

# **Social Impact Assessment**

## **Proposed Housing Development**

**31-37 Phillip Street, Raymond Terrace**

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**Prepared for:**

**Hume Community Housing**

**DECEMBER 2024**

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**Sarah George Consulting acknowledges the traditional custodians of the lands on which we work. We pay our respects to Elders past, present and emerging.**

## **Declaration**

**Table 1: Author's Qualification and declaration**

<b>This SIA has been prepared by:</b>	
<b>Name</b>	Sarah George
<b>Role</b>	SIA Author
<b>Qualifications</b>	<ul style="list-style-type: none"> <li>• Bachelor of Arts (Sociology &amp; Psychology) (Macquarie University)</li> <li>• Certificate IV Youth Work (TAFE NSW)</li> <li>• Certificate IV in Workplace Training and Assessment (Family Planning NSW)</li> </ul>
<b>Memberships</b>	Member, International Association of Impact Assessment
<b>Relevant experience</b>	<ul style="list-style-type: none"> <li>• 20 years working as a Social Planning Consultant</li> <li>• Expert Witness – NSW Land and Environment Court &amp; NSW Civil and Administrative Tribunal</li> </ul>
<b>Declaration</b>	<p>I, Sarah George, confirm this Social Impact Assessment addresses the State and local legislation, policies and guidelines including the Department of Planning, Housing and Infrastructure's <i>Social Impact Assessment Guidelines for State Significant Projects</i> (February 2023) and the supporting <i>Technical Supplement</i>. The information included comprises baseline data of the local area sourced from the 2016 Census and the 2021 Census; crime data compiled by BOSCAR; feedback from the local community and key stakeholders gathered during the community engagement processes; and considers the likely positive and potentially negative social outcomes of the proposal, including enhancement and mitigation measures.</p> <p>I further that none of the information in the SIA is false, or misleading.</p>
<b>Signature</b>	
<b>Date</b>	20 December 2024

Additional detail on the Author's experience and qualifications is included at Appendix C.

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Appendix C – Experience and Qualifications of Author

## *Executive Summary*

Sarah George Consulting has been engaged by Hume Housing to prepare a Social Impact Assessment (SIA) to accompany a Development Application for a proposed community housing (social and affordable) development at 31-37 Phillip Street, Raymond Terrace

This SIA has been prepared to accompany a Development Application which has been referred to the Hunter and Central Coast Regional Planning Panel who have requested that an SIA be prepared in accordance with the Department of Planning, Housing and Infrastructure's *Social Impact Assessment Guidelines for Significant Developments 2023* (the *Guidelines*).

The assessment considers the potential impacts to people's way of life, community, accessibility, culture, health and wellbeing, livelihoods, surroundings, and the extent to which people have had a say in the decision-making process for the project. For the purposes of this assessment, 'people' refers to individuals, households, groups, communities, organisations and other stakeholders.

This report includes Census data compiled by the Australian Bureau of Statistics (ABS) on the existing social baseline of the community in which the site is located, and of potentially affected communities and groups in the projects identified social locality and assesses the potential social impacts and benefits of constructing and operating the proposed development, and includes recommended measures to enhance, mitigate and manage the identified social impacts.

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

### **Positive social impacts:**

Impact Area	Outcome
Way of life, wellbeing, accessibility, community, health and wellbeing	<ul style="list-style-type: none"> <li>• Provision of dedicated community housing in an area with an identified need</li> <li>• Modern and secure housing for residents</li> <li>• Housing type, mix, diversity and affordability.</li> <li>• Employment generation in construction and ongoing maintenance</li> <li>• Accessible dwellings</li> <li>• Contribution to the housing stock in the Port Stephens LGA</li> </ul>

### **Potentially negative impacts:**

Impact Area	Outcome
Way of Life	<ul style="list-style-type: none"> <li>• Noise disturbance, vibration, dust impacts associated with demolition, excavation and construction works impacts during construction on traffic and truck movements</li> <li>• Minor increase in traffic on local roads on completion</li> </ul>

	<ul style="list-style-type: none"><li>• Minor increase in demand for on-street car parking.</li></ul>
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The proposed development is not anticipated to generate any long term, negative social impacts in the identified social locality. Social impacts associated with construction are temporary in nature and are able to be controlled and minimised through conditions of development consent and through the application and implementation of Construction and Construction Traffic Management Plans.

Mitigation and enhancement measures proposed include:

- Inclusion of the recommendations noted in the technical reports accompanying the application specifically relating to the management of construction related impacts, and in the mitigation table included in Chapter 8.0.
- Application of CPTED principles at the detailed design stage to ensure the development reduces the potential for crime.

The proposed development represents a positive social impact in terms of the provision of 13 dedicated community housing dwellings (both social and affordable housing) in an area where there is an identified lack of affordable and social housing, and where there is anticipated population growth.

There are no reasons from a Social Impact perspective, to refuse the application.

## 1.0 INTRODUCTION

Sarah George Consulting has been engaged Hume Community Housing (Hume) to prepare a Social Impact Assessment that considers the social impact potential of a proposed 13-unit housing development at 31-37 Phillip Street, Raymond Terrace.

This SIA has been prepared to accompany a Development Application for the proposal, which has been referred to the Hunter and Central Coast Regional Planning Panel who have requested that an SIA be prepared in accordance with the Department of Planning, Housing and Infrastructure's *Social Impact Assessment Guidelines for Significant Developments 2023* (the *Guidelines*).

This Social Impact Assessment (SIA) has been prepared in accordance with the Departments *Social Impact Assessment Guidelines 2023* (the *Guidelines*) and associated *Technical Supplement*.

The *Guidelines* note that an SIA should include a combination of findings from Phase 1 and Phase 2 of the SIA. Phase 1 of the SIA will typically include:

- an understanding of the projects social locality;
- initial analysis of the defining characteristics of the communities within the project's social locality, including any vulnerable groups (described as the social baseline);
- initial evaluation of likely social impacts for different groups in the social locality;
- any project refinements or approaches to project development in the early phases of project planning that will be undertaken in response to likely social impacts;
- how the EIS Engagement Strategy will help to identify and assess social impacts;
- the proposed approach for undertaking the remainder of the SIA process.



Phase 2 of the SIA report typically includes:

- predict analyse the extent and nature of potential social impacts against baseline conditions using accepted social science methods;
- evaluate, draw attention to and prioritise the social impacts that are most important to people;
- develop appropriate and justified responses (i.e. mitigation and enhancement measures) to social impacts and identify and explain residual social impacts;
- propose arrangements to monitor and manage residual social impacts, including unanticipated impacts, over the life of the project (including post-closure phases for mining projects).

An essential component of the preparation of an SIA to satisfy the *Guidelines* is community engagement and this was undertaken by the report author as part of the preparation of this SIA. Details of the community engagement and feedback received as part of the engagement process is included in Chapter 56.0.

The *Technical Supplement* for the *Guidelines* so not specify what impact categories are to be considered for a community housing project, so the following the following impact categories are considered:

Social Impact Category	Definition/considerations
Way of life	<ul style="list-style-type: none"> <li>• How will people's daily lives change during construction?</li> <li>• What are the long-term impacts (potentially positive and negative) of altered urban form on how people life, work, get around, and interact socially?</li> </ul>
Community	<ul style="list-style-type: none"> <li>• Will community cohesion be impacted during construction?</li> <li>• Will there be changes to community character, composition, and sense of place following development?</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>• Will accessibility of services be disrupted during construction?</li> <li>• What are the likely improvements to accessibility of services and facilities following development?</li> <li>• Will the project impact accessibility of or demand for community facilities, services and public space?</li> </ul>
Culture	Aboriginal and non-Aboriginal cultural impacts. <ul style="list-style-type: none"> <li>• Will there be changes to the cultural composition of the community?</li> <li>• Will cultural heritage values be impacted?</li> </ul>

	<ul style="list-style-type: none"> <li>• Will there be opportunities for cultural expressions (e.g. through design)?</li> </ul>
Health and wellbeing	<ul style="list-style-type: none"> <li>• How will urban densification impact people's psychological health?</li> <li>• Could the development exacerbate or reduce social exclusion of marginalised groups?</li> <li>• How will the new development meet the needs of residents, workers and visitors for open space, active travel and access to health and community services?</li> </ul>
Surroundings	<ul style="list-style-type: none"> <li>• Will there be material changes to environmental values, visual and acoustic landscape, or aesthetic values?</li> <li>• What changes will there be to public open space, public facilities or streets?</li> </ul>
Livelihoods	<ul style="list-style-type: none"> <li>• How will livelihood impacts and benefits be distributed?</li> </ul>
Decision-making systems	<ul style="list-style-type: none"> <li>• Are there adequate and responsive grievance and remedy mechanisms in the event of complaints?</li> <li>• Can affected people make informed decisions and feel they have power to influence project decisions, including elements of project design.</li> </ul>

In addition to the above, issues raised during the community and stakeholder engagement process and public interest benefits are also considered.

Site and area inspections were carried out as part of the preparation of this report.

## 2.0 PROPOSED DEVELOPMENT

### 2.1 Subject site

The subject site is known as:

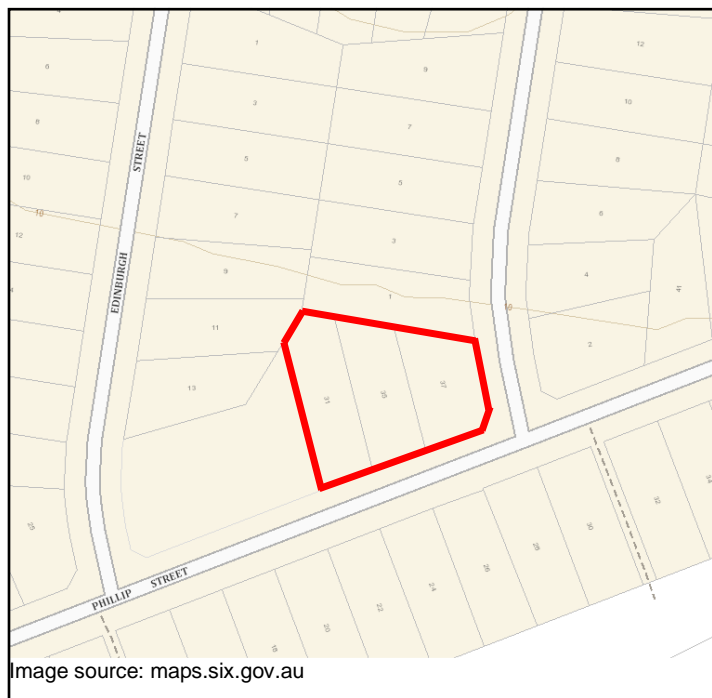
Lot 130 DP31774 – 31 Phillip Street

Lot 129 DP31774 – 35 Phillip Street

Lot 151 DP31774 – 37 Phillip Street

The site comprises 4 allotments all currently occupied by single storey residential dwellings and associated structures. The site is irregular in shape and has an area of 1,119.13m<sup>2</sup>. The site is illustrated on Figure 1 below.

**Figure 1 – Subject site**



Development surrounding the subject site is low-density residential, with a mix of one and two storey single dwellings, and a two-storey apartment development at 15 Edinburgh Street & 29 Phillip Street comprising 14 units.

The subject site is located in the Port Stephens Local Government Area (LGA) and is within the suburb of Raymond Terrace an area characterised by a mix of low density uses, with larger size commercial premises and semi-rural uses concentrated on the Pacific Highway.

The subject site is zoned *R2 – Low Density Residential* under Port Stephens Local Environmental Plan 2013

The site is located within walking distance to public transport in the form of buses with the nearest bust stop being immediately in front of the subject site on Phillip Street (corner Phillip Street and Windsor Street) providing access to Route 141 – Raymond Terrace via Bellevue & Phillip. While the site is in close proximity to public transport, the 141 bus route provides limited service with no buses on Sundays.

The nearest local shops and services are located approximately 1.4km walking distance from the stie at Raymond Terrace Central which includes a Woolworths Supermarket, pharmacy, post office, medical centre, bakery and other specialty shops and services.

## **2.2 Proposed development**

The proposal seeks consent for the demolition of existing structures on the site and construction of a two-storey apartment building development comprising four buildings and a total of 13, two-bedroom units:

- 'Hume A', comprising 3 x 2-bedroom units with kitchen and living spaces and bathroom on the ground floor, and bedrooms and a bathroom on the first floor.
- 'Hume B' comprising 4 x 2-bedroom units, with kitchen and living spaces and bathroom on the ground floor, and bedrooms and a bathroom on the first floor.

- 'LAHC A' comprising 4 x 2 bedroom units with kitchen and living spaces and bathroom on the ground floor, and bedrooms and a bathroom on the first floor.
- 'LAHC B' – comprising 2 x 2 bedroom units with kitchen and living spaces and bathroom on the ground floor, and bedrooms and a bathroom on the first floor.

Each dwelling includes private open space in the form of yards on the ground floor, and balconies on the first floor.

Also included in the proposal is site landscaping, the construction of central, shared driveway providing access to on-site parking for vehicles.

The development will result in a total of 6 x 2-bedroom social housing dwellings, (LAHC A & B) and 7 x two-bedroom affordable housing dwellings (Hume A & B).

Plans of the proposed development prepared by Standon Dahl Architects accompany the application.

### **2.3 Hume Community Housing**

The proposed housing development will be managed by Hume Community Housing (Hume) who provide affordable rental homes across NSW. Hume Community Housing have been managing and operating affordable community housing for over 30 years and run a range of programs including providing housing options, social housing, affordable housing, specialist disability accommodation, seniors housing & youth housing.

The following Information provided by Hume provides further detail on their involvement in Community Housing:

*Hume Community Housing (Hume) is a Tier 1 Provider with over 30 years of experience, including managing Australia's largest stock management transfer and serving as the Local Housing Office for Maitland and Port Stephens under a 25 year lease which has seen us embed our housing and homelessness services into these communities and continue to work towards creating more social and affordable housing in the regions. Hume currently provides asset and property management services to over 4,700 properties in New South Wales, across a range of housing programs. For 30 years Hume's primary function has been tenancy and asset management while maintaining a strong focus on ensuring customers meet their lease obligations. We have extensive experience in managing programs and portfolios, including social and affordable housing, transitional tenancies, disability accommodation, leasehold programs, and fee for service asset and tenancy management services. Hume's customers are at the centre of everything we do and play a vital role in directing and determining how we do business. People focused and value-led, we are committed to supporting our customers at every stage of the housing continuum, in achieving outcomes.*

Hume are aware of the need for appropriate, secure and affordable housing and the key role that affordable housing can have in improving the financial and social wellbeing of individuals and the community. It is well publicised that there is a critical housing supply issue in NSW and that of key concern is the availability of affordable housing (see Chapter 5.5).

Social housing and affordable housing therefore have a key role in assisting those on very low, low and moderate incomes in finding housing that is affordable and secure.

The specific size and type of housing proposed, providing two bedroom dwellings, provides opportunities for families to access secure and modern affordable housing in an area where dwellings are typically larger and attract greater weekly rental prices.

### 3.0 SCOPE AND METHODOLOGY

#### 3.1 Scope of this report

The SIA process undertaken for this report has been guided by the Department of Planning, Housing and Infrastructure's *Social Impact Assessment Guidelines for State Significant Projects February 2023* (the *Guidelines*); the *Technical Supplement – Social Impact Assessment Guidelines for State Significant Projects February 2023*; and *Undertaking Engagement Guidelines for State Significant Projects October 2022*.

The assessment considers the potential impacts to people's way of life, community, accessibility, culture, health and wellbeing, livelihoods, surroundings, and the extent to which people have had a say in the decision-making process for the project. For the purposes of this assessment, 'people' refers to individuals, households, groups, communities, organisations and other stakeholders.

The SIA:

- Describes the existing social baseline characteristics of affected communities and groups in the project's identified social locality.
- Assesses the potential social impacts and benefits of operating the project.
- Recommends measures to enhance, mitigate and manage identified social impacts.

Opportunities for the local community to participate in the process through community engagement activities are discussed in Chapter 6.0.

### 3.2 Approach to Social Impact Assessments

Social impact assessment methodologies focus on traditional models of sociological research which include the use of both quantitative data – in this case statistical data; and qualitative data (observations, case studies, consultation).

The *Guidelines* set out the framework to identify, predict and evaluate likely social impacts to people, as well as identifying mitigation and enhancement measures.

As outlined in the *Guidelines*, developments should include consideration of a proposed development in respect of:



Source: Department of Planning, Housing & Infrastructure

### 3.3 Data and information sources

Primary data was sought through the community engagement methods undertaken as part of the preparation of this SIA (see Chapter 6.0).

Secondary data was also utilised to inform this SIA, including:

Source	Data/Plans/Documents
Australian Bureau of Statistics	<ul style="list-style-type: none"> <li>2021 Census Data including QuickStats and Community Profiles</li> </ul>



	<ul style="list-style-type: none"> <li>• 2016 Census Data including QuickStats and Community Profiles</li> </ul>
Profile ID	<ul style="list-style-type: none"> <li>• Population projections</li> <li>• Socio-Economic Indexes for Areas (SEIFA)</li> </ul>
Port Stephens Council	<ul style="list-style-type: none"> <li>• Port Stephens Local Environmental Plan 2013</li> <li>• Port Stephens Development Control Plan 2014 as amended May 2020</li> </ul>
NSW Department of Planning, Housing and Infrastructure	<ul style="list-style-type: none"> <li>• Social Impact Assessment Guidelines February 2023</li> <li>• SIA Technical Supplements</li> </ul>
Mapping	<ul style="list-style-type: none"> <li>• Google maps</li> <li>• Six maps</li> </ul>
Bureau of Crime Statistics and Research (BoCSAR)	<ul style="list-style-type: none"> <li>• Crime data and hotspot maps</li> </ul>
Other	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Housing) 2021 (Housing SEPP)</li> </ul>

Secondary data is presented in Chapter 5.0

Other information relied on for the preparation of this report includes:

- Statement of Environmental Effects prepared by EPM
- Architectural plans prepared by Stanton Dahl Architects
- *Traffic Impact and Parking Assessment* prepared by Greenview Consulting
- *Development Application Access Report* prepared by Vista Access Architects
- *Acoustic DA Report* prepared by PKA Acoustic Consulting

## **4.0 POLICY AND PLANNING CONTEXT**

The following plans, policies and issues are of relevance to the social context of the proposal:

### **4.1 State Environmental Planning Policy (Housing) 2023 (Housing SEPP)**

The amendments to the Housing SEPP are a response by the NSW Government to tackle the housing crisis by enabling more social and affordable housing for low-income households and essential workers.

The amendments provide bonuses in height and floor space ratio allowances for developers who include a minimum of 15% of affordable housing for a minimum of 15 years, within a new residential development.

Accessible and affordable housing in a location close to shops and transport provides significant social benefit. The inclusion of affordable housing provides housing options for key workers and those on very low, low and medium incomes ensuring a diverse and inclusive community.

The need for additional housing in NSW has been well publicised in recent years to accommodate the existing and growing population and to enable people to purchase homes in a market that excludes many. Of particular need is affordable rental accommodation.

## 5.0 BASELINE INFORMATION

### 5.1 Social Locality

The *Guidelines* note:

*There is no prescribed meaning or fixed, predefined geographic boundary (e.g. the local suburb, or 'within 500m') to a social locality; rather, the social locality should be construed for each project, depending on its nature and its impacts. The term 'social locality' is similar to 'area of social influence' that is commonly used in social impact practice.*

In addition, the *Guidelines* identifies the social baseline study as describing “*the social context without the project*”.

The area most likely to be affected by the proposal, both in the short term due to construction impacts, and in the longer term due to increased population on the site, is the area immediately surrounding the subject site, in particular, the existing residential properties immediately surrounding the subject site.

Typical likely impacts associated with a development such as the proposal will relate to short term, temporary impacts associated with construction including noise, dust, truck movements and vehicles associated with the construction process. Longer term impacts may be associated with increased population on the site, increased traffic on local roads & changes to the visual impact of the site.

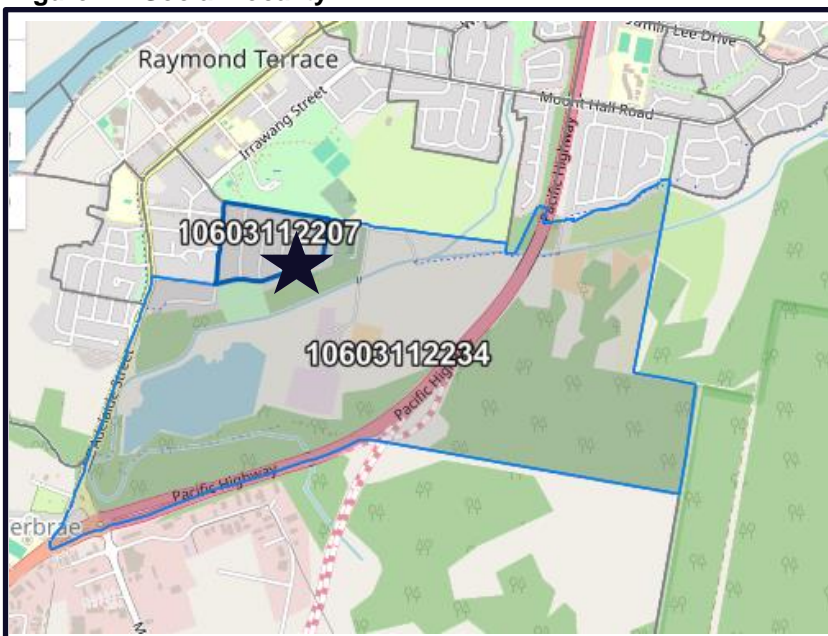
The key groups potentially affected (either positively or potentially negatively) by the proposed development include:

- Residents/Tenants immediately surrounding the subject site (negative impacts during construction);

- People who commonly utilise roads around the subject site (potentially negative impacts);
- Future residents of the proposed accommodation (positive);
- The broader community through contribution to housing stock, type and diversity (positive).

As such, the social locality of the proposal has been identified as an area comprising two Statistical Areas Level 1 – 10603112207 & 10603112234 as illustrated on Figure 2. While it is unlikely that all dwellings in the area will be able to see the proposal, or hear noise emissions associated with the construction, the identified social locality is seen as the ‘best fit’ for the primary area of impact based on likely impacts and topography.







**Figure 2 – Social Locality**







The broader community, that is, residents of the suburb of Raymond Terrace and the Port Stephens Local Government Area may also experience some impacts including positive impacts associated with employment, housing affordability and choice, and increased patronage at local shops.

## 5.2 Existing socio-economic and demographic characteristics

The socio-economic and demographic profile of the identified social locality, the suburb of Raymond Terrace and the Port Stephens LGA reveals:

	<p>A greater proportion of residents who identify as Aboriginal and or Torres Strait Islander in the social locality (20.0%), the suburb of Raymond Terrace (11.8%) and in the Port Stephens LGA (6.5%) compared to Greater Sydney (1.7%) and NSW (3.4%)</p> <p>A smaller proportion of people born overseas in a non-English speaking country in the social locality (12.0%) and in the suburb of Raymond Terrace (10.7%), and in the Port Stephens LGA (11.4%), compared to Greater Sydney (32.6%) and NSW (30.3%).</p> <p>A smaller proportion of residents who speak a language other than English at home in the social locality (12.8%), the suburb of Raymond Terrace (9.3%), and in the Port Stephens LGA (10.6%), compared to Greater Sydney (37.4%) and NSW (26.5%)</p>
	<p>A slightly younger population in the social locality (37), the suburb of Raymond Terrace (37) compared to the Port Stephens LGA (47)</p>
	<p>A less wealthy population with a lower median weekly household income in the Social Locality of \$1,306 the suburb of Raymond Terrace \$1,297 and in the Port Stephens GLA (\$1,372) compared to Greater Sydney (\$2,077) and NSW (\$1,829)</p>
	<p>A lower median weekly rent in the Social Locality (\$264), the suburb of Raymond Terrace (\$325) and the LGA (\$370), compared to Greater Sydney (\$470) and NSW (\$420)</p>
	<p>Higher rates of unemployment in the Social Locality (9.4), in the suburb of Raymond Terrace (7.2), compared to the LGA (5.0), Greater Sydney (5.1) and NSW (4.9).</p>
	<p>The majority of the population have never married in the social locality (47.2%), and in the suburb of Raymond Terrace (40.8%), compared to the LGA (29.9%), Greater Sydney (36.4%) and NSW (35.7%).</p>

	<p>A greater proportion of the population who are divorced in the Social Locality (16.4%), the suburb of Raymond Terrace (11.8%) and in the Port Stephens LGA (11.0%), compared to Greater Sydney (7.8%) and NSW (8.6%).</p>
	<p>More likely to be a one parent family with dependent children in the Social Locality (44.5%), compared to the suburb of Raymond Terrace (27.4%), the Port Stephens LGA (16.5%), Greater Sydney (15.1%) and NSW (15.8%).</p> <p>Couple families with dependent children are the most common type of family composition in the suburb of Raymond Terrace (36.5%), whereas couple families with no children are more common in the Port Stephens LGA (46.4%).</p>
	<p>The majority of households report owning one car in the social locality (44.5%), the suburb of Raymond Terrace (38.8%), Greater Sydney (39.5%) and NSW (37.8%).</p> <p>Two car households are more common in the Port Stephens LGA (37.8%).</p>
	<p>The predominant dwelling type is separate dwellings in the Social Locality (83.7%), the suburb of Raymond Terrace (83.2%) and in the Port Stephens LGA (80.9%).</p> <p>Units comprise 4.3% of all dwellings in the Social Locality, and 0.9% of dwellings in the suburb of Raymond Terrace, compared to 13.5% in the Port Stephens LGA.</p> <p>Lower rates of homes being fully owned in the social locality (14.8%), compared to the suburb of Raymond Terrace (26.1%), and the Port Stephens LGA (41.2%)</p> <p>Higher rates of homes being rented in the social locality (65.3%), and in the suburb of Raymond Terrace (30.8%), compared to the LGA (22.8%).</p> <p>A greater proportion of public housing in the suburb of Raymond Terrace (8.7%), compared to the LGA (1.9%).</p> <p>The majority of dwellings are three-bedroom in the social locality (49.4%), and in the suburb of Raymond Terrace (46.0%). Dwellings</p>

	with four or more bedrooms are the most common dwelling size in the LGA (40.9%)
	The majority of employed residents work in the community services sector in the Social Locality (19.9%), compared to the suburb of Raymond Terrace (14.8%), the LGA (14.0%), Greater Sydney (9.6%) and NSW 10.6%)

As is evident from the socio-economic and demographic characteristics of residents of the identified Social Locality and the suburb of Raymond Terrace are likely be younger, have never been married, or are divorced, in a couple relationship with no children, residing in three bedroom rented houses, and on lower incomes than residents of the wider Port Stephens LGA.

### SEIFA Index

The Socio-Economic Indexes for Areas (SEIFA) measures the relative level of socio-economic disadvantage and/or advantage based on a range of Census characteristics.

There are two key Indexes that are commonly used to determine advantage or disadvantage:

- Index of Relative Socio-Economic Disadvantage (IRSD) which contains only disadvantage indicators (unemployment, income levels, education levels) which is best used to distinguish disadvantaged areas but doesn't differentiate between those areas which are highly advantaged, and those that may be lacking a lot of disadvantage.
- Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD) which contains indicators of disadvantage as well as indicators of advantage (professional occupations, high incomes, high levels of education attainment, larger dwellings).

A high SEIFA index means a lower level of disadvantage, whereas a lower score indicates a higher level of disadvantage.

Percentile scores are also created to indicate an approximate position of a small area compared to other Australian suburbs and localities. The higher the percentage indicates the higher the socio-economic status.

	Raymond Terrace 2021	Port Stephens LGA 2021	Greater Sydney 2021	NSW 2021
<b>SEIFA Score</b>	899	982	1,010.0	1,000.0
<b>Percentile</b>	9	53	48	42

Source: Australian Bureau of Statistics

Data from the 2021 Census shows that residents of suburb of Raymond Terrace less advantaged than residents of the broader Port Stephens LGA, Greater Sydney and NSW.

There is nothing about the proposed development that is likely to generate any negative social outcomes for people with specific socio-economic or demographic characteristics. The proposal represents a positive social impact for vulnerable communities at risk of homelessness, those on government benefits, and those on very low, low and moderate incomes.

### 5.3 Population Projections

The Port Stephens Council website notes that the LGA is expected to be home to 20,000 new residents over the next 20 years and is considered to be one of the top 10 local government areas outside of Sydney with high housing needs<sup>1</sup>.

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<sup>1</sup> <https://www.portstephens.nsw.gov.au/council/news/2023/housing-crisis-a-focus-in-port-stephens>



## 5.4 Crime data

The NSW Bureau of Crime Statistics and Research prepares crime *rate maps* and *hotspot maps* which identify densities of crimes in an area. The crime maps for the suburb of Raymond Terrace indicate that the suburb has higher rates of some crimes, including assault, domestic-related assault and non-domestic related assault crimes compared to the Port Stephens LGA and NSW.

Crime rate table:

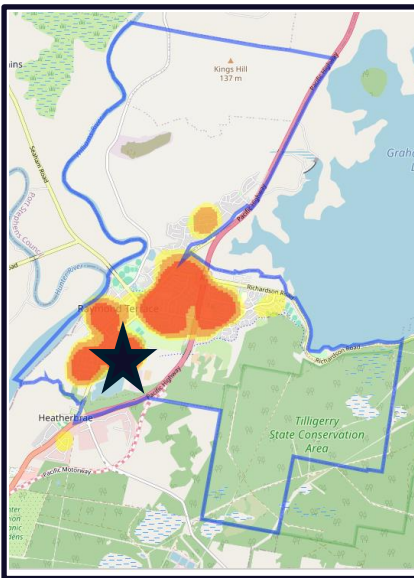
Crime	Raymond Terrace suburb (rate per 100,000 population)	Port Stephens LGA (rate per 100,000 population)	NSW (rate per 100,000 population)
<b>Assault</b>	2422.2 (lowest density)	1133.4 (medium density)	916.5
<b>Domestic Assault</b>	1360.2 (medium density)	667.8 (medium density)	457.2
<b>Non-domestic assault</b>	1003.8 (lowest density)	443.4 (second highest density)	427.9
<b>Assault Police</b>	58.2 (lowest density)	22.2 (second lowest density)	31.5
<b>Robbery</b>	50.9 (second lowest density) 538	23.5 (medium density)	24.5
<b>Theft</b>	4087.9	2232.9 (medium density)	2366.8
<b>Malicious damage to property</b>	1207.4 (lowest density)	756.5 (medium density)	611.6
<b>Sexual offences</b>	538.3 (lowest density)	307.8 (second highest density)	226.7

July 2023 – June 2024 [www.bocsar.nsw.gov.au](http://www.bocsar.nsw.gov.au)

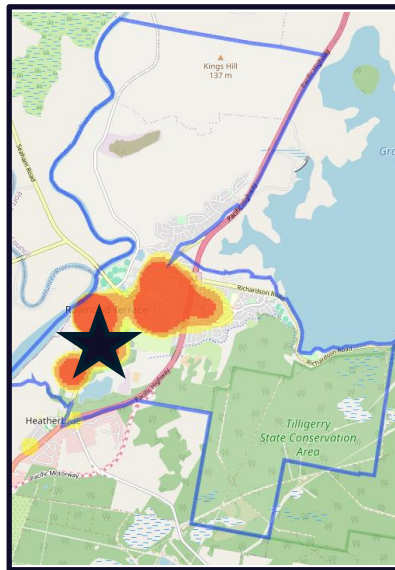
The proposed development is unlikely to result in any change to the existing crime rates in the area.

BOCSAR also produce crime ‘hotspot’ maps that geolocate crimes within an area. Hotspot maps identified that the subject site was within a high density hotspot for domestic-related assault and malicious damage to property, a medium density hotspot for non-domestic-related violence, and a low density hotspot for robbery.

**Domestic-related assault**



**Malicious damage to property:**



The proposal is unlikely to result in negative impacts in respect of crime rates in the area. The proposal seeks to provide modern, secure and affordable and social housing. Reducing housing, rental and financial stress may result in positive impacts in terms of some of the identified contributing factors for domestic and family violence.

## 5.5 Affordable Housing & Social Housing

Affordable housing is housing that is open to people on a wider range of incomes than social housing.<sup>2</sup>

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<sup>2</sup> <https://www.nsw.gov.au/housing-and-construction/renting-a-place-to-live/renting-a-property-nsw/low-cost-housing-options#toc-affordable-housing>

Affordable housing is often managed by charities, not-for-profits or community organisations.

Affordable rental housing is housing that meets the needs of people on very low to moderate incomes and is priced so that they can afford other basic living costs such as food, clothing, transport, medical care and education.

Affordable housing may include a range of accommodation types and sizes, including single or multi-bedroom units, houses and studio apartments.

Many people need affordable rental housing for lots of different reasons, including people who work full or part time in lower paying jobs. It can also include people who are experiencing change in their lives with impacts their financial situation such as having a baby, divorce or leaving home for the first time.

Affordable housing is ideally located throughout a community, but, like other forms of affordable housing such as boarding house accommodation, it is best place in areas with good access to public transport, retail (supermarkets), recreation opportunities and medical/allied health services (hospitals, medical centres, dentists, pharmacies etc). Locating affordable housing close to transport and services reduces the reliance on private cars, encourages walking, allows for the retention of established community links and relationships and contributes to residents being able to age in place.

Rent for affordable housing is typically set in two ways, the first being rent set at a discount on current market rent. The usual discount is between 20% to 25% below market rent. The second is to set rent as a proportion of a households before tax income. In this instance, households may be charged between 25% and 30% of their before income tax for rent.

Social housing is housing that is provided at an even greater subsidised and is typically managed by a government department such as the Department of Communities and Justice (DCJ) or the Land and Housing Corporation, or a registered community housing provider.

Social housing provides housing options for vulnerable community members who are unable to access suitable accommodation in the private rental market and who may be at risk of homelessness. Eligibility for social housing in NSW is based on a maximum income limit per household, with most social housing tenants main income being from government benefits.

There has been a significant decline in the volume of social housing across NSW and including in the suburb of Raymond Terrace with a reduction in public housing from 11.8% in 2016 to 8.7% in 2021 and in the broader Port Stephens LGA where public housing stock has reduced from 2.8% in 2016 to 1.9% in 2021.

There is inadequate supply to accommodate the demand, with waiting lists for social housing being estimated at between 5-10 years.

Data from the *NSW Government Local Housing Kit* based on data from the 2021 Census identifies that Port Stephens LGA area had a total of 138 affordable rental properties.

The Kit notes the following in terms of the percentage of affordable rental stock in the area:

**Table 7: Affordable rental stock**

<b>Port Stephens Council</b>	<b>% of affordable rental stock</b>
Very low incomes	7.81%
Low incomes	29.93%
Moderate incomes	85.9%

The data highlights that of the 911 renters on very low incomes, 867 (95.2%) are experiencing rental stress. For the 1,412 renters on low incomes, 1076 (76.2%) report rental stress.

The *Toolkit* further notes that of the 7,496 residents receiving Commonwealth Rental Assistance (CRA), 32.7% report being in housing/rental stress.

Port Stephens Council has acknowledged the critical issue of housing affordability in the LGA and are currently reviewing their Local Housing Strategy to address the high cost of living and anticipated increase in population in the area over the next 20 years<sup>3</sup>.

The NSW State Government has set a target of 11,000 new dwellings within Port Stephens over the next 20 years, with Council's forecast over the same period being 7,000 dwellings, with an identified shortfall of 4,000 dwellings.

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<sup>3</sup> <https://www.portstephens.nsw.gov.au/council/news/2023/housing-crisis-a-focus-in-port-stephens>

## 6.0 COMMUNITY & STAKEHOLDER ENGAGEMENT

As required under the *Guidelines*, community engagement was undertaken as part of the preparation of the application.

Residents and tenants of properties immediately surrounding the subject site were advised of the proposal by way of notice delivered to their letterboxes. Properties notified were those that were identified through a site and area inspection as being those most likely to experience impacts as a result of the proposal.

In total, 63 notices were distributed on 7 November, 2024 to properties in the following area:

**Figure 3: Notification area**



Those notified were requested to seek further information and/or provide comment on the proposal within 14 days of the date of the notice. A copy of the notice and all written responses is included at Appendix B.

At the time this report was finalised, 29 days after the end of the notification period, a total of 5 responses had been received, noting the following matters:

Issue	Comments
Type of resident	<ul style="list-style-type: none"> <li>Experiences of issues with residents of existing social housing in the area including threats of violence, noise and disturbance and rubbish.</li> <li>Expression of attitudes about the nature of social housing residents (ex-prisoners, refugees, drug users, paedophiles, gang members, mental illness)</li> <li>Concern that additional social housing would result in exacerbation of existing issues with social housing dwellings in the area.</li> <li>Queries around how tenants are chosen.</li> </ul>
Safety concerns	<ul style="list-style-type: none"> <li>Concern regarding increased anti-social behaviour, vandalism, police attendance on street</li> </ul>
Displacement of existing residents	<ul style="list-style-type: none"> <li>Concern regarding where the occupants of the two occupied dwellings will go.</li> </ul>
On-street parking	<ul style="list-style-type: none"> <li>Concern regarding increased demand for on-street car parking as residents of 29 Phillip Street park on the street.</li> </ul>
Complaints management	<ul style="list-style-type: none"> <li>Queries regarding how Hume address complaints including how quickly complaints are addressed and escalated.</li> </ul>
Need for more social housing	<ul style="list-style-type: none"> <li>There is already enough social housing in this area. Social housing should be dispersed through the community to avoid creating 'ghetto's or 'slums' of poor economic areas.</li> </ul>

Letters/emails inviting comment were also sent to the Worimi Local Aboriginal Land Council, NSW Police, and the Department of Communities and Justice (Housing).

## 7.0 SOCIAL IMPACT ASSESSMENT

Social impacts refer to the social or community consequences of a proposed development. Social Impact Assessments typically involve processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of developments, and consideration of any social change processes generated by developments.

To inform a SIA, consideration is made of the existing socio-economic and demographic characteristics of the area in which a proposed development is situated; identification of the likely changes to that population brought about by the proposed development; whether the potential impacts of a proposed development are likely to be short or long term; and whether a development is likely to generate unreasonable or unexpected social impacts in the local community, when balanced against the potentially positive social impacts generated.

Using the SIA scoping toolkit, the following areas of impact were identified:

- Way of life
- Community
- Accessibility
- Health and wellbeing
- Surroundings
- Livelihoods

The proposed development is assessed against the following areas of potential impact:



## 7.1 Way of Life

As detailed the *Guidelines*, consideration should be made of the potential impacts on way of life of existing residents, in particular:

- *How will people's daily lives change during construction?*
- *What are the long-term impacts (potentially positive and negative) of altered urban form on how people live, work, get around, and interact socially?*

The proposed development may result in short term impacts during construction on people's way of life. This is most likely associated with construction related traffic on Phillip Street, and workers parking on local roads close to the subject site.

The demolition and construction processes will also generate noise impacts that may interrupt the usual daily lives of residents in proximity to the site. It is recommended that the local community has the contact information for the Site Manager to report any issues that may arise in respect of noise or other construction impacts.

Construction related impacts are short term in nature and able to be mitigated and minimised through conditions of consent and application of best practice Construction and Construction Traffic Management Plans.

The potential noise generation of the proposed housing development once occupied, has been assessed in the *DA Acoustic Report* prepared by PKA Acoustic Consulting accompanying the application.

The *DA Acoustic Report* notes the proposal has been assessed against the relevant noise criteria and requirements and based on the supplied plans, is able to comply.

It is not anticipated that the proposed development would result in any long-term impacts relating to altered urban form. The proposed development is of a scale and type that is in keeping with existing development in the area, including that at 29 Phillip Street.

The proposal is unlikely to generate any long-term negative impacts on how people live, work, get around or interact socially.

The proposal includes on-site parking for a total of 9 vehicles which may result in some residents parking on the street. As the proposal increases the number of residents on the site over the existing level, it is likely that the proposal will also result in increased traffic on local streets.

A *Traffic Impact and Parking Assessment* prepared by Greenview Consulting accompanies the application.

The *Traffic Impact and Parking Assessment* concludes:

- *We believe that the proposed development will not have a significant impact on the traffic in the local network.*
- *We believe the development will not have a significant impact on the locale in terms of the traffic efficiency, amenity, safety, and/or road pavement life.*
- *The car parking design achieves the relevant requirements of AS2890.1-2004.*
- *The proposed development does not achieve the minimum required number of parking spaces as per the parking requirements of the SEPP Housing 2021 as outlined in Table 3.1.*
- *Available on-street parking within the 30m walk of the subject site has been estimated to provide adequate parking for residents.*

Residents of the proposed units will have the same opportunities as existing residents to engage with the community should they wish to.

## 7.2 Community

The *Guidelines* note consideration should be made to the following areas of the community:

- *Will community cohesion be impacted during construction?*
- *Will there be changes to community character, composition, and sense of place following development?*

The proposed development is unlikely to result in any impacts on community cohesion during construction.

The proposal seeks to introduce 13, two-bedroom units which will result in a maximum population of the site of 52 people. Based on the average number of people per bedroom in the suburb of Raymond Terrace as at the 2021 Census of 0.8, it is likely the population on the site will be approximately 21 people.

There is nothing about this minor increase in population on the site that is likely to result in any material changes to the character of the community, community composition, or a sense of place.

The existing demographics of the Social Locality indicate a population of varying means and incomes and there is nothing about the incoming population at either the proposed social housing units, or affordable housing units that is likely to result in significant changes to the existing community character.

### 7.3 Accessibility

The *Guidelines* note that in respect of accessibility, the proposed development should be considered in respect of:

- *Will accessibility of services be disrupted during construction?*
- *What are the likely improvements to accessibility of services and facilities following development?*
- *Will the project impact accessibility of or demand for community facilities, services and public space?*

There may be some minor disruptions on local roads associated with the construction works which may temporarily impeded easy access on these roads, particularly Phillip Street and Windsor Street. These disruptions can be managed through Construction Traffic Management Plans.

The proposed development does not impede access to any existing services of facilities.

The proposal is unlikely to result in any improvements to access to services or facilities on completion. The proposed development will be operated by Hume Community Housing who will be responsible for renting the dwellings to tenants and maintaining the properties.

The proposed housing development is unlikely to result in any increased demand for community facilities, services or public spaces given the minor population increase likely to be generated. Future residents of the proposed housing are likely to be drawn from the Port Stephens area and as such, will likely maintain established links services and facilities.

The proposal represents a positive impact in terms of accessibility to affordable accommodation and social housing.

## 7.4 Culture

The *Guidelines* recommend consideration of impacts on culture, in particular:

- *Will there be changes to the cultural composition of the community?*
- *Will cultural heritage values be impacted?*
- *Will there be opportunities for cultural expressions (e.g. through design)?*

As detailed in the foregoing, the proposal will likely result in a maximum increase in population on the site of 52 people and as such, it is unlikely that there will be any material changes to the cultural composition of the community.

There is nothing about the proposal that is likely to impact cultural heritage values.

Project architects, Stanton Dahl, have considered cultural expression in the proposal:

*Cultural expression has been thoughtfully incorporated into the proposed development by collaborating with a local Indigenous artist to create a mural or signage for the site. The use of yellows and ochres on window hood highlights reflects an aesthetic that resonates with the local Indigenous community.*

## 7.5 Health and wellbeing

The *Guidelines* pose the following questions in respect of potential impacts on health and wellbeing:

- *How will urban densification impact people's psychological health?*
- *Could the development exacerbate or reduce social exclusion of marginalised groups?*
- *How will the new development meet the needs of residents, workers and visitors for open space, active travel and access to health and community services?*

The proposed development is in keeping with newer developments in the area, including the adjacent development at 29 Phillip Street. The proposal is in keeping with the R2 – Low density residential zoning and while it will result in increased density of population on the site, it is unlikely to generate any negative psychological impacts for local residents.

The proposed development provides modern, affordable housing of a size that can accommodate couples and families in an area where the predominant form of housing is larger 3- and 4-bedroom dwellings. The proposal will provide significant positive benefit for those on very low, low and moderate incomes.

It is not anticipated that the proposal will result in any exacerbation of social exclusion or generate any negative impacts for marginalised groups.

The proposal will not result in any impacts in respect of the needs of residents, workers and visitors for open space, active travel or access to health or community services.

The proposed development provides private open space to each dwelling, on both the ground and first floors.

The proposal does not introduce any new public open space, nor will the incoming population be so great as to put undue pressure on existing open spaces in the area.

The proposal is located close to public transport in the form of buses, providing access, 6 days a week, to local shops and services located approximately 1.4km away.

## 7.6 Surroundings

The *Guidelines* suggest consideration of the potential impacts of a development on its surroundings, in particular:

- *Will there be material changes to environmental values, visual and acoustic landscape, or aesthetic values?*
- *What changes will there be to public open space, public facilities or streets?*

The proposed development replaces residential dwellings, with residential units and as such, is unlikely to generate any material changes to environmental values in the area.

The proposal does represent a departure from the existing visual presentation of the site to the street. The proposed development has been designed to a scale in keeping with the adjacent residential flat building development at 29 Phillip Street, and the new built form is softened with the inclusion of site landscaping.

As discussed in Chapter 7.1, there will be temporary changes to the acoustic landscape associated with construction-related noise. The *Acoustic Assessment* accompanying the application notes that the proposed development is unlikely to result in any unexpected noise emissions.

The proposed development does have a shortfall of on-site car parking spaces, the Traffic Impact and Parking Assessment notes that local streets are able to accommodate additional demand for on-street parking.

No long-term impacts are anticipated for public open space, public facilities or streets.

## **7.7 Livelihoods**

The *Guidelines* note that consideration should be given to livelihoods, specifically:

*How will livelihood impacts and benefits be distributed?*

The proposal is unlikely to result in any negative impacts in terms of livelihoods.

The proposal will generate employment in the planning, construction and maintenance of the properties and site landscaping.

## **7.8 Decision-making systems**

The *Guidelines* highlight the importance of opportunities for the local community to be informed about decisions:

- *Are there adequate and responsive grievance and remedy mechanisms in the event of complaints?*
- *Can affected people can make informed decisions and feel they have power to influence project decisions, including elements of project design.*

As detailed in Chapter 6.0, the local community were invited to comment on the proposed development via a variety of communication avenues. The intent of the community engagement activities was to ensure that the local community and key stakeholders had the opportunity to gain information about the proposal, and comment on potential impacts and raise any concerns about the proposal and its design.



The community will have another opportunity to comment on the proposal once the application is lodged and exhibited in the usual manner.

During construction, contact details for the site manager will be on display on the hoardings surrounding the site and the local community will be able to contact the site manager if there are any issues with the operation of the site during construction.

Management of the accommodation on the site will remain with Hume, and should any issues arise with the site, Hume can be contacted. Contact details for Hume Community Housing will be on display near the mailboxes of the proposed development.

## 7.9 Issues raised during community engagement

As detailed in Chapter 6.0, the following matters were raised by the local community during the community engagement process:

Issue	Comments	Report reference
Type of resident	<ul style="list-style-type: none"> <li>Experiences of issues with residents of existing social housing in the area including threats of violence, noise and disturbance and rubbish.</li> <li>Expression of attitudes about the nature of social housing residents (ex-prisoners, refugees, drug users, paedophiles, gang members, mental illness)</li> <li>Concern that additional social housing would result in exacerbation of existing issues with social housing dwellings in the area.</li> <li>Queries around how tenants are chosen.</li> </ul>	See below.
Safety concerns	<ul style="list-style-type: none"> <li>Concern regarding increased anti-social behaviour, vandalism, police attendance on street</li> </ul>	See below
Displacement of existing residents	<ul style="list-style-type: none"> <li>Concern regarding where the occupants of the two occupied dwellings will go.</li> </ul>	See below
On-street parking	<ul style="list-style-type: none"> <li>Concern regarding increased demand for on-street car parking as residents of 29 Phillip Street, park on the street.</li> </ul>	Chapter 7.1

Complaints management	<ul style="list-style-type: none"> <li>Queries regarding how Hume address complaints including how quickly complaints are addressed and escalated.</li> </ul>	See below
Need for more social housing	<ul style="list-style-type: none"> <li>There is already enough social housing in this area. Social housing should be dispersed through the community to avoid creating 'ghetto's or 'slums' of poor economic areas.</li> </ul>	See Chapter 5.5 & below

In respect of the comments from the local community, not already considered in the previous Chapters, the following information is provided:

***Type of resident:***

The types of resident that may be housed in the social and affordable housing are discussed in Chapter 5.5. Community sentiment about the type of resident in the proposed social housing in particular, was generally negative and included assumptions and stereotypes about social housing residents. Some sentiment was based on negative experiences and interactions, with residents of existing social housing dwellings in the area.

The housing development will be managed by Hume Community Housing and as such, the social housing units in particular, are likely to be managed with greater oversight than traditional, government managed social housing. For the social housing component of the proposed development, tenants will be drawn from the NSW Government's housing waitlist and Hume will comply with policies set out by the NSW Government in terms of tenant allocations. While Hume will not have complete oversight of the screening and selection of social housing tenants, they will adopt a strategy to ensure that tenants allocated are suited to live and thrive in medium density housing to improve the overall wellbeing of tenants.

The affordable housing component of the proposal will be targeted at local key workers and tenants selected in the same way tenants of rental properties on the open market with all potential tenants undergoing the required checks and in compliance with relevant policies such as the NSW Affordable Housing Ministerial Guidelines.

More detailed information about the tenant selection process can be found on the Hume Community Housing website:  
<https://www.humehousing.com.au/policiesandfactsheets.html>

***Safety concerns:***

Concerns around crime and safety are linked to the expressed attitudes about the type of resident of social housing dwellings. As detailed in the foregoing, the proposed social housing units of which there will only be 6, will be managed by Hume Community Housing who will be responsible for leasing the properties.

While the fears and attitudes of local residents need to be acknowledged and addressed, there is nothing about the proposed development, managed by a registered and experienced community housing provider, that is likely to result in increased crime in the area.

Affordable housing tenants are required to agree to the terms and conditions of the lease, which are largely the similar to the Standard Residential Tenancy Agreement published by the NSW Government. Some additional conditions are included to ensure consistency with Hume's operational requirements and are highlighted to potential tenants.

Social housing tenants are obliged to enter the same agreements with additional conditions consistent with NSW Government requirements for social housing leases.

All tenants are bound by the law and Hume advise that they take unlawful and/or anti-social behaviour seriously and have processes in place to take appropriate actions necessary to maintain the safety and wellbeing of its tenants and the community. Policies are available on the Hume Community Housing website (link provided above) which detail the established policies and procedures in place

should a tenancy need to end, transfers to different dwellings and details of social housing eligibility and allocations.

***Displacement of existing tenants***

Hume Community Housing advise that the existing tenants in 31 & 33 Phillip Street have been notified of the proposed development and that the Hume team have been working with the tenants source like for like accommodation in the local area. Existing tenants are also offered the option to move to the site when the project is completed.

***On-Street Parking:***

The proposed development makes provision for 9 off-street parking spaces. Any additional parking will be accommodated on-street. As assessed in the Traffic and Parking Impact Assessment accompanying the application, it was determined that Phillip Street and other nearby Streets have capacity to accommodate additional demand for on-street parking.

***Complaints Management:***

Hume Community Housing has publicly available information on the website detailing how the public and customers can provide feedback on service delivery, including a defined response timeframe to ensure transparent, efficient and consistent management of customer or neighbour feedback.

***Need for more social housing:***

The current situation in regard to affordable and social housing in the area is discussed in Chapter 5.5 where it is noted that there is a lack of affordable and social housing in the Port Stephens area, and across NSW more broadly.

The subject application for 7 affordable housing units and 6 social housing units contributes to the housing stock in the Raymond Terrace area. While there may be some existing social housing dwellings on Phillip and Windsor Streets, the

addition of 6 new social housing units is unlikely to result in any overrepresentations of groups or socio-economically disadvantaged populations.

### **7.10 Cumulative impacts**

No new or proposed developments for social and affordable housing were identified in the area.

As raised during the community consultation process, some residents were concerned that additional social housing in this area would result in the creation of a 'ghetto' or 'slum'.

The proposal seeks to provide a mix of accommodation that includes social housing, but also affordable housing for those on very low – moderate incomes.

### **7.11 Public interest benefits**

The proposed development, will provide a number of public interest benefits, including:

- Provision of modern, affordable housing and social housing managed by an established community housing provider.
- Provision of housing of a size and type that is not predominant in the locality providing choice in housing diversity.
- Contribution to the identified future housing shortfall in the Port Stephens LGA
- Contribution to the dwindling volume of social housing in the suburb of Raymond Terrace and the Port Stephens LGA.
- Employment generation in the construction and management of the development.

## 8.0 ENHANCEMENT, MITIGATION AND MONITORING

The proposed development is unlikely to generate any long term or significantly negative social impacts that require mitigation. The proposed development will increase the population on the site, but that population increase is not significant, nor is it likely to result in any changes to the character of the community.

Potential impacts associated with construction noise are short term in nature. These are able to be controlled through conditions of consent around work and delivery times and construction practices.

As detailed in Table 6 of the Department of Planning, Housing and Infrastructure's *Social Impact Assessment Guidelines – Technical Supplement*, social impacts can be considered in respect of their significance utilising the following matrix:

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
<b>A</b>	<b>Almost certain</b>	Low	Medium	High	Very High	Very High
<b>B</b>	<b>Likely</b>	Low	Medium	High	High	Very High
<b>C</b>	<b>Possible</b>	Low	Medium	Medium	High	High
<b>D</b>	<b>Unlikely</b>	Low	Low	Medium	Medium	High
<b>E</b>	<b>Very unlikely</b>	Low	Low	Low	Medium	Medium

The following table highlights the potential social impacts associated with the proposal, including the increase in population:

Identified impact	Likelihood	Magnitude level	Duration	Social impact significance	Proposed mitigation/enhancement/monitoring
<b>Positive</b>					
Housing type and mix	Certain	High	Long-term	High	No enhancement measures identified.
Housing affordability	Certain	High	Long-term	High	No enhancement measures identified.
Employment	Certain	High	Short and long term	High	Short term employment generation in the construction and fit out of the development.  Long-term employment generated in the ongoing management of the units, and site and landscape maintenance.
<b>Negative</b>					
Construction impacts (noise, vibration, dust, traffic & parking)	Likely	High	Short term-associated with construction only	High	Best practice measures to minimise construction noise should be implemented as part of the Construction Noise and Vibration Management Plan (once prepared).  Similarly best practice measures to ensure dust is minimised, and steps to ensure air quality are in place.  Traffic control mitigation measures should be included as part of the Construction Traffic Management Plan.  Contact details for the site manager to be prominently displayed throughout the duration of the construction process.
Increased population	Certain – intended outcome of application	Low	Ongoing	Low	The subject application relates specifically the construction of an over 13 units and as such, the proposal will result in an increase in population on the site at all times.  The minor increase in population is unlikely to result in any significant social impacts requiring mitigation.  Temporary increases in population associated with the non-residential uses will also be generated during operating hours.
Noise impacts	Likely	Minimal	Ongoing	Low	Resident noise unlikely to require any mitigation measures.

Identified impact	Likelihood	Magnitude level	Duration	Social impact significance	Proposed mitigation/enhancement/monitoring
					It is recommended that the noise mitigation measures and treatments proposed in the <i>Acoustic Assessment</i> be implemented.
Traffic and parking impacts	Likely	Low	Ongoing	Low	No specific mitigation measures identified.  The recommendations noted in the <i>Traffic Impact Assessment</i> should be applied to the development to reduce traffic impacts.
Visual impact	Likely	Moderate	Ongoing	Low	No mitigation measures identified.
Crime	Unlikely	Low	Ongoing	Low	It is recommended that CPTED principles are applied at the detailed design stage with consideration of CCTV monitoring of building and car park entrances and exits, foyers, mail areas and lift lobbies.  Recommendation for adequate lighting of building entrances and exits, paths, car parking area, and common open spaces at night.  Clear street signage recommended, including directional signage to direct visitors to different building entrances and areas.  Regular maintenance of common spaces and landscaping recommended.



## 9.0 CONCLUSION

This SIA has been prepared to assess the potential social impacts arising from the proposed residential development comprising 13 units at 31-37 Phillip Street, Raymond Terrace.

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

### Positive social impacts:

Impact Area	Outcome
Way of life, wellbeing, accessibility, community, health and wellbeing	<ul style="list-style-type: none"> <li>• Provision of dedicated community housing, both social and affordable, in an area with an identified need</li> <li>• Modern and secure housing for residents</li> <li>• Housing type, mix, diversity and affordability.</li> <li>• Employment generation in construction and ongoing maintenance</li> <li>• Accessible dwellings</li> <li>• Contribution to the housing stock in the Port Stephens LGA</li> </ul>

### Potentially negative impacts:

Impact Area	Outcome
Way of Life	<ul style="list-style-type: none"> <li>• Noise disturbance, vibration, dust impacts associated with demolition, excavation and construction works impacts during construction on traffic and truck movements</li> <li>• Minor increase in traffic on local roads on completion</li> <li>• Minor increase in demand for on-street car parking.</li> </ul>

Mitigation and enhancement measures proposed include the inclusion and application of the recommendations noted in the technical reports accompanying the application, and in Chapter 8.0.

Based on this SIA, it is anticipated that the proposed development will have an overall positive impact in the community through the provision of affordable, diverse housing.

APPENDIX A

DEMOGRAPHIC PROFILE TABLE

Demographic Profile Table

Demographic Characteristic	Social Locality 2016	Social Locality 2021	Raymond Terrace suburb 2016	Raymond Terrace suburb 2021	Port Stephens LGA 2016	Port Stephens LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
Total Persons	662	679	12,280	13,453	69,556	75,276	4 823 991	5, 231,147	7 480 228	8,072,163
Aboriginal and/or Torres Strait Islander	102 (15.4%)	136 (20.0%)	1,081 (8.4%)	1,585 (11.8%)	3,325 (4.8%)	4,885 (6.5%)	70 135 (1.4%)	90,939 (1.7%)	216 176 (2.8%)	278,043 (3.4%)
Culturally and linguistically diverse Persons	80 (12.0%)	82 (12.0%)	1,032 (8.4%)	1,443 (10.7%)	9,387 (13.5%)	8,554 (11.4%)	1 474 715 (30.5%)	1,706,348 (32.6%)	1 646 057 (22.0%)	2,444,754 (30.3%)
(i) No. born overseas in non-English speaking country.	79 (11.9%)	87 (12.8%)	784 (6.4%)	1,256 (9.3%)	7,344 (10.6%)	6,893 (9.2%)	1 727 574 (35.8%)	1,957,409 (37.4%)	1 882 015 (25.1%)	2,146,080 (26.5%)
(ii) No. speaking lang. other than English at home										
In need of assistance							236 139 (4.9%)	270,665 (5.1%)	402 048 (5.3%)	464,712 (5.7%)
Age range:								312,364 (6.0%)		468,056 (5.8%)
0-4 years			942 (7.4%)	794 (5.9%)	3,849 (5.5%)	3,630 (4.8%)	310,173 (6.4%)	650,843 (12.5%)	465,135 (6.2%)	1,001,950 (12.4%)
5-14 years			1,809 (14.2%)	1,988 (14.8%)	8,665 (12.4%)	9,258 (12.3%)	590,126 (12.2%)	294,764 (5.6%)	921,195 (12.3%)	457,896 (5.6%)
15-19 years			823 (6.4%)	902 (6.7%)	4,111 (5.9%)	4,347 (5.8%)	288,362 (5.9%)	343,064 (6.6%)	448,425 (5.9%)	496,185 (6.1%)
20-24 years			909 (7.1%)	823 (6.1%)	3,531 (5.1%)	3,589 (4.8%)	340,737 (7.0%)	811,314 (15.5%)	489,673 (6.5%)	1,142,026 (14.1%)
25-34 years	43 (6.5%)	44 (6.5%)	1,642 (12.8%)	1,764 (13.1%)	6,687 (9.6%)	7,049 (9.4%)	774,405 (16.0%)	777,748 (13.6%)	1,067,524 (14.2%)	1,103,170 (13.6%)
35-44 years	83 (12.5%)	100 (14.7%)	1,527 (12.0%)	1,639 (12.1%)	7,841 (11.3%)	7,877 (10.4%)	696,037 (14.4%)	667,167 (12.8%)	1,002,886 (13.4%)	1,016,948 (12.6%)
45-54 years	53 (8.0%)	40 (5.9%)	1,638 (12.8%)	1,636 (12.1%)	9,249 (13.3%)	9,271 (12.3%)	627,580 (13.0%)	579,166 (11.1%)	977,984 (13.0%)	961,784 (11.9%)
55-64 years	51 (7.7%)	37 (5.4%)	1,567 (12.2%)	1,625 (12.0%)	9,673 (13.9%)	10,759 (14.3%)	524,011 (10.8%)	439,467 (8.4%)	889,763 (11.9%)	788,725 (9.7%)
65-74 years	62 (9.4%)	88 (12.9%)	1,090 (8.5%)	1,340 (10.0%)	9,484 (13.7%)	11,058 (14.7%)	372,488 (7.7%)	249,517 (4.8%)	677,020 (9.0%)	451,521 (5.6%)
75-84 years	73 (11.0%)	74 (10.9%)	616 (4.8%)	711 (5.3%)	4,798 (6.8%)	6,564 (8.7%)	204,051 (4.2%)	105,729 (2.0%)	373,115 (4.9%)	183,895 (2.3%)
85 years and over	87 (13.1%)	96 (14.1%)								
	78 (11.8%)	86 (12.6%)								
	75 (11.3%)	66 (9.7%)								
	40 (6.0%)	37 (5.4%)								
	14 (2.1%)	13 (1.9%)								

Demographic Characteristic	Social Locality 2016	Social Locality 2021	Raymond Terrace suburb 2016	Raymond Terrace suburb 2021	Port Stephens LGA 2016	Port Stephens LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
			251 (2.0%)	240 (1.8%)	1,676 (2.4%)	1,860 (2.5%)	96,022 (1.9%)		167,506 (2.2%)	
Unemployment rate	18.4	9.4	9.9	7.2	7.2	5.0	6.0	5.1	6.3	4.9
Median weekly household income	\$727	\$1,306	\$1,102	\$1,297	\$1,180	\$1,372	\$1750	\$2,077	\$1486	\$1,829
Median rent	\$182	\$264	\$270	\$325	\$305	\$370		\$470	\$400	\$420
Med Age	40	37	36	37	45	47	36	37	38	39
Ave household size	2.1	2.3%)	2.5	2.5	2.5	2.4	2.8	2.7	2.6	2.6
<b>Marital Status (aged 15+)</b>										
Married	147 (26.6%)	136 (25.7%)	4,082 (40.0%)	3,904 (36.6%)	28,966 (50.8%)	30,536 (48.9%)	1 934 134 (49.3%)	2,062,160 (48.3%)	2 965 285 (48.6%)	3,124,151 (47.3%)
Separated	27 (4.9%)	21 (3.9%)	448 (4.5%)	511 (4.8%)	2,082 (3.7%)	2,288 (3.7%)	111 495 (2.8%)	125,769 (2.9%)	190 199 (3.1%)	209,657 (3.2%)
Divorced	80 (14.5%)	87 (16.4%)	1,195 (11.69%)	1,275 (11.9%)	6,061 (10.6%)	6,884 (11.0%)	298 433 (7.6%)	332,916 (7.8%)	512 297 (8.4%)	569,516 (8.6%)
Widowed	45 (8.1%)	35 (6.6%)	643 (6.4%)	638 (6.0%)	3,746 (6.6%)	4,024 (6.5%)	185 646 (4.7%)	191,863 (4.5%)	331 655 (5.4%)	339,990 (5.1%)
Never married	223 (40.4%)	250 (47.2%)	3,749 (37.3%)	4,355 (40.8%)	16,175 (28.4%)	18,648 (29.9%)	1 393 988 (35.5%)	1,555,230 (36.4%)	2 094 457 (34.3%)	2,358,844 (35.7%)
<b>Religious Affiliation</b>										
No Religion	182 (27.5%)	283 (41.7%)	3,390 (26.4%)	5,586 (41.5%)	17,984 (25.9%)	29,119 (38.7%)	1,188,280 (24.6%)	1,583,084 (30.3%)	1,879,562 (25.1%)	2,644,165 (32.8%)
Catholic	145 (21.9%)	105 (15.5%)	2,819 (22.0%)	2,483 (18.5%)	15,059 (21.7%)	14,806 (19.7%)	1,213,1236 (25.1%)	1,210,979 (23.1%)	1,846,443 (24.7%)	1,807,730 (22.4%)
Anglican	165 (24.9%)	143 (21.0%)	3,157 (24.6%)	2,506 (18.6%)	17,328 (24.9%)	14,866 (14.7%)	580, 341 (12.0%)	478,777 (9.2%)	1,161,810 (15.5%)	960,305 (11.9%)
Not stated	77 (11.6%)	66 (9.7%)	1,202 (9.4%)	863 (6.4%)	6,597 (9.5%)	4,500 (6.0%)	425,538 (8.8%)	326,469 (3.2%)	684,969 (9.2%)	548,340 (6.8%)
<b>Family Structure</b>										
Couple families with dependent children under 15 years and other dependent children	41 (25.1%)	39 (22.5%)	1,298 (38.8%)	1,307 (36.5%)	7,243 (38.3%)	7,674 (36.1%)	501 238 (40.1%)	667,760 (48.4%)	718 364 (37.0%)	809,586 (37.9%)
Couple families with no children	43 (26.3%)	53 (30.6%)	1,091 (32.6%)	1,235 (34.5%)	8,356 (44.2%)	9,863 (46.4%)	416 588 (33.4%)	480,444 (34.8%)	709 524 (36.5%)	954,588 (44.7%)





Demographic Characteristic	Social Locality 2016	Social Locality 2021	Raymond Terrace suburb 2016	Raymond Terrace suburb 2021	Port Stephens LGA 2016	Port Stephens LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
Car driver	128 (78.0%)	138 (51.8%)	3,684 (75.5%)	3,492 (63.3%)	19,479 (70.6%)	17,361 (56.0%)	1 197 269 (52.6%)	832,277 (34.2%)	1 953 399 (57.7%)	1,587,613 (43.0%)
Train							247 051 (10.8%)	60,858 (2.5%)	252 786 (7.4%)	62,460 (1.7%)
Bus		5 (1.8%)	50 (1.0%)	27 (0.5%)		127 (0.4%)	125,503 (5.5%)	28,786 (1.2%)	133,903 (3.9%)	34,408 (0.9%)
Worked from home	4 (2.4%)	15 (5.6%)	98 (2.0%)	646 (11.7%)	1,320 (4.8%)	5,614 (18.1%)	98,906 (4.3%)	944,501 (38.8%)	163,026 (4.8%)	1,141,467 (30.9%)
Walked only	3 (1.8%)	7 (2.6%)	84 (1.7%)	68 (1.2%)	685 (2.5%)	557 (1.8%)	91,577 (4.0%)	56,206 (2.3%)	130,957 (3.8%)	92,368 (2.5%)

Source: 2016 Census data ([www.abs.gov.au](http://www.abs.gov.au)) – General Community Profile – as at Nov 2024

## APPENDIX B

### COMMUNITY ENGAGEMENT NOTICE AND RESPONSES



Sarah George Consulting  
Social Planning Consultants

27 November, 2024

To Whom It May Concern,

**Social Impact Assessment of the Proposed Affordable and Social Housing  
Development, 31-37 Phillip Street, Raymond Terrace**

Sarah George Consulting has been engaged by Stanton Dahl Architects to prepare a Social Impact Assessment (SIA) to accompany an Application for a proposed new housing development at 31-37 Phillip Street, Raymond Terrace.

**Proposed development:**



The proposal involves:

- Demolition of the existing 3 houses
- Construction of 13 two-bedroom, two storey townhouses comprising 7 affordable housing dwellings and 6 social housing dwellings managed by Hume Community Housing
- On-site car parking & site landscaping
- Site landscaping

The intent of the community engagement is to gather feedback on the proposal from the community and other key Government agencies and non-Government organisations. Feedback from the community will, in part, inform the SIA process which considers the potential for social impacts of the proposed development in the local area.

We would like to invite your comment on any matters you would like included in the Social Impact Assessment.

If you wish to comment on the potential social impacts that may arise as a result of the proposed development, or would like additional information, please respond within 14 days of the date of this letter in writing to PO Box 319, Marrickville NSW, 1475; via email ([sgeorgeconsulting@gmail.com](mailto:sgeorgeconsulting@gmail.com)) or by phone (0418 439 813 - between 9.00am and 5.00pm Monday - Friday).

Regards,

Sarah George  
Social Planning Consultant

Who	How/when	Response
NSW Police – Raymond Terrace	28/11/24 – by post	No response received
DCJ (Housing)	28/11/24 – by post	No response received
Worimi LALC – <a href="mailto:reception@worimi.org.au">reception@worimi.org.au</a>	28/11/24 – by email	No response received

	Who/How/When	Comments	Follow up
1	by phone 27/11/24	<ul style="list-style-type: none"> <li>Recently moved to the area and have had issues with housing tenants including:               <ul style="list-style-type: none"> <li>Violence/threats of violence (knife pulled on them by 14 yr old</li> <li>Noise issues with parties being held into the early morning (4am)</li> <li>Rubbish thrown onto property</li> </ul> </li> <li>Strongly object to social housing but not as concerned about affordable housing.</li> <li>Ok with proposed form (townhouses).</li> <li>Would like some information about how Hume Housing choose tenants and what policies existing, and evidence is there around complaints management, escalation. How many complaints does it take for action to be taken &amp; how quickly will/has action been taken.</li> </ul>	Email sent summarising phone call and noting requested information would be provided.
2	27/11/24 – by email	This street is bad enough without your mass Ghetto, Rock spider , gangbanger , Dumping ground proposal it will an a higher crime rate lower property value a decrease the level of safety . I do not look forward to yelling/swearing/fighting/broken windows/overgrown grass/police raids / psychotic encounters with the mentally unstable . Absolutely not. Also a waste of govt money - for the same money they can buy more land and build way more out there somewhere vs near where I live.	Emailed 27/11 acknowledging receipt of comments/feedback and noting future opportunity to comment on proposal once on exhibition.
3	27/11/24 – by email	<p>I have concerns about this.</p> <p>You are going to tear down 2 occupied houses, where are those people going to go?</p> <p>Also I don't like the idea of ex cons or refugees moving into the street.</p> <p>We already have enough trouble in this street with housing commission people with their drugs and drug induced psychosis, and violence we don't need anymore.</p> <p>Please reconsider doing this for the sake of the very few people that are left in this street that aren't commission housing.</p> <p>It doesn't really matter what I say anyway, at the end of the day you're going to do it anyway!</p>	Emailed 27/11 acknowledging receipt of comments/feedback and noting future opportunity to comment on proposal once on exhibition.
4	29/11/24 – by phone t	<ul style="list-style-type: none"> <li>Querying when construction would commence</li> <li>Concern re demand for on-street car parking as residents from 29 Phillip St park on street – more residents would increase demand.</li> <li>Happy for the proposal to go ahead due to issues with current tenant at 31.</li> </ul>	

	Who/How/When	Comments	Follow up
5	5/12/24 – by email	Don't we currently have enough social housing in this area I thought the original intent of social housing was to mix it in with normal housing to not create slums of poor economic areas I'm oppose to this idea due to already enough housos	Emailed 06/12 acknowledging receipt of comments/feedback and noting future opportunity to comment on proposal once on exhibition.

## APPENDIX C

### QUALIFICATIONS & EXPERIENCE OF AUTHOR

## **Sarah George – BA (Psych/Soc), Cert IV Youth Work**

### **QUALIFICATIONS:**

Bachelor of Arts majoring in Psychology & Sociology (Macquarie University); Teaching by Distance (TAFE OTEN); Certificate IV – Workplace Training & Assessment, Youth Work Certificate IV (TAFE NSW).

### **EXPERIENCE:**

In practicing as a consultant, I have completed assignments for a number of clients in the private and public sector, including:

- preparation of Statements of Evidence and representation as an Expert Witness in the Land and Environment Court of NSW;
- preparation of the City of Sydney Council's Alcohol-Free Zone Policy Review & Guide;
- preparation of a draft Local Approvals Policy for the City of Sydney ("Sex on Premises Venues");
- preparation of Social Impact Assessments for Development Applications, including Matthew Talbot Lodge, Vincentian Village and the Ozanam Learning Centre for St Vincent de Paul, Malek Fahd Islamic School, and Hotel Development Applications at Hurstville and La Perouse and numerous packaged liquor licences;
- preparation of Community Impact Statements for packaged liquor outlets, on-premises licences for submission to the Office of Liquor, Gaming and Racing; and
- preparation of numerous Social Impact Assessments for licensed premises, both hotels and off-licence (retail) premises for submission to the Office of Liquor Gaming and Racing and the former Liquor Administration Board.

Prior to commencing as a consultant, I worked in community organisations and in the non-Government and private sectors in numerous roles including:

- Teacher – TAFE Digital (Mental Health, Alcohol & Other Drugs, Youth Work & Community Services)
- Project Officer – Education & Development with Hepatitis NSW
- Case Manager Big Brother Big Sister Mentoring Program with the YWCA NSW

- Drug and Alcohol educator and counsellor
- Youth Worker

I also worked for several years in a Town Planning Consultancy.

**MEMBERSHIPS:**

International Association of Impact Assessment

**OTHER:**

Justice of the Peace for NSW