFFIC

As has been detailed, the current and future public transport facilities around the site align with the planned future character of the Carlingford Precinct. The subject site is in close proximity to the anticipated Carlingford Light Rail Stop (and numerous bus stops) which will alleviate potential increased transport pressures created by the uplift in density. Importantly, the proximity of the site to the Carlingford Light Rail is considered to encourage the use of public transport, thereby reducing the reliance on private vehicle transport as is commonly found in the Carlingford locality. This not only aligns with the relevant strategic documents, but provides for a number of social benefits.



It is also noted that the proposed increase in vehicular movements have been accommodated through the provision of efficient on-site parking and internal roadways. A Traffic Impact Assessment prepared by *TTPP* outlines that the proposal will not have any significant impact on the traffic network in the locality. In terms of social impacts, although the proposal will increase traffic, this is not adverse and is therefore acceptable. Any short term impacts created by the proposal will be reasonably offset through the high quality road and pedestrian network proposed on-site, in addition to its relationship to surrounding public transport, services and facilities. Further, the concept and reference scheme will allow residents to access basement car parking (without relying on Pennant Hills Road), ensuring greater safety from potential vehicular accidents.

In terms of pedestrian movement, the proposal sets out a road network predicated on the establishment of a simple and efficient system which connects to Shirley Street. The road network is integrated into the public open spaces and active frontages, including community facility, to allow for ease of both pedestrian and vehicular movement. Accessibility is further enhanced through the proposed pedestrian through site links from Pennant Hills Road and Shirley Street, which provide improved permeability throughout the locality towards Carlingford Light Rail and Carlingford Court. The provision of improved pedestrian traffic is also consistent with the vision to provide numerous public open spaces on-site and ultimately encourage pedestrian permeability and reinforce CPTED Principles.

### 8.3 COMMUNITY FACILITIES

The proposal does not remove any community or recreation facilities or services from the area.

As detailed, this Planning Proposal will provide for numerous social benefits in terms of delivering a community facility and significantly improved public open spaces. Per the Planning Proposal Report, the zoning will be rearranged to provide for consolidated, usable public open spaces and through-site links with a high level of amenity, useability and permeability, not currently available under the current planning controls. Further to this, the proposal will also provide for a prominent, well-located community facility addressing Shirley Street, the central public open space and through-site link. The proposed community facility and revised public open spaces can only be provided on-site through the subject Planning Proposal. Importantly, both the community facility and public open spaces will be dedicated to Council via the VPA and will directly serve the local community.

In addition to the above, the proposal will also include the provision of additional services and facilities which will serve the needs of future residents and the general public. This will include the provision of retail uses, such as food and drink premises, a supermarket and shops, in addition to a centre-based childcare. The provision of these facilities, in conjunction with the revised zoning and increase in density, provides short and long term benefits to the social qualities of the locality. That is, the offering of these services will provide additional employment opportunities whilst encouraging residents and the general public to utilise local services.

It is also important to note that the site is in close proximity to a wide array of shopping facilities which are situated within walking distance, including supermarkets, medical centres, banks and other retail and commercial services. In addition to the public open spaces proposed, several recreational spaces are also available at a walking distance from the site including Cox Park, Eric Mobbs Memorial Park and Galaringi. The Carlingford Branch Library is located 250m from the site, noting this is to be replaced by the community facility proposed on-site.

Accordingly, there will be a wide range of social benefits created through the provision of various services and facilities only available through the subject Planning Proposal.

## 9. Social Impact - Cultural values and Community Identity

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### 9.1 CULTURAL VALUES

There is nothing about the proposal that is likely to generate any negative impacts on cultural values or beliefs. In fact, the revised public open spaces (including potential provision of public art) and delivery of an additional, high quality community facility, is considered to improve social cohesion and interaction in the locality. By virtue of this, the cultural values will be enhanced due to the delivery of well-considered publicly accessible areas and facilities.

### 9.2 COMMUNITY IDENTITY

There is nothing about the proposal that is likely to generate negative long-term impacts on community identity. As discussed above, the provision of a new, high-quality community facility and significantly improved public open spaces will vastly enhance the community identity of Carlingford. As outlined in the *Parramatta Community Infrastructure Strategy* and *Parramatta Community Infrastructure Plan*, the current Carlingford Library is not suited to the changing character of the locality. As such, the proposed community facility is designed to accommodate a new, generously sized library, which will positively contribute to the community identity of Carlingford and respond to its changing character. Furthermore, and as is outlined in the *Parramatta Community Infrastructure Plan*, the provision of public open spaces as part of private developments is vital, as proposed as part of this application.

Regarding the increase in density and transformation as result of this proposal, it is noted that the community may be disapproving in the short term due to this change. However, this potential threat will be outweighed by the development's facilitation of social interaction and community connectedness through the provision of high-quality public spaces and a community facility, which will provide opportunities for recreation, social interaction and also increase pedestrian permeability throughout the locality. The addition of various retail premises and a centre-based childcare facility will also provide an additional focal point for further social interactions. These spaces both improve employment within the locality and also bring residents of the subject site and wider locality together.

Overall, the suburb of Carlingford is undergoing change, and whilst this Planning Proposal (and concept envelopes) will contribute to this, the provision of numerous services and facilities will negate any adverse impacts and ultimately contribute to the community identity of the locality.

# 10. Social Impact - Health and Wellbeing

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## 10.1 HEALTH AND WELLBEING

The proposal does not generate any negative impacts in terms of the health and wellbeing of the community. In fact, this Planning Proposal will result in wholesale improvements to the health and wellbeing of the community through the significant improvements to public open spaces. That is, under the current planning controls, the RE1 Public Recreation zoned land is disconnected, irregularly shaped and receives a poor level of amenity.

The proposed amendments will consolidate the RE1 zone, providing a generous and useable area, direct relationship to street frontages, an uninterrupted northern orientation, and will integrate with the proposed urban forms. The revised open spaces ultimately improve opportunities for residents to engage in physical exercise, as well as socialising and enhancing overall wellbeing. This is of particular importance for the anticipated aging population and increases in those aged 55 (or older). Public green spaces also allow children to play, enhancing the overall wellbeing of children and parents.

In addition to the above, the proposal will also provide for a well-located and prominent community facility, which is much needed in the Carlingford locality. This will directly support the wellbeing of future residents and the general public, through providing a new facility which will encourage social interaction and community connectiveness. Overall, the proposal will generate a positive impact in the local community in terms of attracting more residents to the area for housing, employment and social interaction. This increase in population would benefit the local community in terms of providing support to local businesses and attracting improved provision of services.

## 10.2 CRIME AND SAFETY

The concept envelopes and reference scheme demonstrate that any future development will be capable of satisfying the relevant Crime Prevention Through Environmental Design principles, including Natural Surveillance, Site Access, Territorial Reinforcement and Environmental Maintenance. Any future development application will need to consider CPTED to ensure the safety of future residents, workers and the general public. The proposed increase in density and amendments to the planning controls will not introduce any new or unsafe uses and is therefore acceptable in this regard.



## 11. Social Impact – Economy

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The proposed retail premises, centre-based childcare and community facility will provide employment opportunities through the operation of these premises. The various uses will employ on-site staff, in addition to other individuals responsible for their on-going maintenance (and the like). The provision of non-residential uses is congruent to the increase in density and is provided in close proximity to other similarly zoned land in a highly accessible location, to encourage an agglomeration of economies.

In addition to the above and per any future detailed development application, undertaking the construction works will have some short-term positive economic impacts through employment generation, both direct employment and multiplier effects. It is noted that during construction the proposal may have short-term negative social impacts to the surrounding locality, however, will be appropriately mitigated through relevant conditions of consent and construction management plans.



## 12. Social Impact – Public Interest

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The proposed amendments to the planning controls will increase the supply and mixture of housing in a form that meets needs of the community and is consistent with the various visions and objectives of relevant strategic documents. The proposal will provide high quality housing, retail premises, a childcare centre and community facility, that is compatible with the character of the locality, and is suitable in terms of being surrounded by similarly compatible land uses. The inclusion of 723 residential apartments will provide a variety of accommodation and by virtue affordable housing in the locality, in a location that is suitably placed to benefit, being adjacent to various land uses and the Carlingford Light Rail Stop.

Furthermore, the proposal is consistent with the desired future character of the Carlingford Precinct, providing a high quality development with considerable public open space and extensive public domain improvements to both frontages and internally within the site. The proposal has also been designed to protect the amenity of adjoining development, and will provide a high degree of amenity for prospective residents.

The site is located in close proximity to public transport services which allow convenient access to employment, services and community and recreational facilities. This will encourage sustainable modes of transport. The proposal will generally have positive environmental impacts.

As such, this Planning Proposal, as supported by the concept envelopes and reference scheme, is therefore considered to be in the public interest.

## 13. Conclusion

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### 13.1 DEMOGRAPHICS

The demographic data for Carlingford indicates that this Planning Proposal, which has the capacity to provide 723 residential dwellings amongst other uses, will serve an appropriate cross section of the community, including those which are currently over and underrepresented in the locality. Importantly, the provision of increased higher density living, including one and two bedroom apartments, will address a previous deficit in Carlingford and increase the mixture of housing stock in the area and affordability for residents. The increase in housing variety is also supported by the proposed public open spaces, community facility and various non-residential uses. The variety offered through this proposal will ultimately support the existing and future character of the area, as informed by the demographic data analysis.

### 13.2 SOCIAL DISADVANTAGE

Although the proposed site is classified as relatively advantaged, surrounding SALs, particularly to the south, have lower levels of advantage and greater levels of disadvantage. This Planning Proposal will have positive social impacts on these more disadvantaged areas by stimulating more economic activity and thus employment, in addition to providing a new community facility to serve the general public. Furthermore, the proposal will offer different forms of residential accommodation for lower socio-economic individuals and thereby increase affordability of housing in the locality.

### 13.3 ACCESSIBILITY AND COMMUNITY FACILITIES

The proposal facilitates excellent accessibility in and around the site via the proposed internal roads, pathways, open spaces and through-site links, including their relationship to the public domain. The proposal will improve pedestrian permeability throughout the site towards the Carlingford Light Rail and Carlingford Court. In addition, accessibility to public transport such as buses is good within current transport linkages, and is anticipated to be improved through establishment of the Carlingford Light Rail Stop situated within walking distance from the subject site. As detailed, the proposed open spaces, through-site links and active uses will contribute to accessibility of the site and surrounding locality.

A diverse range of facilities are also situated walking distance (200m to 300m) from the proposed site including various shops, parks and recreational areas, schools and so on. Importantly, the proposal will significantly improve public open spaces and also include the delivery of a generously sized community facility. Both the public open spaces and community facility will be dedicated to Council via the VPA.

As such, the overall scope of current and future infrastructures align with the area's character, producing many positive social impacts.

### 13.4 CULTURE AND COMMUNITY IDENTITY

The development poses no threats to cultural identity in the area. In fact, the development will have net positive impacts on community identity through the provision of well-designed and considered public open spaces, a prominent and generously sized community facility and a variety of non-residential uses, thus improving employment opportunities.

### 13.5 HEALTH AND WELLBEING

The development poses no threats to health and wellbeing in the area. As discussed above, the development will have distinct positive impacts on health and wellbeing through providing recreational spaces, including outdoor public open spaces and a community facility. An increase in density will also support for local businesses and attract improved public services.

### 13.6 MITIGATION STRATEGIES

As identified above and throughout this SIA, the proposal is unlikely to have any adverse social impacts which require any mitigation strategies. It is noted that whilst the Planning Proposal increases the density of the site, this is consistent with its strategic location and various strategic documents.

The majority of the impacts are short term and a result of construction. The issues as they pertain to construction will be dealt with through the implementation of relevant conditions of consent and construction management plans, following any detailed development application. In terms of the surrounding medium density residential buildings, these are anticipated to be redeveloped overtime in accordance with the planning controls. Despite this, relevant measures as they pertain to visual and acoustic privacy, and solar access, have been appropriately dealt with as outlined in the Planning Proposal Report and Urban Desing Report.