

Social Impact Assessment to support Planning Proposal for the Property at 913 - 925 Punchbowl Road and 21 Canterbury Road, Punchbowl

Prepared by
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Date:

30 June 2025

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1 Introduction

1.1 Overview

This Social Impact Assessment (SIA) accompanies a Planning Proposal submitted to the Canterbury-Bankstown Council (Council) and Department of Planning, Housing and Infrastructure (DPHI).

The Planning Proposal seeks to amend the *Canterbury Bankstown Local Environmental Plan 2023* (CBLEP 2023) to allow for redevelopment of land at 913-925 Punchbowl Road and 21 Canterbury Road, Punchbowl. The Planning Proposal intends to facilitate a mixed-use development consisting of high density, multi-dwellings (terraces), a registered club, basement car parking, publicly accessible open space and landscaping at the subject site.

1.2 Assessing social impacts

A SIA is a specialist technical study which identifies and analyses the potential positive and negative social impacts associated with a proposal. Social impacts are the consequences that people experience when a new project brings change. Social impacts are those that impact on people's way of life, community, accessibility, decision making, culture, livelihoods, surroundings and health and wellbeing.

1.3 Potential social impacts

Based on the assessment in this report, the key social impacts of the proposal are considered to be:

- **Travel experience for pedestrians:** During construction, the proposed development will likely require temporary short-term closures to footpaths and therefore have a negative minor impact on pedestrians in the nearby area through delayed travel times.

During operation, the proposed development will enhance pedestrian permeability through the site and neighbourhood and will have a positive impact to the streetscape character compared to the existing site's conditions and use.

- **Increased noise and vibration during construction:** The proposal is expected to have a low negative impact on residents, businesses and workers nearby the site from noise exceedances during construction, given that the site is located on two very busy major roads. Future development applications on the site should outline how any potential impacts will be mitigated.
- **Increased employment opportunities in high-quality and accessible spaces:** The proposal provides significant construction employment opportunities in the local area. During operation, the proposal also provides increased opportunities for employment to the local area.
- **Increased passive surveillance:** Compared to the current site conditions that the proposal significantly enhances and improves opportunities for passive surveillance and implementation of Crime Prevention Through Environment Design (CPTED) principles.
- **Increased housing:** The proposal provides significant housing to meet the housing demand and contributes to addressing the housing supply challenge in the Sydney Metropolitan Area.

Based on the above and assessment in this report, the proposal has a positive social impact on the local area.

2 The Site

This SIA Report applies to the site known as Nos. 913–925 Punchbowl Road and 21 Canterbury Road in Punchbowl. The site comprises the following properties as shown in the Table below and in Figure 1 in this report. Also Refer to Figure 3 and 4 for aerial views of the site.

Table 1. Land Legal Description

Property Address	Legal Description
913 Punchbowl Road, Punchbowl	Lot B, DP 378634
915 Punchbowl Road, Punchbowl	Lot 2, DP 21524
917 Punchbowl Road, Punchbowl	Lot 3, DP 21524
919 Punchbowl Road, Punchbowl	Lot 4, DP 21524
921 Punchbowl Road, Punchbowl	Lot 6, DP 5245
921A Punchbowl Road, Punchbowl	Lot A, DP 378634
921B Punchbowl Road, Punchbowl	Lot D, DP 382627
923 Punchbowl Road, Punchbowl	Lot 15, DP 132440
925 Punchbowl Road, Punchbowl	Lot 1, DP 236825
21 Canterbury Road, Punchbowl	Lot 14, DP 132440

The site is well serviced by buses. Bus stops are located immediately in front of the site on Canterbury Road, which service bus routes 487 and N30. The no. 487 bus route provides a connection between Bankstown City Centre and Punchbowl Centre, while the N30 bus provides a service between Macarthur Station and Town Hall Station, Sydney CBD. Punchbowl train station is located approximately 1.2 kilometres from the site, while Bankstown train station is located within 1.8 kilometres of the site.

There are also numerous public open spaces and recreational facilities in close proximity to the subject site. Specifically, a large open space recreation area is located directly east, opposite the site, known as Punchbowl Park. Punchbowl Park includes two cricket ovals and tennis courts.



Figure 1. Site Map



Figure 2. Regional Location Map



Figure 3. Current view to site looking southwest



Figure 4. Current view to site existing looking northeast

3 The Proposal

3.1 Objective

The key intent and objective of the project is to amend the CBLEP 2023 to facilitate redevelopment of the subject site to allow for a vibrant new mixed-use development consisting of medium and high density residential development, registered club and other commercial uses.

The primary vision of the proposal is to facilitate the mixed-used development that ensures that the Club is re-established on the site, while achieving a high-quality and attractive local centre which contributes to housing supply in the Canterbury-Bankstown local government area (LGA). The objectives that drive the vision for this planning proposal are:

- To concentrate a range of mixed-use development at a key junction of the Canterbury Road and Punchbowl to transform the western end of the Canterbury Road Corridor;
- To achieve a scale of built form that responds to the scale of recently completed high density development to the south of the site along Canterbury Road;
- To establish floor space ratio and building height development standards that provide design flexibility while promoting excellent design principles and environmental outcomes;
- To provide future residents and local community with good amenity such as publicly accessible landscaped areas, shaded areas, and long periods of solar access to open space areas;
- To establish an appropriate transition from the northern boundary of the site to the low density residential surrounding areas;
- To reinforce the role of the Club in the community and ensure its viability as a destination location;
- Provide employment during construction (after development consent), and as part of ongoing operation and management of Club, residential buildings, and upkeep of open space;
- Stimulate re-activation of the site that is presently underutilised;
- Provide retail uses which will contribute to local economy and attractiveness of the site, and
- Facilitate land uses that continue the activation of the site during the evenings and weekends.

3.2 Intended Outcomes

The intended outcome of the Planning Proposal is to achieve the following:

- Rezone the R2 Low Density Residential portion of the site to R4 High Density Residential;
- Increase the Maximum Height of Building from 8.5m to 38m;
- Increase the Floor Space Ratio from 1:1 to 2.1:1 on 923-925 Punchbowl Road and 21 Canterbury Road, from 0.5:1 to 1.3:1 on 913-921B Punchbowl Road;
- Introduce Additional Permitted Uses on the B1 Neighbourhood Centre zoned portion of the site (21 Canterbury Road and 923-925 Punchbowl Road) to include 'registered club', 'hotel or motel accommodation' and 'function centres'; and
- Introduce a site-specific provision to require site consolidation before construction commences to ensure the increased FSR is distributed over the consolidated site instead of potentially allowing dense developments in the existing small allotments that front Punchbowl Road.

4 Social and Economic Assessment

An assessment of the proposal against the existing social, economic and crime profile of the locality within which the site is located is provided in this section.

4.1 Community Profile

The site is located in the suburb of Punchbowl. The suburb boundary, as defined by the Australian Bureau of Statistics (ABS), is identified in the figure below.

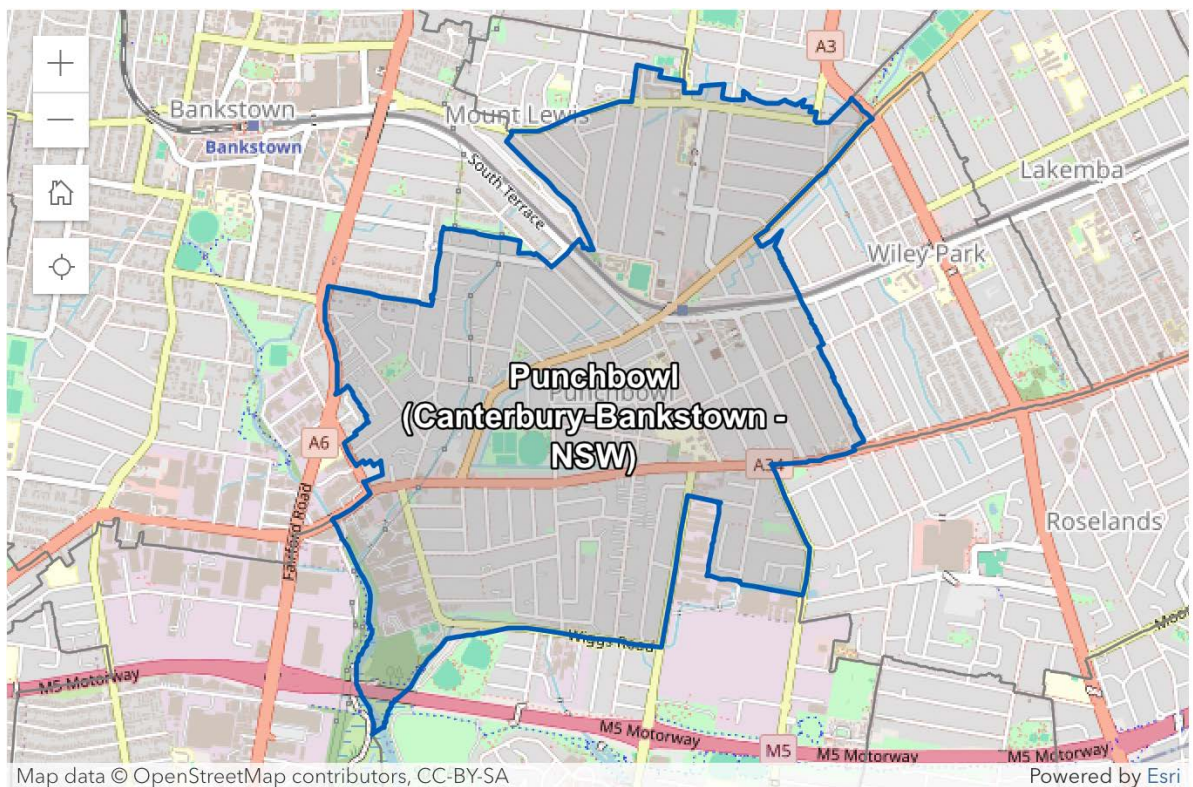


Figure 5. Punchbowl suburb

The general social and community profile of the suburb is provided below.

	People	21,384
	Male	51.5%
	Female	48.5%
	Median age	33
	Families	4,987
	Average number of children per family	
	for families with children	2.2
	for all households (a)	1.2
	All private dwellings	6,987
	Average number of people per household	3.3
	Median weekly household income	\$1,389
	Median monthly mortgage repayments	\$2,050
	Median weekly rent (b)	\$380
	Average number of motor vehicles per dwelling	1.8

Figure 6. ABS Census Data 2021 overview (source: <https://www.abs.gov.au/>)

Other key ABS Census 2021 data is as follows:

- 0.5% of the population is of Aboriginal and /or Torres Strait Islander compared to 3.4% in NSW;
- 28.3% of the population is below 19 years of age, 30.4% of the population is between 20 to 40 years of age, 23.2% of the population is between 40 to 60 years of age and 18.1% of the population is above 60 years of age;
- 46.5% of the population is in a registered marriage, while 50.2% of the population is not married;
- 18.7% of the population has a Bachelor Degree level or above education, while 22.9% of the population has completed Year 12;
- 26.9% of the population is of Lebanese ancestry, 12.0% is of Australian ancestry, 6.8% is of Chinese ancestry and 13.5% is of other ancestry;

- 74.3% of both parents from people in the community were born overseas;
- 41.3% of the population work full-time, while 28.7% of the population work part-time;
- 10.6% of the population are unemployed;
- 33.1% of the population work as technicians, trade workers, machines operators, drivers and labourers;
- The median weekly income is \$1,389 per household, this is less than the NSW median weekly household income of \$1,829;
- The family composition in the suburb consists of 55% are a couple family with children, while 22.8% of a couple family without children, and 19.8% are a one parent family;
- 56.7% of dwellings in Punchbowl are separate dwellings, this is less than in NSW which overall consists of 65.6% separate dwellings;
- 18.4% of dwellings in Punchbowl are semi-detached, terrace dwellings, which is greater than the NSW total of 11.7%;
- 23.4% of dwellings in Punchbowl are apartments, which is slightly higher than the total amount of apartments in NSW, which consists of 21.7% apartments;
- 63% of dwellings comprise 3 or more bedrooms, while 30% of dwellings comprise of 2 bedrooms and 4.3% of dwellings include 1 bedroom;
- 36.8% of the population own one motor vehicle, while 29.9% of the population own two motor vehicles;
- 27.4% of the population own their dwelling outright, 29.9% of the population own their dwelling with a mortgage, and 39.0% rent their dwelling;
- The median rent paid per week in Punchbowl is \$380;
- 46.3% of renter households make rent payments greater than 30% of the household income; and
- The median monthly mortgage repayment is \$2,050, compared to \$2,167 in NSW.

4.2 Crime Profile

The crime profile assessment of Punchbowl found that generally crime rate incidents are low compared to other surrounding suburbs and to NSW crime rates. The crime rates are provided in the following tables per the main crime types over a 20-year period.

The full 20-year crime trend tables are provided in the Appendix 1 of this report.

Incidents of Motor vehicle theft from April 2005 to March 2025

Suburb	To March 2025 Trend: 20 year	Year To March 2006 Count	Year To March 2006 Rate	Year To March 2025 Count	Year To March 2025 Rate	Count Diff.	% Diff.
New South Wales	Down 4.4% per year	28625	424.5	15002	179.8	-13623	-48%
Punchbowl (Canterbury-Bankstown)	n.c.	133	n.c.	37	169	-96	-72%
Bankstown	n.c.	413	n.c.	109	302.1	-304	-74%
Belmore	n.c.	89	n.c.	21	148	-68	-76%
Campsie	n.c.	140	n.c.	39	142.9	-101	-72%
Greenacre	n.c.	153	n.c.	68	253.8	-85	-56%
Lakemba	n.c.	156	n.c.	22	126.9	-134	-86%
Riverwood	n.c.	74	n.c.	17	129.3	-57	-77%
Roselands	n.c.	77	n.c.	17	133.8	-60	-78%
Wiley Park	n.c.	54	n.c.	20	193.3	-34	-63%

Incidents of Steal from motor vehicle from April 2005 to March 2025

Suburb	To March 2025 Trend: 20 year	Year To March 2006 Count	Year To March 2006 Rate	Year To March 2025 Count	Year To March 2025 Rate	Count Diff.	% Diff.
New South Wales	Down 4.8% per year	54206	803.9	26086	312.7	-28120	-52%
Punchbowl (Canterbury-Bankstown)	n.c.	95	n.c.	73	333.4	-22	-23%
Bankstown	n.c.	409	n.c.	218	604.2	-191	-47%
Belmore	n.c.	109	n.c.	32	225.5	-77	-71%
Campsie	n.c.	111	n.c.	75	274.9	-36	-32%
Greenacre	n.c.	205	n.c.	85	317.2	-120	-59%
Lakemba	n.c.	127	n.c.	45	259.5	-82	-65%
Riverwood	n.c.	84	n.c.	49	372.7	-35	-42%
Roselands	n.c.	79	n.c.	47	369.8	-32	-41%
Wiley Park	n.c.	44	n.c.	34	328.6	-10	-23%

Incidents of Alcohol Related Domestic assault from April 2005 to March 2025

Suburb	To March 2025 Trend: 20 year	Year To March 2006 Count	Year To March 2006 Rate	Year To March 2025 Count	Year To March 2025 Rate	Count Diff.	% Diff.
New South Wales	Down 2.1% per year	10925	162	9107	109.2	-1818	-17%
Punchbowl (Canterbury-Bankstown)	n.c.	12	n.c.	13	59.4	1	8%
Bankstown	n.c.	31	n.c.	25	69.3	-6	-19%
Belmore	n.c.	9	n.c.	12	84.6	3	33%
Campsie	n.c.	15	n.c.	17	62.3	2	13%
Greenacre	n.c.	4	n.c.	7	26.1	3	75%
Lakemba	n.c.	14	n.c.	10	57.7	-4	-29%
Riverwood	n.c.	15	n.c.	13	98.9	-2	-13%
Roselands	n.c.	5	n.c.	5	39.3	0	0%
Wiley Park	n.c.	4	n.c.	2	19.3	-2	-50%

Incidents of Alcohol Related Non-domestic assault from April 2005 to March 2025

Suburb	To March 2025 Trend: 20 year	Year To March 2006 Count	Year To March 2006 Rate	Year To March 2025 Count	Year To March 2025 Rate	Count Diff.	% Diff.
New South Wales	Down 5.6% per year	17191	255	7072	84.8	-10119	-59%
Punchbowl (Canterbury-Bankstown)	n.c.	10	n.c.	6	27.4	-4	-40%
Bankstown	n.c.	27	n.c.	17	47.1	-10	-37%
Belmore	n.c.	6	n.c.	10	70.5	4	67%
Campsie	n.c.	19	n.c.	17	62.3	-2	-11%
Greenacre	n.c.	7	n.c.	3	11.2	-4	-57%
Lakemba	n.c.	4	n.c.	3	17.3	-1	-25%
Riverwood	n.c.	32	n.c.	8	60.8	-24	-75%
Roselands	n.c.	3	n.c.	1	7.9	-2	-67%
Wiley Park	n.c.	5	n.c.	1	9.7	-4	-80%

Incidents of Arson from April 2005 to March 2025

Suburb	To March 2025 Trend: 20 year	Year To March 2006 Count	Year To March 2006 Rate	Year To March 2025 Count	Year To March 2025 Rate	Count Diff.	% Diff.
New South Wales	Down 3.3% per year	6600	97.9	4358	52.2	-2242	-34%
Punchbowl (Canterbury-Bankstown)	n.c.	36	n.c.	5	22.8	-31	-86%
Bankstown	n.c.	64	n.c.	11	30.5	-53	-83%
Belmore	n.c.	7	n.c.	0	0	-7	-100%
Campsie	n.c.	8	n.c.	3	11	-5	-63%
Greenacre	n.c.	49	n.c.	6	22.4	-43	-88%
Lakemba	n.c.	16	n.c.	4	23.1	-12	-75%
Riverwood	n.c.	29	n.c.	4	30.4	-25	-86%
Roselands	n.c.	7	n.c.	0	0	-7	-100%
Wiley Park	n.c.	13	n.c.	0	0	-13	-100%

Incidents of Assault occurring during Weekend Nights from April 2005 to March 2025

Suburb	To March 2025 Trend: 20 year	Year To March 2006 Count	Year To March 2006 Rate	Year To March 2025 Count	Year To March 2025 Rate	Count Diff.	% Diff.
New South Wales	Down 2.1% per year	22627	335.6	18758	224.9	-3869	-17%
Punchbowl (Canterbury-Bankstown)	n.c.	26	n.c.	35	159.8	9	35%
Bankstown	n.c.	75	n.c.	111	307.7	36	48%
Belmore	n.c.	16	n.c.	27	190.3	11	69%
Campsie	n.c.	31	n.c.	45	164.9	14	45%
Greenacre	n.c.	13	n.c.	57	212.7	44	338%
Lakemba	n.c.	29	n.c.	38	219.2	9	31%
Riverwood	n.c.	29	n.c.	28	212.9	-1	-3%
Roselands	n.c.	14	n.c.	9	70.8	-5	-36%
Wiley Park	n.c.	13	n.c.	16	154.6	3	23%

Incidents of Betting & gaming offences from April 2005 to March 2025

Suburb	To March 2025 Trend: 20 year	Year To March 2006 Count	Year To March 2006 Rate	Year To March 2025 Count	Year To March 2025 Rate	Count Diff.	% Diff.
New South Wales	n.c.	159	2.4	19	0.2	-140	-88%
Punchbowl (Canterbury-Bankstown)	n.c.	0	n.c.	0	0	0	0%
Bankstown	n.c.	0	n.c.	0	0	0	0%
Belmore	n.c.	0	n.c.	0	0	0	0%
Campsie	n.c.	0	n.c.	0	0	0	0%
Greenacre	n.c.	0	n.c.	0	0	0	0%
Lakemba	n.c.	0	n.c.	0	0	0	0%
Riverwood	n.c.	0	n.c.	0	0	0	0%
Roselands	n.c.	0	n.c.	0	0	0	0%
Wiley Park	n.c.	0	n.c.	0	0	0	0%

Incidents of Disorderly conduct from April 2005 to March 2025

	To March 2025	Year To March 2006	Year To March 2006	Year To March 2025	Year To March 2025	Count Diff.	% Diff.
Suburb	Trend: 20 year	Count	Rate	Count	Rate		
New South Wales	Down 1.6% per year	21666	321.3	19584	234.8	-2082	-10%
Punchbowl (Canterbury-Bankstown)	n.c.	18	n.c.	33	150.7	15	83%
Bankstown	n.c.	75	n.c.	68	188.5	-7	-9%
Belmore	n.c.	17	n.c.	11	77.5	-6	-35%
Campsie	n.c.	30	n.c.	20	73.3	-10	-33%
Greenacre	n.c.	9	n.c.	27	100.8	18	200%
Lakemba	n.c.	11	n.c.	15	86.5	4	36%
Riverwood	n.c.	21	n.c.	37	281.4	16	76%
Roselands	n.c.	3	n.c.	10	78.7	7	233%
Wiley Park	n.c.	2	n.c.	12	116	10	500%

Incidents of Domestic assault occurring during Weekend Nights from April 2005 to March 2025

	To March 2025	Year To March 2006	Year To March 2006	Year To March 2025	Year To March 2025	Count Diff.	% Diff.
Suburb	Trend: 20 year	Count	Rate	Count	Rate		
New South Wales	Stable	6908	102.5	9376	112.4	2468	36%
Punchbowl (Canterbury-Bankstown)	n.c.	9	n.c.	22	100.5	13	144%
Bankstown	n.c.	34	n.c.	58	160.8	24	71%
Belmore	n.c.	4	n.c.	15	105.7	11	275%
Campsie	n.c.	15	n.c.	22	80.6	7	47%
Greenacre	n.c.	8	n.c.	36	134.3	28	350%
Lakemba	n.c.	13	n.c.	22	126.9	9	69%
Riverwood	n.c.	8	n.c.	19	144.5	11	138%
Roselands	n.c.	6	n.c.	7	55.1	1	17%
Wiley Park	n.c.	3	n.c.	7	67.7	4	133%

Incidents of Drug offences from April 2005 to March 2025

Suburb	To March 2025 Trend: 20 year	Year To March 2006 Count	Year To March 2006 Rate	Year To March 2025 Count	Year To March 2025 Rate	Count Diff.	% Diff.
New South Wales	Up 2.0% per year	21310	316	38206	458	16896	79%
Punchbowl (Canterbury-Bankstown)	n.c.	41	n.c.	67	306	26	63%
Bankstown	n.c.	97	n.c.	381	1056	284	293%
Belmore	n.c.	27	n.c.	18	126.8	-9	-33%
Campsie	n.c.	52	n.c.	57	208.9	5	10%
Greenacre	n.c.	45	n.c.	103	384.4	58	129%
Lakemba	n.c.	15	n.c.	20	115.4	5	33%
Riverwood	n.c.	44	n.c.	220	1673.1	176	400%
Roselands	n.c.	18	n.c.	26	204.6	8	44%
Wiley Park	n.c.	25	n.c.	23	222.3	-2	-8%

Incidents of Homicide from April 2005 to March 2025

Suburb	To March 2025 Trend: 20 year	Year To March 2006 Count	Year To March 2006 Rate	Year To March 2025 Count	Year To March 2025 Rate	Count Diff.	% Diff.
New South Wales	Down 3.8% per year	168	2.5	100	1.2	-68	-40%
Punchbowl (Canterbury-Bankstown)	n.c.	1	n.c.	0	0	-1	-100%
Bankstown	n.c.	0	n.c.	0	0	0	0%
Belmore	n.c.	0	n.c.	2	14.1	2	0%
Campsie	n.c.	1	n.c.	1	3.7	0	0%
Greenacre	n.c.	0	n.c.	0	0	0	0%
Lakemba	n.c.	0	n.c.	0	0	0	0%
Riverwood	n.c.	0	n.c.	0	0	0	0%
Roselands	n.c.	0	n.c.	0	0	0	0%
Wiley Park	n.c.	0	n.c.	0	0	0	0%

Incidents of Liquor offences from April 2005 to March 2025

	To March 2025	Year To March 2006	Year To March 2006	Year To March 2025	Year To March 2025	Count Diff.	% Diff.
Suburb	Trend: 20 year	Count	Rate	Count	Rate		
New South Wales	Down 6.2% per year	13668	202.7	5038	60.4	-8630	-63%
Punchbowl (Canterbury-Bankstown)	n.c.	0	n.c.	0	0	0	0%
Bankstown	n.c.	1	n.c.	7	19.4	6	600%
Belmore	n.c.	3	n.c.	4	28.2	1	33%
Campsie	n.c.	4	n.c.	2	7.3	-2	-50%
Greenacre	n.c.	0	n.c.	0	0	0	0%
Lakemba	n.c.	0	n.c.	1	5.8	1	0%
Riverwood	n.c.	3	n.c.	10	76.1	7	233%
Roselands	n.c.	0	n.c.	0	0	0	0%
Wiley Park	n.c.	1	n.c.	0	0	-1	-100%

Incidents of Malicious damage to property from April 2005 to March 2025

	To March 2025	Year To March 2006	Year To March 2006	Year To March 2025	Year To March 2025	Count Diff.	% Diff.
Suburb	Trend: 20 year	Count	Rate	Count	Rate		
New South Wales	Down 5% per year	103658	1537.3	48114	576.7	-55544	-54%
Punchbowl (Canterbury-Bankstown)	n.c.	154	n.c.	70	319.7	-84	-55%
Bankstown	n.c.	364	n.c.	230	637.5	-134	-37%
Belmore	n.c.	154	n.c.	37	260.7	-117	-76%
Campsie	n.c.	184	n.c.	75	274.9	-109	-59%
Greenacre	n.c.	202	n.c.	109	406.7	-93	-46%
Lakemba	n.c.	129	n.c.	88	507.6	-41	-32%
Riverwood	n.c.	201	n.c.	85	646.4	-116	-58%
Roselands	n.c.	65	n.c.	41	322.6	-24	-37%
Wiley Park	n.c.	79	n.c.	41	396.3	-38	-48%

Incidents of Non Alcohol Related Domestic assault occurring during Weekend Nights from April 2005 to March 2025

Suburb	To March 2025 Trend: 20 year	Year To March 2006 Count	Year To March 2006 Rate	Year To March 2025 Count	Year To March 2025 Rate	Count Diff.	% Diff.
New South Wales	Up 3.2% per year	2406	35.7	5404	64.8	2998	125%
Punchbowl (Canterbury-Bankstown)	n.c.	8	n.c.	18	82.2	10	125%
Bankstown	n.c.	22	n.c.	44	122	22	100%
Belmore	n.c.	2	n.c.	11	77.5	9	450%
Campsie	n.c.	8	n.c.	16	58.6	8	100%
Greenacre	n.c.	6	n.c.	35	130.6	29	483%
Lakemba	n.c.	9	n.c.	17	98.1	8	89%
Riverwood	n.c.	3	n.c.	13	98.9	10	333%
Roselands	n.c.	4	n.c.	4	31.5	0	0%
Wiley Park	n.c.	2	n.c.	6	58	4	200%

Incidents of Non Alcohol Related Non-domestic assault from April 2005 to March 2025

Suburb	To March 2025 Trend: 20 year	Year To March 2006 Count	Year To March 2006 Rate	Year To March 2025 Count	Year To March 2025 Rate	Count Diff.	% Diff.
New South Wales	Down 0.5% per year	24224	359.3	27213	326.2	2989	12%
Punchbowl (Canterbury-Bankstown)	n.c.	52	n.c.	59	269.4	7	13%
Bankstown	n.c.	194	n.c.	197	546	3	2%
Belmore	n.c.	39	n.c.	47	331.2	8	21%
Campsie	n.c.	68	n.c.	62	227.2	-6	-9%
Greenacre	n.c.	55	n.c.	53	197.8	-2	-4%
Lakemba	n.c.	64	n.c.	65	374.9	1	2%
Riverwood	n.c.	44	n.c.	32	243.4	-12	-27%
Roselands	n.c.	27	n.c.	32	251.8	5	19%
Wiley Park	n.c.	33	n.c.	29	280.3	-4	-12%

Incidents of Non Alcohol Related Non-domestic assault occurring during Weekend Nights from April 2005 to March 2025

	To March 2025	Year To March 2006	Year To March 2006	Year To March 2025	Year To March 2025	Count Diff.	% Diff.
Suburb	Trend: 20 year	Count	Rate	Count	Rate		
New South Wales	Down 0.8% per year	4272	63.4	4571	54.8	299	7%
Punchbowl (Canterbury-Bankstown)	n.c.	9	n.c.	9	41.1	0	0%
Bankstown	n.c.	28	n.c.	39	108.1	11	39%
Belmore	n.c.	9	n.c.	9	63.4	0	0%
Campsie	n.c.	6	n.c.	13	47.6	7	117%
Greenacre	n.c.	3	n.c.	16	59.7	13	433%
Lakemba	n.c.	16	n.c.	16	92.3	0	0%
Riverwood	n.c.	3	n.c.	4	30.4	1	33%
Roselands	n.c.	5	n.c.	2	15.7	-3	-60%
Wiley Park	n.c.	9	n.c.	9	87	0	0%

Incidents of Non-domestic assault occurring during Weekend Nights from April 2005 to March 2025

	To March 2025	Year To March 2006	Year To March 2006	Year To March 2025	Year To March 2025	Count Diff.	% Diff.
Suburb	Trend: 20 year	Count	Rate	Count	Rate		
New South Wales	Down 3.8% per year	14483	214.8	8614	103.3	-5869	-41%
Punchbowl (Canterbury-Bankstown)	n.c.	17	n.c.	12	54.8	-5	-29%
Bankstown	n.c.	40	n.c.	47	130.3	7	18%
Belmore	n.c.	12	n.c.	12	84.6	0	0%
Campsie	n.c.	16	n.c.	21	77	5	31%
Greenacre	n.c.	5	n.c.	19	70.9	14	280%
Lakemba	n.c.	16	n.c.	16	92.3	0	0%
Riverwood	n.c.	20	n.c.	8	60.8	-12	-60%
Roselands	n.c.	7	n.c.	2	15.7	-5	-71%
Wiley Park	n.c.	10	n.c.	9	87	-1	-10%

Incidents of Robbery from April 2005 to March 2025

Suburb	To March 2025 Trend: 20 year	Year To March 2006 Count	Year To March 2006 Rate	Year To March 2025 Count	Year To March 2025 Rate	Count Diff.	% Diff.
New South Wales	Down 8.4% per year	8158	121	1902	22.8	-6256	-77%
Punchbowl (Canterbury-Bankstown)	n.c.	45	n.c.	3	13.7	-42	-93%
Bankstown	n.c.	78	n.c.	16	44.3	-62	-79%
Belmore	n.c.	61	n.c.	4	28.2	-57	-93%
Campsie	n.c.	98	n.c.	5	18.3	-93	-95%
Greenacre	n.c.	29	n.c.	8	29.9	-21	-72%
Lakemba	n.c.	49	n.c.	11	63.4	-38	-78%
Riverwood	n.c.	70	n.c.	7	53.2	-63	-90%
Roselands	n.c.	25	n.c.	2	15.7	-23	-92%
Wiley Park	n.c.	38	n.c.	4	38.7	-34	-89%

4.3 Socio-Economic Index

The ABS publish Socio-Economic Index for Australia (SEIFA) data for all suburbs in Australia.

The figure below confirms the suburb boundary for Punchbowl for which SEIFA data was extracted from the ABS.

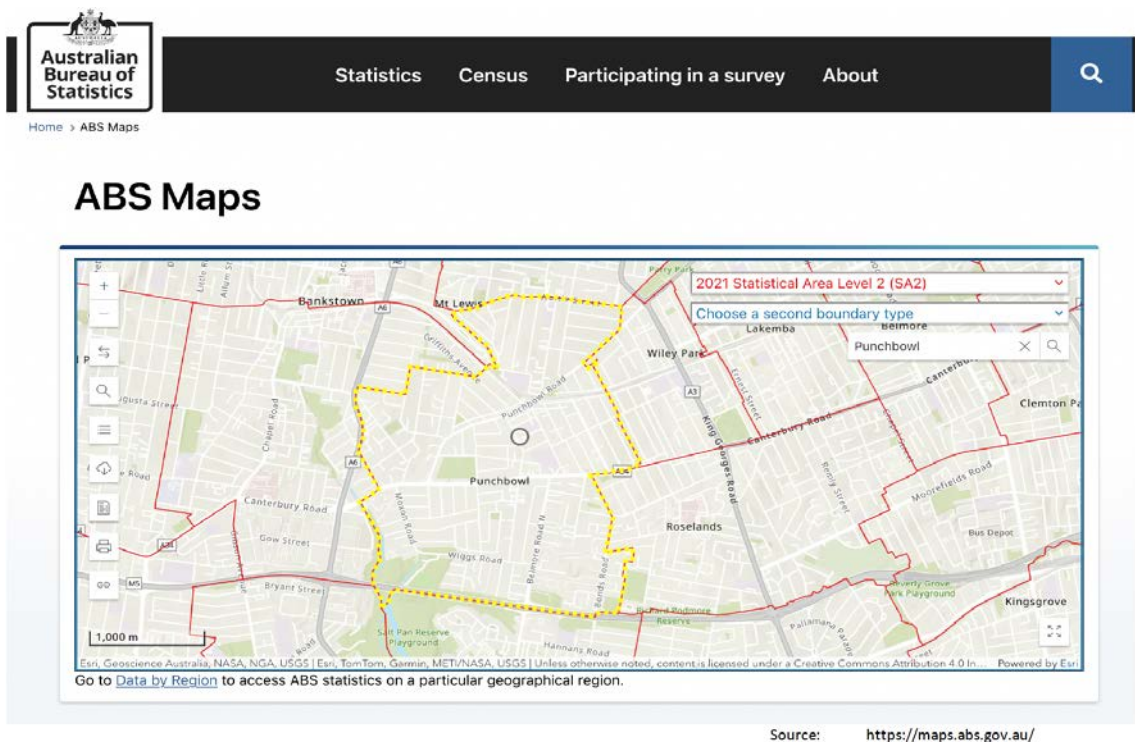


Figure 7. ABS suburb boundary (source: <https://www.abs.gov.au/>)

The SEIFA data shows that Punchbowl has a medium socio-economic index compared with suburbs in Australia and is slightly more disadvantaged than surrounding suburbs. However, Punchbowl scores well with respect to economic resources. Refer to the extracted SEIFA scores on the following page.



Australian Bureau of Statistics

Note: Scores: a lower score indicates that an area is relatively disadvantaged compared to an area with a higher score. Scores should only be used in distributive analysis.
Source: <https://www.abs.gov.au/websitedbs/australianbureau.nsf/home/taifa>

2033.0.55.001 Socio-Economic Indexes for Australia (SEIFA), 2016

Released at 10.30am (Canberra time) 27 March 2018

Table 1 State Suburb (SSC) SEIFA Summary, 2016

2016 State Suburb (SSC) Code	2016 State Suburb (SSC) Name	Index of Relative Socio-economic Disadvantage		Index of Relative Socio-economic Advantage and Disadvantage		Index of Economic Resources		Index of Education and Occupation		Usual Resident Population	Data should be used with caution - area not well represented by SA's
		Score	Decile	Score	Decile	Score	Decile	Score	Decile		
13273	Punchbowl (Canterbury-Bankstown - NSW)	880	1	912	2	931	2	919	2	20,236	
10180	Bankstown	874	1	912	2	896	1	946	3	32,113	
10279	Belmore	915	2	940	3	926	1	948	3	12,718	
10782	Campsie	917	2	952	3	896	1	975	5	24,541	
11757	Greenacre	910	2	938	3	957	2	953	4	24,373	
12257	Lakemba	852	1	885	1	855	1	908	2	17,023	
13371	Riverwood	880	1	920	2	879	1	954	4	12,103	
13409	Roselands	971	3	985	5	993	4	979	5	11,579	
14293	Wiley Park	875	1	900	2	877	1	934	3	10,126	

Table 2 State Suburb (SSC) Index of Relative Socio-economic Disadvantage, 2016

2016 State Suburb (SSC) Code	2016 State Suburb (SSC) Name	Usual Resident Population	Ranking within Australia				Ranking within State or Territory				Minimum score for SA's in area	Maximum score for SA's in area	% Usual Resident Population without an SA's level score	Data should be used with caution - area not well represented by SA's
			Score	Rank	Decile	Percentile	State	Rank	Decile	Percentile				
13273	Punchbowl (Canterbury-Bankstown - NSW)	20,236	880	953	1	7	NSW	256	1	7	705	985	0.0%	
10180	Bankstown	32,113	874	887	1	7	NSW	241	1	6	729	995	0.4%	
10279	Belmore	12,718	915	1611	2	12	NSW	463	2	12	850	1018	0.0%	
10782	Campsie	24,541	917	1085	2	13	NSW	484	2	12	831	1016	0.0%	
11757	Greenacre	24,373	910	1494	2	11	NSW	432	2	11	751	1020	0.0%	
12257	Lakemba	17,023	852	654	1	5	NSW	150	1	4	789	953	0.0%	
13371	Riverwood	12,103	880	954	1	7	NSW	257	1	7	464	1047	0.2%	
13409	Roselands	11,579	971	4018	3	30	NSW	1185	3	29	869	1030	0.0%	
14293	Wiley Park	10,126	875	908	1	7	NSW	248	1	7	815	929	0.0%	

Table 3 State Suburb (SSC) Index of Relative Socio-economic Advantage and Disadvantage, 2016

2016 State Suburb (SSC) Code	2016 State Suburb (SSC) Name	Usual Resident Population	Ranking within Australia				Ranking within State or Territory				Minimum score for SA's in area	Maximum score for SA's in area	% Usual Resident Population without an SA's level score	Data should be used with caution - area not well represented by SA's
			Score				State	Rank	Decile	Percentile				
				Rank	Decile	Percentile								
13273	Punchbowl (Canterbury-Bankstown - NSW)	20,236	912	1880	2	14	NSW	512	2	13	776	1005	0.0%	
10180	Bankstown	32,113	912	1836	2	14	NSW	499	2	13	806	1024	0.4%	
10279	Belmore	12,718	940	3083	3	23	NSW	917	3	23	893	1013	0.0%	
10782	Campsie	24,541	952	3836	3	29	NSW	1124	3	28	867	1047	0.0%	
11757	Greenacre	24,373	938	2991	3	22	NSW	873	3	22	802	1022	0.0%	
12257	Lakemba	17,023	885	1128	1	9	NSW	301	1	8	838	975	0.0%	
13371	Riverwood	12,103	920	2213	2	17	NSW	627	2	16	593	1053	0.2%	
13409	Roselands	11,579	985	6187	5	46	NSW	1746	5	43	916	1046	0.0%	
14293	Wiley Park	10,126	900	1497	2	11	NSW	401	1	10	863	938	0.0%	

Table 4 State Suburb (SSC) Index of Economic Resources, 2016

2016 State Suburb (SSC) Code	2016 State Suburb (SSC) Name	Usual Resident Population	Ranking within Australia				Ranking within State or Territory				Minimum score for SA's in area	Maximum score for SA's in area	% Usual Resident Population without an SA's level score	Data should be used with caution - area not well represented by SA's
			Score	Rank	Decile	Percentile	State	Rank	Decile	Percentile				
13273	Punchbowl (Canterbury-Bankstown - NSW)	20,236	931	1444	2	11	NSW	399	1	10	736	1045	0.0%	
10180	Bankstown	32,113	896	741	1	6	NSW	167	1	5	776	1070	0.4%	
10279	Belmore	12,718	926	1314	1	10	NSW	349	1	9	826	1015	0.0%	
10782	Campsie	24,541	896	750	1	6	NSW	169	1	5	783	1018	0.0%	
11757	Greenacre	24,373	957	2265	2	17	NSW	624	2	16	786	1070	0.0%	
12257	Lakemba	17,023	855	404	1	3	NSW	64	1	2	778	981	0.0%	
13371	Riverwood	12,103	879	571	1	5	NSW	118	1	3	564	1022	0.2%	
13409	Roselands	11,579	993	4137	4	31	NSW	1158	3	29	894	1069	0.0%	
14293	Wiley Park	10,126	877	552	1	5	NSW	107	1	3	793	957	0.0%	

Table 5 State Suburb (SSC) Index of Education and Occupation, 2016

2016 State Suburb (SSC) Code	2016 State Suburb (SSC) Name	Usual Resident Population	Ranking within Australia				Ranking within State or Territory				Minimum score for SA's in area	Maximum score for SA's in area	% Usual Resident Population without an SSC level score	Data should be used with caution - area not well represented by SA's
			Score	Rank	Decile	Percentile	State	Rank	Decile	Percentile				
13273	Punchbowl (Canterbury-Bankstown - NSW)	20,236	919	2307	2	17	NSW	613	2	15	830	994	0.0%	
10180	Bankstown	32,113	946	3839	3	28	NSW	1024	3	25	854	1044	0.4%	
10279	Belmore	12,718	948	3971	3	29	NSW	1060	3	26	897	1009	0.0%	
10782	Campsie	24,541	975	5723	5	42	NSW	1514	4	37	912	1057	0.0%	
11757	Greenacre	24,373	953	4294	4	32	NSW	1166	3	29	847	1014	0.0%	
12257	Lakemba	17,023	908	1824	2	14	NSW	452	2	11	857	978	0.0%	
13371	Riverwood	12,103	954	4362	4	32	NSW	1185	3	29	757	1032	0.2%	
13409	Roselands	11,579	979	5087	5	44	NSW	1584	4	39	932	1044	0.0%	
14293	Wiley Park	10,126	934	3144	3	23	NSW	825	3	21	884	977	0.0%	

5 Conclusion

Based on the assessment in this report, the key social impacts of the proposal are considered to be:

- **Travel experience for pedestrians:** During construction, the proposed development will likely require temporary short-term closures to footpaths and therefore have a negative minor impact on pedestrians in the nearby area through delayed travel times.

During operation, the proposed development will enhance pedestrian permeability through the site and neighbourhood and will have a positive impact to the streetscape character compared to the existing site's conditions and use.

- **Increased noise and vibration during construction:** The proposal is expected to have a low negative impact on residents, businesses and workers nearby the site from noise exceedances during construction, given that the site is located on two very busy major roads. Future development applications on the site should outline how any potential impacts will be mitigated.
- **Increased employment opportunities in high-quality and accessible spaces:** The proposal provides significant construction employment opportunities in the local area. During operation, the proposal also provides increased opportunities for employment to the local area.
- **Increased passive surveillance:** Compared to the current site conditions that the proposal significantly enhances and improves opportunities for passive surveillance and implementation of Crime Prevention Through Environment Design (CPTED) principles.
- **Increased housing:** The proposal provides significant housing to meet the housing demand and contributes to addressing the housing supply challenge in the Sydney Metropolitan Area.

Based on the above and assessment in this report, the proposal has a positive social impact on the local area.

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