

GYDE

Edinglassie Retirement Village – Independent Living Units

Social Impact Assessment

Uniting (NSW. ACT)

This report was prepared by:

Director: David Ryan

Associate Director: Paul Graham

Project: Edinglassie Retirement Village Independent Living Units – Social Impact Assessment

Report Version: Final

Disclaimer

This report has been prepared by GYDE Consulting with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. GYDE Consulting accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

Copyright © GYDE Consulting
ABN 58 133 501 774
v.1.02

All Rights Reserved. No material may be reproduced without prior permission.

TABLE OF CONTENTS

1. INTRODUCTION	8
2. METHOLDODOLOGY	8
3. Proposal review	11
3.1. The Proposal	11
3.2. Site description	12
3.3. Site location	14
4. Strategic context	17
4.1. The aging population in Australia	17
4.2. Trends in aged care provision	18
4.3. Aged care in Emu Plains	19
4.4. Key policy drivers	20
5. SOCIAL BASELINE FRAMEWORK	23
5.1. Social baseline analysis	23
5.2. Social Locality	23
6. SOCIAL IMPACT ASSESSMENT	26
6.1. Community	26
6.2. Culture	27
6.3. Accessibility	30
6.4. Way of Life	35
6.5. Health and Wellbeing	39
6.6. Surroundings	41
6.7. Livelihoods	45
6.8. Decision making systems	47
7. CONCLUSION	49

APPENDICES

APPENDIX A: SOCIAL BASELINE DATE	50
--	----

FIGURES

Figure 1: Social impact categories1.....	9
Figure 2: Artist's impression of the new ILUs	11
Figure 3: Overview of the proposed project and five new aged care residential facilities / units.....	12
Figure 4: Edinglassie residential aged care facility.....	13
Figure 5: Site interface with Great Western Highway.....	13
Figure 6: Current independent living units provide a mixture of one and two story residences	14
Figure 7: Lennox Village Shopping Centre located directly opposite the site	14
Figure 8: Location and surrounds.....	15
Figure 9: Typical local residences, streets and trees.....	16
Figure 10: Emu Plains Primary School on Emerald Street (above left), and Our Lady of the Way on Troy Street, Catholic Primary School (above right)	16
Figure 11: Aged care facilities at number 7 Troy Street (above left, directly opposite the site); and at 9 – 11 Troy Street (above right)	16
Figure 12: Percentage of the Australian population aged 65 and over, at June 30 2020, over time.....	17
Figure 13: Sex ratio by age group in Australia.....	18
Figure 14: Aged care facilities in the Social locality	20
Figure 15: Local Area SA1: 12403145905; 12403145904; 12403145912 outlined in orange. The subject site is outlined in black.	24
Figure 16: Suburb Emu Plains (EP).....	25
Figure 17: Penrith Local Government Area (PLGA).	25
Figure 18: Older lone person households (aged 65 and over) in the social locality. The suburb of Emu Plains is circled in red53	
Figure 19: Five year age groups in Penrith LGA.....	54

Figure 20: Population estimates for persons aged 60 to 85 + years in the Nepean Health District	57
Figure 22: Selected social infrastructure 400 metre radius from Edinglassie Residential Care (marked with blue arrow).....	61
Figure 22: Selected social infrastructure 800 metre radius from Edinglassie Residential Care (marked with blue arrow).....	61
Figure 23: Emu Plains Cycleway Map.	62
Figure 24: Public transport routes near the social locality	63
Figure 25: Location of bus stops around the Social locality	64
Figure 26: Household composition.	65
Figure 27: Number of bedrooms.....	66
Figure 28:Housing tenure	68
Figure 29: Overweight and obesity in adults in the Nepean Blue Mountains LHD compared to all LHDs	70
Figure 30: Mental health hospitalisations in the Nepean Blue Mountains LHD compared to all LHDs	71
Figure 31: Diabetes related deaths in the Nepean Blue Mountains LHD compared to all LHDs.	71
Figure 32: Insufficient physical activity in adults in the Nepean Blue Mountains LHD compared to all LHDs.....	72
Figure 33: Excellent, very good and good self-rated health in the Nepean Blue Mountains LHD compared to all LHDs	72
Figure 34: Typical residential dwellings in surrounding Troy and Emerald Streets.....	75
Figure 35: Dwelling structure.....	75
Figure 36: Nearest noise sensitive receivers surrounding the site location.	76
Figure 37: Our Lady of the Way primary School, Troy Street (left); and Emu Plains Public School, Emerald Street, (right). 77	
Figure 38: Incidents of malicious damage, Emu Plains circled in red.	79
Figure 39: Incidents of motor vehicle theft, Emu Plains circled in red.....	79
Figure 40: Current environment and areas to be redeveloped as part of the proposal.....	80
Figure 41: Penrith LGA, low income households. Emu Plains area circled in red.	82

Figure 42: Figure 25: Penrith LGA, high income households. Emu Plains area circled in red.....	82
Figure 43: Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) for the social locality.....	85
Figure 44: IRSAD Interactive Map Emu Plains (circled in red), Newcastle 2016.....	85

TABLES

Table 1: Social impact significance matrix.....	10
Table 2: Population in Social locality.....	51
Table 3: Aboriginal and Torres Strait Islander population in the Social locality.....	51
Table 4: Sex distribution.....	51
Table 5: Family types.....	52
Table 6: Aboriginal and Torres Strait Islander families.....	52
Table 7: Same sex couples.....	52
Table 8: Age profile by 5 year age groups.....	54
Table 9: Percentage of people born overseas.....	54
Table 10: Country of birth, top responses.....	55
Table 11: Language used at home, top responses.....	55
Table 12: Proficiency in English.....	55
Table 13: People in need of assistance.....	56
Table 14: Forecast age structure – 5 year age groups.....	56
Table 15: Aged care facilities and independent living units in Emu Plains.....	60
Table 16: Weekday bus routes and frequency in Local Area.....	63

Table 17: Household composition	66
Table 18: Number of bedrooms	67
Table 19: Number of registered motor vehicles per private dwelling	67
Table 20: Method of travel to work	68
Table 21: Type of (selected) long-term health condition.....	69
Table 22: Count of selected health care conditions	70
Table 23: Monthly mortgage and weekly rent payments greater than 30% of income.....	73
Table 25: Nearest noise sensitive receivers surrounding the site location.	76
Table 25: Selected offences July 2020 to June 2022.	78
Table 27: Weekly household income.....	81
Table 27: Labour force status	83
Table 28: Industry of employment	84
Table 29: Unpaid work and care: Assistance to a person with a disability, health condition or due to old age.....	84

1. INTRODUCTION

GYDE Consulting has been engaged by Uniting (NSW. ACT) to provide a Social Impact Assessment (SIA) for the proposed stage 2 re-development of the Uniting Edinglassie site located at 1-3 Emerald Street, 6 Troy Street and 8 Troy Street, Emu Plains NSW 2750.

The site currently accommodates a new 100 bed Residential Aged Care facility completed in September 2021 and associated car park, and 45 Independent Living units (ILUs), 11 at the Emerald Street end of the site and 34 at the Troy Street end of the site, and a locally heritage listed sandstone chapel.

The Proposal involves the demolition of the existing 45 ILUs and redevelopment of 147 new ILUs, basement carpark, and a club house.

The SIA has been undertaken to identify the potential social impacts resulting from the proposed project. Broadly, social impacts are the effects on people and communities that result from an action or inaction, an activity, project, program, or policy. The major purpose of a SIA is to identify and manage potential adverse impacts, and to maximise project benefits to local communities and other groups, achieving socially sustainable development outcomes.

This report has been prepared as part of the Development Application to be submitted to Penrith City Council.

2. METHODOLOGY

The methodology for this Social Impact Assessment is consistent with the SIA Guideline (DPIE 2021) and incorporates the following stages:

- review project Proposal
- review the strategic context
- prepare the social baseline and identify the social locality
- review of technical reports
- identify potential social impacts against the social impact categories that form the basis of this social impact assessment. The seven categories provide for high level groupings of potential social impacts that can be interrogated, which then form the basis of the assessment. The level and scope of interrogation of the categories will depend on the nature of the project. The categories have been established to provide a standard approach to measuring social impact assessments. The social impact categories are listed in Figure 1 below
- propose enhancement and mitigation measures.

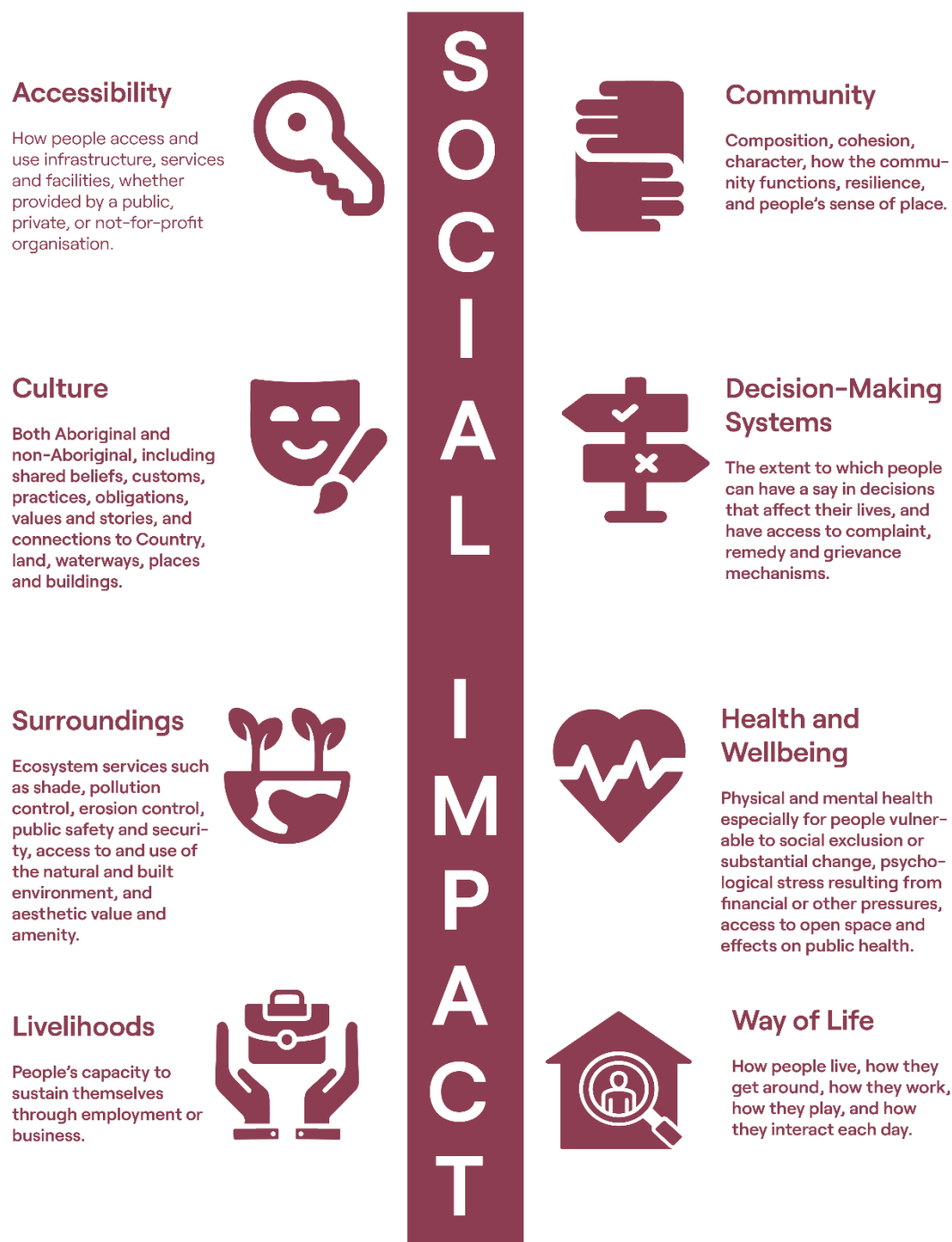


Figure 1: Social impact categories. Source: Adapted from Vanclay, F. 2003 *International Principles for Social Impact Assessment*. *Impact Assessment & Project Appraisal* 21(1), 5-11.

GYDE utilises the following matrix, consistent with the SIA Guideline (DPIE 2021), to systematically evaluate the likely significance of both positive and negative impacts resulting from the project, providing the foundation for determining the magnitude of social impact.

LIKELIHOOD LEVEL	MAGNITUDE LEVEL				
	1 Minimal	2 Minor	3 Moderate	4 Major	5 Transformational
A. Almost certain	Low	Medium	High	Very high	Very high
B. Likely	Low	Medium	High	High	Very high
C. Possible	Low	Medium	Medium	High	High
D. Unlikely	Low	Low	Medium	Medium	High
E. Very unlikely	Low	Low	Low	Medium	Medium

Table 1: Social impact significance matrix. Source: Adapted from Department of Planning, Industry and Environment, SIA Technical Supplement.

3. PROPOSAL REVIEW

3.1. The Proposal

The project proposes to demolish all 45 ILUs and associated driveways and parking spaces to construct 5 free standing buildings containing a total of 147 ILUs. The buildings will range in height from 2 to 4 storeys.



Figure 2: Artist's impression of the new ILUs. Source: Uniting

There will be 3, primarily 4 storey buildings at the western end of the site, and another 2 buildings of lower scale at the eastern end. The ILUs will be a mix of 1 bed, 2 bed and 3 bed units. The buildings will be accessed through a single basement containing approximately 112 car spaces. The new buildings will be arranged around a series of open spaces, and communal or public function, that provide residents and neighbours with a variety of experiences within the site.

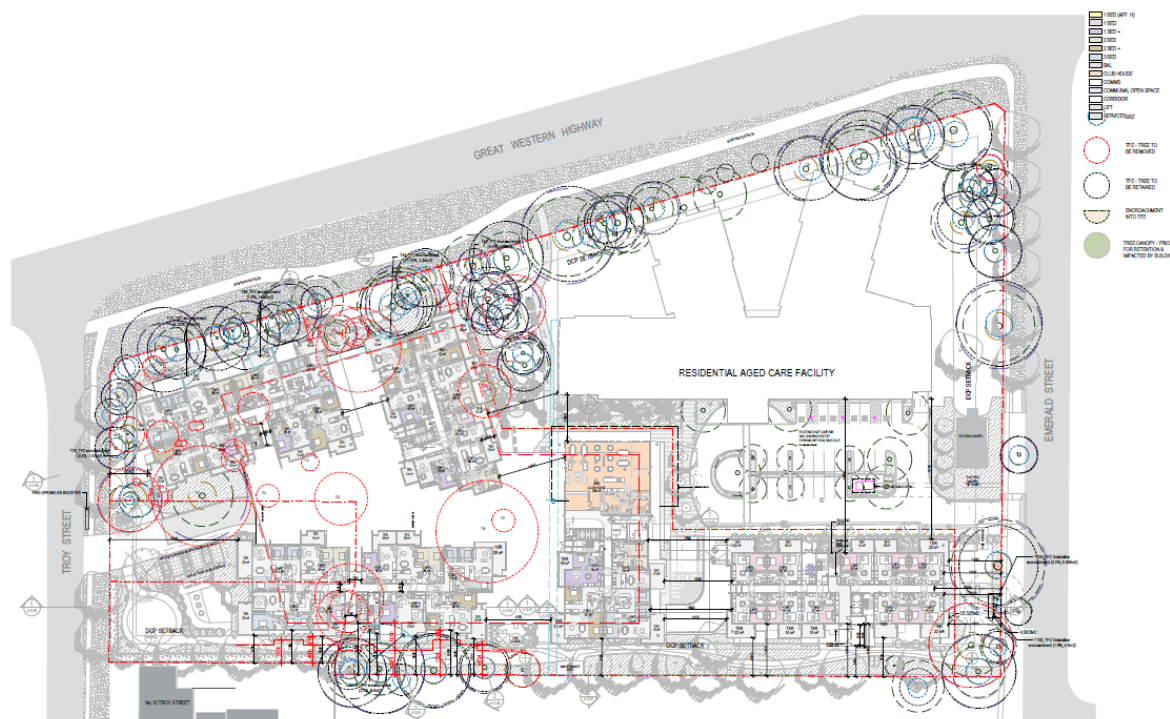


Figure 3: Overview of the proposed project and five new aged care residential facilities / units. Source: Group GSA.

Much of the existing landscaping has been retained and reinforced where significant elements have the opportunity to be enhanced and have been integrated into the greater green grid system. The addition of three distinct communal open spaces ensures accommodating temperatures at ground level, by reducing the total amount of built site coverage, and decreasing the site's contribution to Emu Plain's urban heat. A through-site link connecting Troy Street and Emerald Street will reintroduce historic east-west connections throughout central Emu Plains, connect residents to the heritage listed Emu Plains Uniting Church, and ensure an increased site amenity for residents of the suburb.

3.2. Site description

The subject site currently operates as an established Residential Aged Care Facility (RACF) and retirement village. The RACF currently provides a total of 100 beds in 5 x 20 bed 'households' over three levels, within a retirement village that also consists of 45 Independent Living Units (ILUs). The co-location of the residential aged care home and ILUs offers a continuum of care to older people as their needs change.

The RACF provides 24/7 live-in care and accommodation for residents with high care needs (dementia, complex clinical care, mobility, communication, cognitive and emotional support). The RACF is supported by approximately 33 employees at any one time.

The RACF was recently constructed as part of the Stage 1 redevelopment of the site.

The RACF displays contemporary characteristics and is visible from the nearby Lennox Village shopping centre, with which it forms an activity corridor alongside the Great Western Highway. The site's northern interface with the adjacent highway is mediated by a large grassy setback. Surrounding mature vegetation which lines the adjacent highway creates a buffer between the internal site and its context, whilst lifting its visual character.



Figure 4: Edinglassie residential aged care facility. Source: Group GSA.



Figure 5: Site interface with Great Western Highway. Source: Group GSA.

The current Proposal is for the redevelopment of the existing low density Independent Living Units constructed in the 1970s, examples of which are demonstrated in Figure 6. below.



Figure 6: Current independent living units provide a mixture of one and two story residences. Source: GYDE

3.3. Site location

Uniting Edinglassie Village is located at 1-3 Emerald Street, 6 Troy Street and 8 Troy Street, Emu Plains, 58Km west of the Sydney central business district, in the local government area of the City of Penrith and is part of the Greater Western Sydney region. The Village is currently accessed via Troy Street and Emerald Street, with no vehicular access from the Great Western Highway.

The site is situated within a largely residential community. To the immediate south of the site are located two of Emu Plains' largest schools, which face onto its two adjacent residential streets, effectively creating a multi-generational activity centre alongside the nearby Lennox Village shopping centre. The large sports and recreational precinct consisting of Dukes Oval and the Hunter Fields intersected by the Great Western Highway.



Figure 7: Lennox Village Shopping Centre located directly opposite the site. Source: Group GSA



Figure 8: Location and surrounds. Source: Group GSA.

Emu Plains' suburban community is characterised by quiet residential streets lined with mature native trees. This character carries through to the site, where mature trees provide buffer from the Great Western Highway. The site experiences a variety of conditions at each of its extents, with minor local roads to its east and west. The residential interior of the site is essentially disconnected from the Great Western Highway through landscaping and built form elements. The surrounding land uses are as follows:

- North: Medium density residential development (R3) and Local Centre (B2)
- East: Low-density residential development (R2)
- South: Low-Medium density residential development (R2 – R3)
- West: Low-density residential development (R2).



Figure 9: Typical local residences, streets and trees. Source: Group GSA



Figure 10: Emu Plains Primary School on Emerald Street (above left), and Our Lady of the Way on Troy Street, Catholic Primary School (above right) Source: GYDE.



Figure 11: Aged care facilities at number 7 Troy Street (above left, directly opposite the site); and at 9 – 11 Troy Street (above right). Source: GYDE.

4. STRATEGIC CONTEXT

4.1. The aging population in Australia

Australia's population is ageing due to increasing life expectancy. Recent data show that:

- at 30 June 2020, there were an estimated 4.2 million older Australians (aged 65 and over) with older people comprising 16% of the total Australian population (ABS 2020b)
- the number and percentage of older Australians is expected to continue to grow. By 2066, it is projected that older people in Australia will make up between 21% and 23% of the total population
- for those aged 85 and over, the proportion has increased from 0.5% (63,200) in 1970 to 2.1% at 30 June 2020 (528,000). The proportion is expected to continue to rise to between 3.6% and 4.4% in 2066 (ABS 2020b).

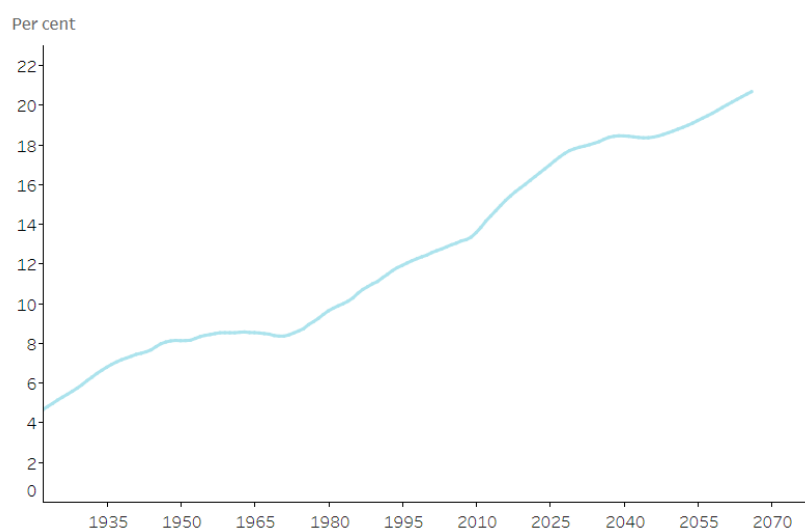


Figure 12: Percentage of the Australian population aged 65 and over, at June 30 2020, over time. Source: Institute of Health and Welfare, Australian Government.

At 30 June 2020, over half (53%) of older Australians (aged 65 and over) were women. There were an estimated 2.2 million women and almost 2.0 million men aged 65 and over (ABS 2020b)¹.

Women tend to live longer than men. This is seen in the differences in life expectancy and is particularly apparent in the older age groups. The sex ratio at older ages reflects the higher male mortality of the older Australian population. At 30 June 2020, there were 88.1 older males (aged 65 and over) for every 100 older females.

¹ ABS 2020b. <https://www.aihw.gov.au/>

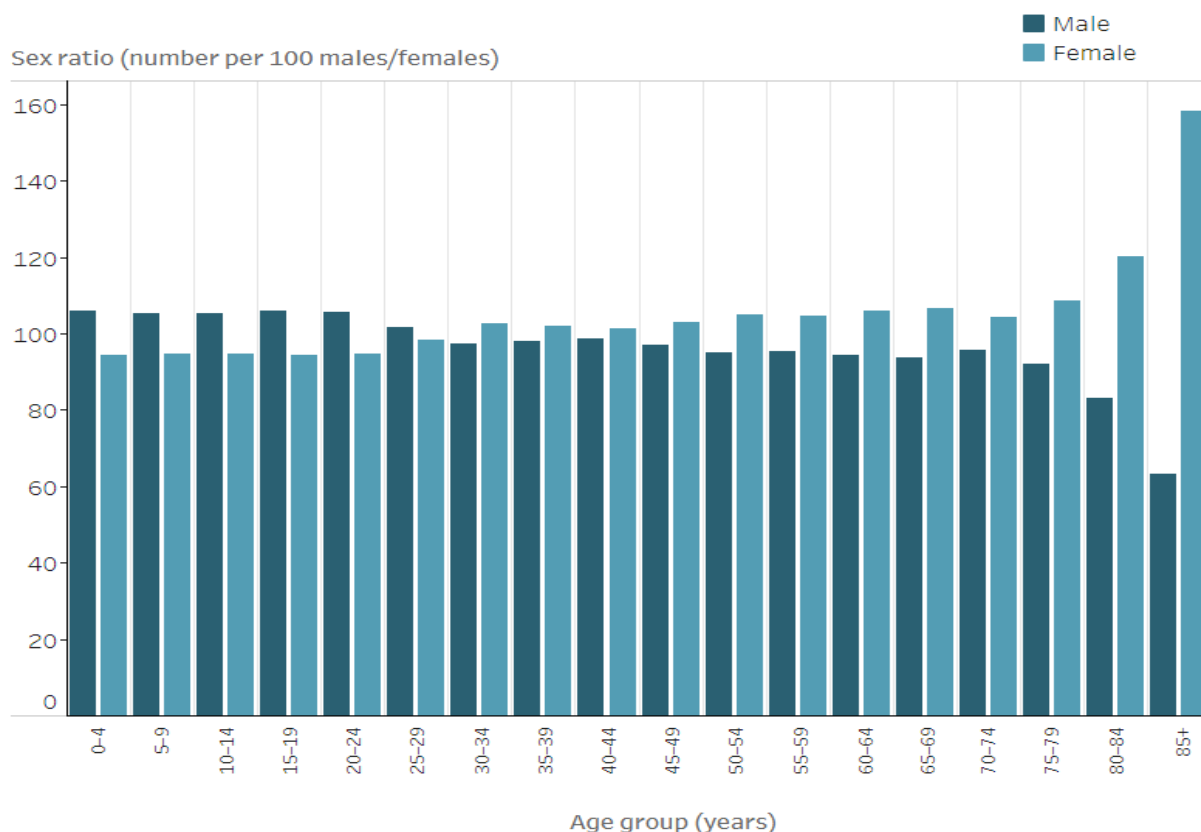


Figure 13: Sex ratio by age group in Australia. Source: ABS 2020b.

4.2. Trends in aged care provision

Australia's aged care system comprises a range of services from basic supports to enable people to remain independent at home, through to living in a residential aged care facility with access to full-time care. This section identifies several aged care trends.

4.2.1. Increasing demand for residential aged care (RAC) accommodation

Demographic forecasts indicate that the demand for aged care services will continue to outstrip supply for the foreseeable future. The number of people using permanent residential aged care increased from approximately 165,000 people in 2011 to approximately 184,000 people—an increase of 11%, in 2021.

On 30 June 2021, 371,000 were using residential aged care (permanent or respite). 59% of people living in permanent residential aged care were aged 85 or older. More women than men were using permanent residential aged care (66% women, 34% men). Almost two-thirds (64%) of women living in permanent residential care were aged 85 years and over, compared with 48% of men.

Proportionately more men have entered residential aged care over time (men made up 30% of residents in 2011, compared to 34% in 2021). The increase in people using permanent residential aged care since 2011 was proportionately higher among older people (15% increase in people aged 85 years or older; 6.8% increase in people aged under 85 years).

At 30 June 2021, Indigenous Australians represented approximately 2.7% of people using the most frequently used mainstream aged care services (including residential care). 20% of those using permanent residential aged care were aged under 65.

At 30 June 2021, across all mainstream aged care services, 33% of people were born overseas. Of those, 66% were born in non-English-speaking countries, and 34% were born in other English-speaking countries. Sizeable proportions of people using aged care had a preferred language other than English, including 9% in permanent residential aged care.

4.2.2. Increasing demand in independent living accommodation

Along with the ageing population is a shift in perceptions around what retirement living offers and who it is for. Many retirement living options are open to residents from ages 60 and up. This is below the age at which many Australians choose to retire, and indeed, some residents that live in these arrangements are still in the workforce.

Unlike previous generations who had limited accommodation options, the housing preferences of seniors today have changed as both a greater accommodation variety and broader range of services are demanded. The design and development of newer facilities has changed and more recently has led to the emergence of integrated care facilities. Incorporating both retirement and independent living options, these facilities allow for a continuum of care, enabling residents to age in place as their needs change.

State Environmental Planning Policy (Housing) 2021 (Housing SEPP) commenced on 26 November 2021, which aims to deliver more affordable and diverse forms of housing, including co-living housing and independent living units. In addition to other reforms related to seniors housing, the SEPP creates improvements to the process of developing land for seniors housing, including allowing all seniors living, including independent living unit developments, in R2 Low Density Residential zones

4.3. Aged care in Emu Plains

Uniting Edinglassie provides accommodation for older people that allows for ageing in place, providing opportunities to transition between retirement living through ILUs to residential aged care in one location. This model of accommodation services a greater and more diverse community of people. The Uniting Edinglassie site's residential context, in a central location close to services, permits a more compact style of communal living.

Figure 14. below shows the other nine (9) age care facilities in Emu Plains. Nearby aged care facilities vary in their function and in their approach to retirement living.

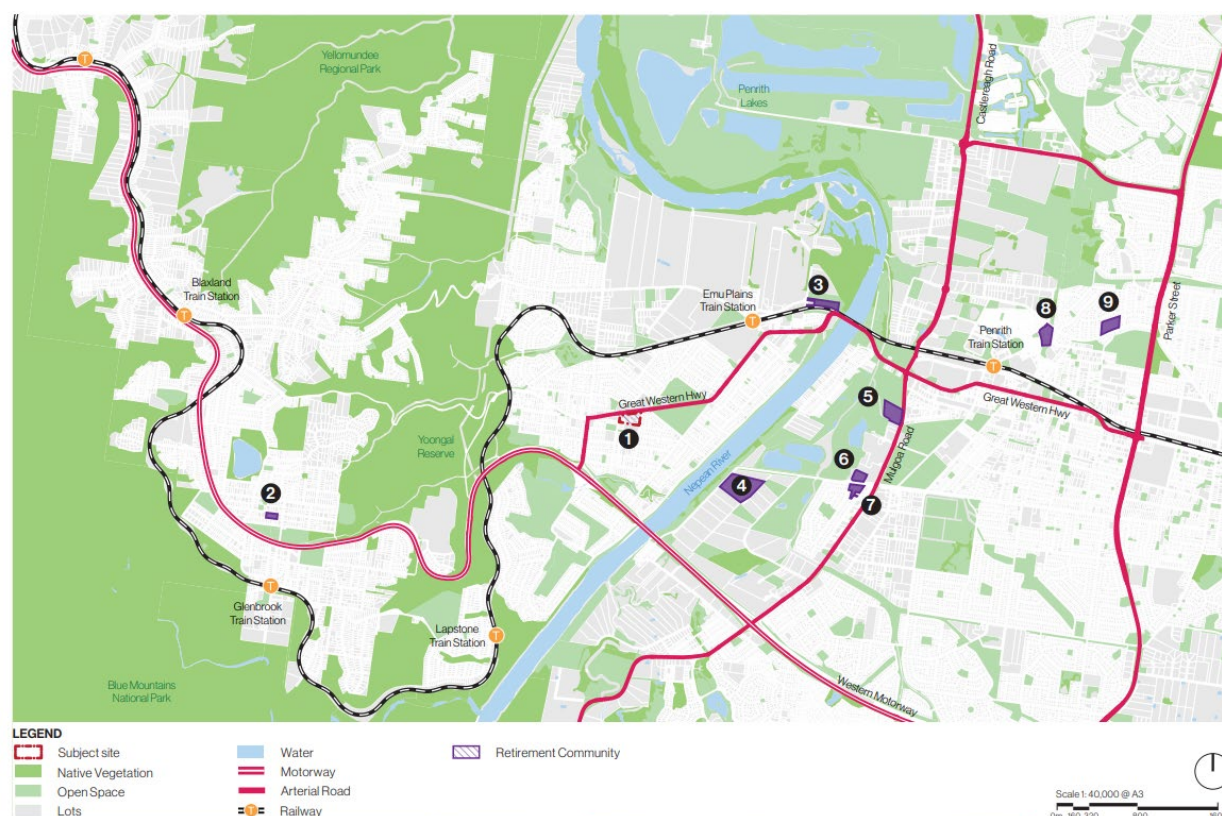


Figure 14: Aged care facilities in the Social Locality. Source: Group GSA.

4.4. Key policy drivers

The key public policy drivers for the proposed project derive from the main policy documents relevant to seniors and aging published by the state government and Penrith City Council.

DOCUMENTS	PURPOSE	RELEVANCE TO THE SIA
State Environmental Planning Policy (Housing) 2021 (NSW), NSW Government	The Housing SEPP aims to deliver more affordable and diverse forms of housing, including co-living housing and independent living units. It marks the completion of phase three of the NSW Government's housing reforms. The Housing SEPP incorporates the now repealed State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.	The Housing SEPP introduces two new housing types to meet changing needs in the community: <ul style="list-style-type: none"> Co-living housing Independent living units The Housing SEPP made changes to planning rules for seniors housing. The changes ensure that seniors housing meets industry standards and community expectations.
Seniors Housing Guideline, 2021, NSW Government	The purpose of this guide is to inspire developers and design professionals to improve building design to deliver improved	The guideline identifies six design principles to inform and assist developers, their consultant teams and planning

	health and social outcomes for the occupants, contribute positively to neighbourhoods and be recognised as noteworthy contributions to the built environment.	authorities to understand the specific character and accommodation types that occupants need from this housing type.
Ageing Well in NSW: Seniors Strategy 2021 – 2031, NSW Government	The Ageing Well Strategy sets out the NSW Government's ten-year plan to respond to the opportunities and challenges of the ageing population. It builds on the NSW Ageing Strategy 2016–2020 and initiatives already underway across government and the community. The strategy has four focus areas: <ol style="list-style-type: none"> 1. Living in age-friendly environments 2. Participating in inclusive communities 3. Staying safe, active and healthy 4. Being resilient and informed 	The Strategy puts in place actions to ensure older people can: <ul style="list-style-type: none"> • live in and enjoy environments that include open spaces, buildings, green infrastructure, natural shade, comfortable walkways, and rest areas, all of which are accessible, safe and easy to navigate • get out and about independently, using a range of affordable, accessible transport services • have increased housing options that are age appropriate, affordable, accessible and close to transport, recreation and community services.
Penrith City Council Local Strategic Planning Statement 2020	The purpose of the Local Strategic Planning Statement (LSPS) is to outline Penrith's economic, social and environmental land use needs over the next 20 years. It highlights those characteristics that make our area special and outlines how growth and change will be managed into the future.	Planning Priority 3 aims to 'Provide new homes to meet the diverse needs of our growing community'. Part of this priority is to provide housing diversity and choice that will meet the needs of an ageing population and create more walkable, vibrant and accessible places.
Penrith City Council Local Housing Strategy 2019	The Penrith Local Housing Strategy (LHS) establishes a strategic planning framework to guide housing change in Penrith from 2019 to 2039.	The strategy identifies opportunities to diversify the housing stock in Penrith to cater for different community groups such as seniors housing, with demographic data indicating an expected increase in residents aged over 70. Recommendation B11 to increase housing diversity in Penrith is to: 'Support the provision of seniors housing in established urban centres, rural villages, and new release areas where there is supporting social infrastructure, community facilities and transport'.
Planning for an Ageing Community Strategy 2010 +, Penrith City Council	The Ageing Strategy directs actions and resources appropriately to ensure that the diverse needs of older people and that Council can deliver suitable infrastructure and services.	The Strategy aims to: <ul style="list-style-type: none"> • Encourage participation in social, leisure and cultural activities • Encourage healthy lifestyles and access to health care and support

		<p>services</p> <ul style="list-style-type: none"> • Support older people to age in place • Create local communities that support active ageing • Encourage participation in, and contribution to, community life.
Uniting Diversity and Inclusion Strategy 2020-2023	<p>The Uniting Diversity and Inclusion Strategy sets out its diversity and inclusion aspirations, strategic goals, and the steps its will take to bring the strategy to life. The three goals of the Strategy are to:</p> <ul style="list-style-type: none"> • Know and empower our clients We will innovate to deliver imaginative, culturally mindful and inclusive experiences for all clients. • Nurture and value our people We will actively grow our employee and volunteer diversity to enhance capability, outcomes and sustainability. • Transform our communities We will be bold leaders and catalysts for societal change through active partnerships and shifting mindsets. 	<p>Opportunities to implement key Diversity and Inclusion goals and actions for communities including:</p> <ul style="list-style-type: none"> • Aboriginal • Cultural and Linguistically Diverse • People with a disability • LGBTI

5. SOCIAL BASELINE FRAMEWORK

The social baseline summarises the existing social environment in which the Project is located. The eventual social change that results from the project is measured against the social baseline. The social baseline provides data based on geographic scales and locations to understand the likely impacts that may occur between the different areas. This is identified as the Social Locality.

5.1. Social baseline analysis

The baseline reviews selected demographic data and maps other characteristics including existing social infrastructure to develop an understanding of the existing community, and how it may be impacted by the proposed development. The full suite of social baseline data is provided in Appendix A.

The baseline analysis and data are grouped under the social impact categories. The social impact categories and defining elements are:

- **Community:** Composition, cohesion, character, how the community functions and people's sense of place
- **Culture:** Both Aboriginal and non-Aboriginal, including shared beliefs, customs, values and stories, and connections to Country, land, waterways, places and buildings
- **Accessibility:** How people access and use infrastructure, services and facilities, whether provided by a public, private or not-for-profit organisation
- **Way of Life:** How people live, how they get around, how they work, how they play, and how they interact each day
- **Health and Wellbeing:** Physical and mental health, especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, and changes to public health overall
- **Surroundings:** Ecosystem services such as shade, pollution control and erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.
- **Livelihoods:** People's capacity to sustain themselves through employment or business, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits.
- **Decision Making Systems:** Particularly whether people experience procedural fairness, can make informed decisions, can meaningfully influence decisions, and can access complaint, remedy and grievance mechanisms.

The extent to which an analysis is applied to each of the categories is dependent on the type of project and its location.

5.2. Social Locality

Defining the Social Locality provides a geographical catchment that enables consideration of the characteristics of affected communities (stakeholders) in one or more areas, and how positive and negative impacts may be reasonably perceived or experienced by different people in that catchment.

The Social Locality for this SIA consists of four distinct areas:

1. **Current site:** Uniting Edinglassie Residential Aged Care Facility (RACF) has 5 separate households, each with up to 20 residents, across 3 storeys (100 beds). There are also 33 RACF staff on site at any one time. The facility provides permanent care, dementia care and respite care. The residents at the facility currently are those most likely to be impacted by both the construction and operational stages of the Proposal. There are currently 35 people living in the Independent Living Units. These residents will be moved during the construction period.

2. **Local Area:** includes the Statistical Areas (SA1s) in which the site is located and is surrounded by. The SA1s are: 12403145904; 12403145905; 12403145912. If impacts arise such as noise, a reduction in air quality, increased traffic in residential streets around the site, parking or general reductions in amenity, residents in these SA1s are those most likely to be impacted through both the construction and operational stages of the Proposal. The SA1s includes two primary schools (Emu Plains High and Our Lady of the Way), and a Catholic Church. This SA1 is shown in Figure 15. below.

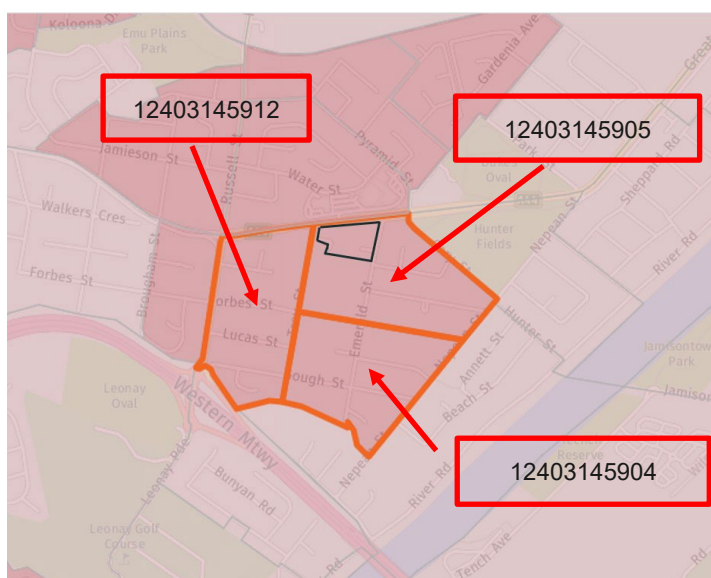


Figure 15: Local Area SA1: 12403145905; 12403145904; 12403145912 outlined in orange. The subject site is outlined in black. Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in atlas.id by .id (informed decisions).

3. **Suburb:** includes the suburb of Emu Plains. Many residents and businesses in Emu Plains are likely to experience a range of direct and indirect impacts due to the Proposal. These impacts may be related to more opportunities to access aged care, employment and / or economic development. CNLGA is identified in Figure 16. below.

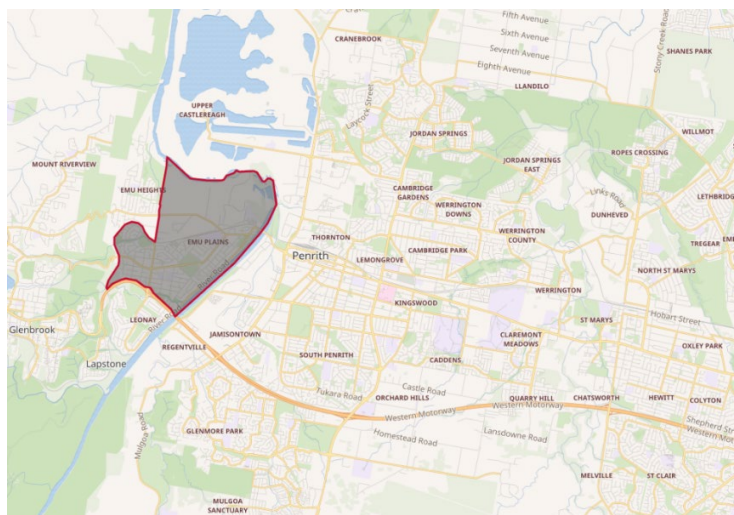


Figure 16: Suburb Emu Plains (EP). Source: Google Maps

4. **Penrith Local Government Area (LGA).** Some residents and businesses in the PLGA are likely to experience a range of indirect impacts due to the Proposal. These impacts may be related to more opportunities to access aged care, employment and / or economic development. PLGA is identified in Figure 17. below.

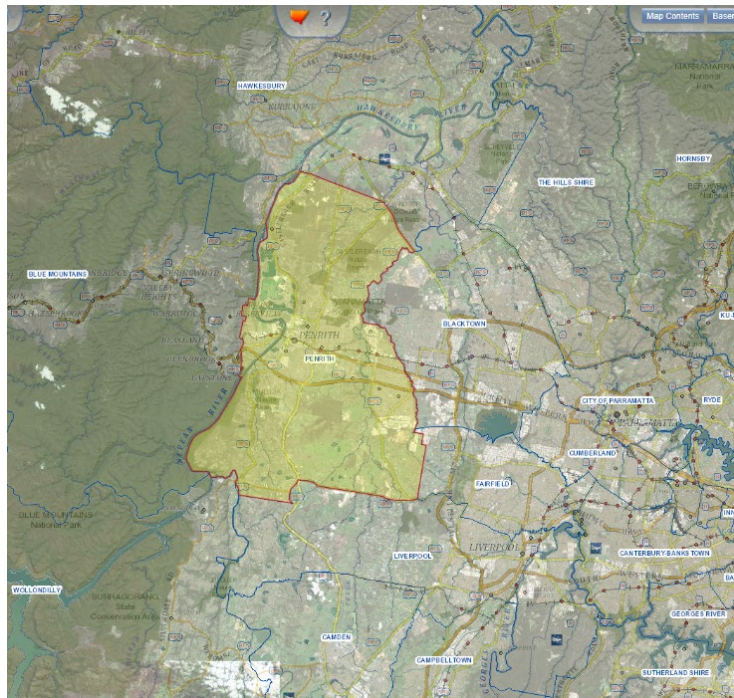


Figure 17: Penrith Local Government Area (PLGA). Source: SixMaps.

6. SOCIAL IMPACT ASSESSMENT

The Social Impact Assessment considers the potential of the proposed development to have impacts (positive and negative) on the community. The impact assessment is informed by information from chapters, social baseline data for the social locality, and various specialist technical reports. The assessment is based on the social impact categories identified in Section 2 and 5 of this report. The SIA has been prepared based on the NSW DPIE SIA Guideline.

The purpose of this social impact analysis is to:

- assess the potential social impacts generated by the proposed development based on the likelihood and magnitude of the impact
- develop social impact mitigation and enhancement options for the identified social impacts
- evaluate the impacts (low, medium, high and very high) post mitigation and enhancement considerations
- advise on potential social impact mitigation and enhancement options.

6.1. Community

Composition, cohesion, character, how the community functions and people's sense of place

A. Changes in community structure and dynamics

Impact Description	Construction and operational phases
Communities are complex systems that can be characterised by community structure (the number and size of populations and their interactions) and community dynamics (how the members and their interactions change over time). Increased numbers of people in a small local area can impact on how it functions, for example new workers during the construction stage of the project using local cafes and eateries may mean that it is more difficult for locals to access their favorite eating spots. In a small local area, unfamiliar faces may interrupt the usual character of a place.	
Baseline / Current Environment	
The Edinglassie RACF has a population of 100 residents with 33 staff at any one time. There are currently 35 people living in the ILUs. There will be an additional workforce during construction of the facility. The Local Area has a residential population of 1,387 people Local Area. There is a high representation of residents that are 70 to 74, and 85 and over (13.5%) in the Local Area. Emu Plains also has a high representation of 70 to 74 year olds (6.2%) and 65 to 69 year olds (6.1%).	
Impact of proposed project	
<ul style="list-style-type: none"> • Impacts resulting from an approximate additional 155 people living in the new ILUs creating more opportunities for friendships and social interactions between older people on the site and in the Local Area, which contributes to community cohesion. • Impacts relating to the function of the area and inconveniences as business in the local shopping centre cater for the construction workforce. • Impacts during the construction phase, RACF and Local Area residents are likely to experience changes resulting from the decreased number of residents and loss of social connections. 	

<ul style="list-style-type: none"> Impacts during the operational phase, RACF and Local Area residents are likely to experience changes resulting from increased number of residents in the ILUs as the site welcomes new people. 		
Stakeholders impacted		
<ul style="list-style-type: none"> RACF residents 	<ul style="list-style-type: none"> RACF staff 	<ul style="list-style-type: none"> Local Area
Likelihood		Magnitude
<ul style="list-style-type: none"> Likely 		<ul style="list-style-type: none"> Minimal
Mitigation / Enhancement measures		
<ul style="list-style-type: none"> Mitigate changes on site and contribute to sense of place by including historical documentation of the site's history. Ongoing engagement with stakeholders is encouraged during the construction phase to identify opportunities to strengthen links between the community and Retirement Village. 		<ul style="list-style-type: none"> Create a key point of contact within the Village for the distribution of information to provide any families or stakeholders the opportunity for any questions to be answered.
Evaluated		LOW NEGATIVE

6.2. Culture

Both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings

Acknowledging and celebrating local culture and heritage

Impact Description	Operational phase
<p>The future character of the site will acknowledge and respect the heritage church as a key feature of the community, acting as a communal focal point (along with the proposed club room). Cultural heritage directly engages people's curiosity for knowledge. It teaches about particular times, about architecture, engineering, design, environment, social structure, economy, artistry, craftsmanship, technical knowledge, religious beliefs, challenges, triumphs, and injustices. It offers an appreciation of history and helps communities understand something about the way in which people lived, and ultimately themselves. Cultural heritage sites, collections and traditions can at their best teach about tolerance and respect for a diverse humanity.</p>	
Baseline / Current Environment	
<p>There is currently a church located on the Edinglassie Retirement Village site. The Proposal maintains the unique characteristics of the heritage church with an additional heritage forecourt, highlighting its significant place amongst the site's residential buildings and carefully locating outgoing views towards it. Penrith and the surrounding region also has significant Aboriginal cultural significance, and First Nations People continue to have relationships and traditional associations with Country. These connections provide opportunities to improve health and wellbeing of communities and the built environment.</p>	

Impact of Proposed Project		
<ul style="list-style-type: none">Impacts resulting from improved recognition and access to local heritage can increase social cohesion and develop respect for what is meaningful to people and their communities.Impacts resulting incorporating Aboriginal knowledge and sense of place into the Village landscape in a meaningful and culturally relevant way.		
Stakeholders impacted		
<ul style="list-style-type: none">Social locality		
Likelihood	Magnitude	
<ul style="list-style-type: none">Likely	<ul style="list-style-type: none">Moderate	
Mitigation / Enhancement measures		
<ul style="list-style-type: none">Highlight historical narratives through storytelling elements and native planting in the landscape design. There may be opportunities to engage with Deerubin Local Aboriginal Land Council to identify cultural elements that could be incorporated on the site.	<ul style="list-style-type: none">Ensure the community are included in ongoing engagement to ensure cultural significance of the site is captured for the ongoing protection and preservation of the church.	
Evaluated		HIGH POSITIVE
Increased opportunities for local Aboriginal and Torres Strait Islanders		
Impact Description		Operational phase
<p>On average, Aboriginal males live 71.6 years, 8.6 years less than their non-Aboriginal peers, women live 75.6 years, 7.8 years less². Causes for low life expectancy include poor health and nutrition³ (about 80% of the life expectancy difference is due to preventable chronic conditions, such as heart disease, diabetes, chronic lower respiratory diseases and lung and related cancers) and poor housing. In recognition of poorer health among Aboriginal and Torres Strait Islander communities, aged care services are offered to Aboriginal and Torres Strait Islander people from age 50.</p>		
Baseline / Current Environment		
<p>The original inhabitants of the Penrith area are the Dharug Nation, with many descendants still living in the area</p>		

² Source: Aboriginal life expectancy - Creative Spirits, retrieved from <https://www.creativespirits.info/aboriginalculture/health/aboriginal-life-expectancy>

³ Overview of Aboriginal and Torres Strait Islander health status 2019¹, Australian Indigenous HealthInfoNet, 2020, healthinfonet.ecu.edu.au/learn/health-facts/overviewaboriginal-torres-strait-islander-health-status

today. There are 29 people, in the Local Area that identify as Aboriginal or Torres Strait Islander. 323 reside in Emu Plains, and 10,926 in the Penrith LGA.	
Impact of Proposed Project	
<ul style="list-style-type: none"> Impacts of the new ILUs means there is potential for First Nations People from the Social Locality to access these facilities close to their communities and ageing in place. 	
Stakeholder impacted	
<ul style="list-style-type: none"> Social locality 	
Likelihood	Magnitude
<ul style="list-style-type: none"> Possible 	<ul style="list-style-type: none"> Major
Mitigation / Enhancement measures	
<ul style="list-style-type: none"> Highlight historical narratives through storytelling elements and native planting in the landscape design. There may be opportunities to engage with Deerubin Local Aboriginal Land Council to identify cultural elements that could be incorporated on the site. 	
Evaluated	HIGH POSITIVE
Increased opportunities for culturally and linguistically diverse communities	
Impact Description	Operational phase
<p>There are growing numbers of people from a culturally diverse background in the Penrith LGA, and this is likely to grow in line with nationwide migration trends. People from the Philippines and India are building large communities in the Penrith LGA.</p> <p>Older people with diverse needs, characteristics and life experiences can share the experience of being part of a group or multiple groups that may have experienced exclusion, discrimination and stigma during their lives. There are some similarities within groups in relation to the barriers and difficulties they may face in accessing the aged care system but additionally, others may have specific social, cultural, linguistic, religious, spiritual, psychological, medical, and care needs⁴.</p>	
Baseline / Current Environment	
<p>Most of the population across the Social Locality were born in Australia, with those born overseas mostly migrating from English speaking countries including England, Scotland and New Zealand. The percentage of people born overseas represented 21.1% in the Local Area, 25.4% in Emu Plains and 28.0% in Penrith LGA. The most significant number of overseas born residents in the Social Locality were from the Philippines, India and China. Of those born overseas, most use English only or otherwise speak English very well. Only 0.6% in the Local Area, 0.7% in Emu Plains, and 2.3% of residents in the Penrith LGA didn't speak English well or not at all. 62 people in the Local</p>	

⁴ <https://www.health.gov.au/sites/default/files/documents/2019/12/aged-care-diversity-framework.pdf>

Area spoke a language other than English at home, representing 4.4 of the Local Area population.	
Impact of Proposed Project	
<ul style="list-style-type: none"> Impacts associated with the ILUs providing more opportunities for culturally and linguistically diverse people from the Social Locality to access these facilities close to their own communities and ageing in place. 	
Stakeholders impacted	
<ul style="list-style-type: none"> Social locality 	
Likelihood	Magnitude
<ul style="list-style-type: none"> Possible 	<ul style="list-style-type: none"> Major
Mitigation / Enhancement measures	
<ul style="list-style-type: none"> Support potential future cultural and linguistic diversity amongst residents by creating culturally appropriate spaces incorporated in and around buildings within the redeveloped site. 	
Evaluated	HIGH POSITIVE

6.3. Accessibility

How people access and use infrastructure, services and facilities, whether provided by a public, private or not-for-profit organisation

Increased provision of ICUs in the Penrith LGA	
Impact Description	Operational phase
Independent living units provide accommodation in a village environment for older people who are actively independent and able to care for themselves. Having a residential aged care and retirement village on one site ensures that all residents needs can be catered for and that when the time comes a seamless move can be made within the one location. Independent Living Units (ILUs) offer a wide range of different activities and social events tailored to the needs and interests, from sports and fitness programs to gardening, book clubs, cards, arts and crafts, and adult education classes, and can help older feel healthier, happier, and less isolated.	
Baseline / Current Environment	
There are currently nine facilities in Emu Plains that provide RAC and ILUs. The ageing population in the PLGA and across the country in general show there will continue to be demand for accommodation in an integrated facility, providing opportunities for people to transition from independent living to aged care, minimising disruptions to residents, friends and family, and allowing people to age in place.	
Impact of Proposed Project	
<ul style="list-style-type: none"> Impacts resulting from the temporary loss of ILUs in the Penrith LGA. 	

<ul style="list-style-type: none"> Impacts resulting from an increase in the number of ILUs to cater for people over 60. Impacts associated with the provision of greater housing diversity for people in the Social Locality over the age of 60 Increased opportunities for diverse populations including Aboriginal People, those with a disability, culturally and linguistically diverse communities, and the LGBTI community Impacts resulting from an increase in ILUs with a RACF on the same site enabling opportunities for a more seamless transition as people require assisted living. Impacts resulting from increasing opportunities for older people to live independently and age in place in the Social Locality, resulting in minimal disruption to older people and their families. Impacts on the local families and friends of ILU residents in terms of convenience and travel times. 	
Stakeholders impacted	
<ul style="list-style-type: none"> Social locality 	
Likelihood	Magnitude
<ul style="list-style-type: none"> Almost certain 	<ul style="list-style-type: none"> Major
Mitigation / Enhancement measures	
<ul style="list-style-type: none"> Investigate opportunities to host an open day/community event for surrounding residents to come and view the new ILUs. 	
Evaluated	VERY HIGH POSITIVE
Increased opportunities for older people to access affordable housing	
Impact Description	Operational phase
<p>Affordable Rental Housing Targets are identified in the Western Sydney District Plan⁵. Affordable housing will be provided as part of the Proposal. This will provide much needed affordable housing as identified in the Penrith City Council Housing Strategy.</p> <p>Housing plays a critical role in the health and wellbeing of communities. At the most basic level, affordable and safe housing can help people avoid housing stress, which, in turn improves wellbeing. Good physical and psychological health has a range flow on benefits for people, families and the general community.</p>	

⁵ Western Sydney District Plan, 'Providing housing supply, choice and affordability, with access to jobs, services and public transport', <https://greatercities.au/western-city-district-plan/liveability/housing-city/providing-housing-supply-choice-and-public-transport>

<p>An Ageing in Place report⁶ released by Anglicare Australia reveals that older renters are at a significant disadvantage compared to homeowners when it comes to their ability to age independently. The report also found that the quality of Australian homes for rent do not adequately support the health and wellbeing needs of ageing Australians.</p> <p>This provision of access to high quality affordable aligns with Uniting's mission values of increasing the provision of affordable housing for the disadvantaged in society. Penrith City Council's Housing Strategy outlines the need for a mix of different types of homes to provide affordable housing choices for the whole community.</p>	
Baseline / Current Environment	
<p>A higher percentage of people in the Local Area earn lower incomes (\$1 - \$999.00) than Emu Plains, Penrith LGA, and NSW. In Emu Plains generally, there are a high proportion of low incomes households, and a low proportion of high-income households. Most people in the Local Area, Emu Plains and the Penrith LGA own their homes outright. There are however a significant number of residents in the Social Locality that are renting: 27 percent in the Local Area, 22% in Emu Plains, and 35% in Penrith LGA. In Emu Plains and Penrith LGA, 33% and 34.8% of people are under rental stress. Housing is considered affordable if it costs less than 30% of gross household income.</p>	
Impact of Proposed Project	
<ul style="list-style-type: none"> Better health and well-being of disadvantaged older people associated with affordable, secure accommodation Secure housing can result in impacts associated with improvements in productivity and contributions to the economy. 	
Stakeholders impacted	
<ul style="list-style-type: none"> Social locality 	
Likelihood	Magnitude
<ul style="list-style-type: none"> Almost certain 	<ul style="list-style-type: none"> Major
Mitigation / Enhancement measures	
<ul style="list-style-type: none"> Investigate opportunities to host an open day/community event for surrounding residents to come and view the new ILUs. 	
Evaluated	VERY HIGH POSITIVE
Access to better accommodation choices for older people	
Impact Description	Operational phase
<p>Appropriate, secure and affordable housing is a cornerstone of health and wellbeing. Good physical environments can have positive impacts on health by enabling people to do what is important to them. Housing for older people</p>	

⁶ Affordable housing crisis forcing older renters into aged care. <https://probonoaustralia.com.au/news/2022/09/affordable-housing-crisis-forcing-older-renters-into-aged-care/>

can often come down to their capacity, and choices can be influenced by the appropriateness and quality of homes (for example, size, layout), cost and availability, and proximity to services and social support. The arrangement, design and facilities within the home are of great importance with increasing age and frailty.

Baseline / Current Environment

A 2017 survey of ILUs in NSW was conducted by COTA NSW⁷ found that much of the original ILU housing stock around Australia developed under the Aged Persons Homes Act (APHA) between 1954 and 1986 is now between 30 and 60 years old and in urgent need of upgrading, reconfiguration and in some cases, replacement. Most of the units are below community standards. The Independent Living Units to be replaced by the proposal are approximately 50 years old, and are consistent with the COTA report findings of the size and style being out of step with community expectations.

Impact of Proposed Project

- Impacts on health and wellbeing as a result of access to better quality accommodation
- Economic impacts from the reduction of emergency visits to hospitals due to falls from inappropriate housing configurations.

Stakeholders impacted

- Social locality

Likelihood

- Almost certain

Magnitude

- Major

Mitigation / Enhancement measures

- Investigate opportunities to host an open day/community event for surrounding residents to come and view the new ILUs.

Evaluated

VERY HIGH POSITIVE

Increased traffic in the Local Area

Impact Description

Construction phase

The demolition of existing buildings and general construction activity around the site is likely to increase traffic during this period, including an influx of heavy vehicles. This will increase demands on the local road network which will reduce amenity and efficiency, mostly impacting residents in the Local Area but also staff at the RACF. For parents, guardians, and teachers, congestion and parking impacts are likely to be limited to peak school hours around pickup and drop-off, particularly for Emu Plains Public School, while nearby neighbours may be affected during all hours of active construction throughout the construction phase.

⁷ Langley, L & Appleby, K, Scoping Paper – The Current status of Independent Living Units (ILUs) in NSW, COTA NSW, July 2017

Baseline / Current Environment		
The site fronts the Great Western Highway, but interfaces and has entrances on Troy and Emerald Streets. Both these Streets are part of a local road network. There are two schools in the Local Area: Emu Plains Public School fronting Emerald Street, but with a gate on Troy Street providing pedestrian access; and Our Lady of the Way which fronts Troy Street. Both schools attract traffic during drop off and pick up times on school days. The Catholic Church may host a limited number of weddings during the week during construction times.		
Impact of Proposed Project		
<ul style="list-style-type: none">Impacts on the road network in the Local Area because of congestion around pick up and drop off times at the two local schoolsImpacts resulting from increased traffic from construction vehicles, resulting in congestion and potential increased journey times that could cause additional stress for RACF staff and neighbouring residents.		
Stakeholders impacted		
<ul style="list-style-type: none">Local Area		
Likelihood	Magnitude	
<ul style="list-style-type: none">Possible	<ul style="list-style-type: none">Minimal	
Mitigation / Enhancement measures		
<ul style="list-style-type: none">Develop a Construction Management Plan that includes measures to reduce the impacts of increased traffic in the area, including heavy vehicles, and parking.	<ul style="list-style-type: none">Work with Emu Plains Public School for the purpose of safeguarding primary students crossing the site access and surrounding streets.	<ul style="list-style-type: none">Investigate incentives or measures to promote the uptake of public transport usage for construction workers to minimise the impacts on parking and the local road network.
Evaluated		LOW NEGATIVE
Enhanced access to the site and neighbourhood		
Impact Description		Operational phase
The Proposal establishes a pedestrian through link or connection from the adjacent Troy Street and Emerald Street, reinforcing existing entry points to the community, and creating a functional access spine. The pedestrian link will be a shared accessway for residents, with a predominantly landscape character. The through-site pedestrian link will create an effective east-west connection, allowing for easier resident access throughout central Emu Plains.		
Baseline / Current Environment		
The pedestrian footpaths around Edinglassie as well as the signalised pedestrian crossing adjacent to the site provide opportunities for residents to access the Lennox Shopping Village. The Shopping Village offers two supermarkets and seven casual dining opportunities. The two supermarkets are opening for extended hours seven days per week. The proposed new access points take advantage of existing walkability infrastructure and amenities		

on-site, including the heritage listed church and link two otherwise disconnected roads. This will provide access where none currently exists.	
Impact of Proposed Project	
<ul style="list-style-type: none"> Impacts resulting from better access can reduce the use of motor vehicles and improve physical and mental health. Impacts related to the improved permeability of the site will allow for greater interaction between residents, visitors and the general public. Impacts resulting from increased interactions on the site lead to enhanced community cohesion. 	
Stakeholders impacted	
<ul style="list-style-type: none"> Local Area 	
Likelihood	Magnitude
<ul style="list-style-type: none"> Likely 	<ul style="list-style-type: none"> Moderate
Mitigation / Enhancement measures	
<ul style="list-style-type: none"> Ensure accessibility design features are incorporated throughout as much of the redevelopment as feasible. 	<ul style="list-style-type: none"> Design elements of the redevelopment should also have regard to dementia-friendly design principles, including clear wayfinding, rails and seating.
Evaluated	HIGH POSITIVE

6.4. Way of Life

How people live, how they get around, how they work, how they play, and how they interact each day

Displacement of current residents	
Impact Description	Construction and operational phases
<p>For most older people, the transition to a retirement facility is a critical period of their lives. This transition is a significant life event that requires older adults to adapt to a new environment. Residents can sometimes experience substantial emotional responses, fewer communication opportunities, isolation, and changes in social support and life patterns. Maladjustment to their new situation harms the quality of life and health status of the older adults. Changes to the surrounding environment can re-establish a sense of being overwhelmed and create instability.</p> <p>Prior to redevelopment, those accommodated under the Retirement Villages Act (RVA) will be relocated. Uniting will organise relocations to suitable alternate accommodation in an appropriate location that meets the individual's needs. Uniting will offer all existing residents accommodated under the RVA the opportunity to move back into a comparable unit in the new complex once construction is completed.</p>	
Baseline / Current Environment	

The Independent Living Units to be replaced by the proposal are approximately 50 years old and are consistent with the COTA report ⁸ findings of the size and style being out of step with community expectations. There are approximately 35 people that are current residents of the 45 ILUs on the site.		
Impact of proposed project		
<ul style="list-style-type: none">Impacts on the health and wellbeing of current ILU residents resulting from the general stress of moving to new accommodation and the disruption to social networks and daily routines, however these are likely to be temporary.Impacts experienced by family and friends of ILU residents resulting from changes to routines and travel.Impacts on the current population renting independent living units of finding new and affordable rental accommodation.		
Stakeholders impacted		
<ul style="list-style-type: none">Current ILU residents		
Likelihood	Magnitude	
<ul style="list-style-type: none">Likely	<ul style="list-style-type: none">Medium	
Mitigation / Enhancement measures		
<ul style="list-style-type: none">Ensure effective relocation strategies are in place for all existing ILU residents to ensure a smooth transition from the current housing arrangements to the new homes.Assist those not accommodated under the RVA to find new rental accommodation preferably in the Social LocalityEnsure effective relocation strategies are in place for existing ILU residents to ensure a smooth transition from the current housing arrangements to the newly developed homes at the Edinglassie site.	<ul style="list-style-type: none">Develop an operational plan of management.Regularly communicate with all current ILU residents, their families, and staff to ensure that all stakeholders are made aware of the timing of the construction period.	
Evaluated		MEDIUM NEGATIVE
General disruption during construction		
Impact Description	Construction phase	
Construction activity can have adverse impacts on the residents who live in the neighbourhood of a construction project. The most common impacts are a result of noise, dust, and vibration but there can also be adverse impacts		

⁸ Langley, L & Appleby, K, Scoping Paper – The Current status of Independent Living Units (ILUs) in NSW, COTA NSW, July 2017

to traffic, road closures, air and water pollution, utility cuts and ecological damage. Additional workers in the area may lead to inconvenience accessing goods and services at the Lennox Shopping Village, disrupting people’s daily routines. Construction will impact how parents, guardians, and teachers access the two primary schools in the Local Area.		
Baseline / Current Environment		
The Edinglassie RACF has a population of 100 residents. Many of these residents will be experiencing cognitive decline (including dementia) and disability and will be sensitive to changes in routine and setting. The Local Area has a high representation of residents that are 70 to 74, and 85 and over (13.5%). Any disruption to daily living routines caused by construction activity has the potential to impact on the wellbeing of these residents. There is also limited parking in Emerald Street, currently used by residents and staff from Emu Plains Public School.		
Impact of Proposed Project		
<ul style="list-style-type: none">Construction activities at the site are likely to have some impact on current aged care residents, staff and visitors to the facility, although these can be successfully mitigated to ensure any negative impacts are low.Impacts associated with increased construction workforce and the potential for inconvenience or reduced access to goods and services.Impacts associated with the construction workforce and parking the site in the residential areas and the schools.		
Stakeholders impacted		
<ul style="list-style-type: none">RACF residentsRACF staff	<ul style="list-style-type: none">RACF familiesLocal Area	
Likelihood	Magnitude	
<ul style="list-style-type: none">Likely	<ul style="list-style-type: none">Minimal	
Mitigation / Enhancement measures		
<ul style="list-style-type: none">Consider opportunities to enhance pedestrian connections between the site and surrounding social infrastructure to ensure that RACF residents are able to easily access surrounding facilities.Develop an issues register for ease of documenting issues and concerns throughout the construction and transition process to ensure that issues are addressed timely and adequately.	<ul style="list-style-type: none">Continue to provide updates to all stakeholders (internal and external) during the construction period advising of progress of construction, upcoming significant events that may impact stakeholders e.g. disruption of services, traffic adjustments, temporary loading zones, and the like’.	<ul style="list-style-type: none">Ensure the implementation of dust suppression measures during construction (primarily during excavation).Ensure noise is limited to standard construction hours.

Evaluated		LOW NEGATIVE
Convenient access to goods, services and infrastructure for future ILU residents		
Impact Description		Operational phase
Having access to appropriate goods, services and infrastructure is important for all Australians. Being able to live in a neighbourhood where things such as shopping, business services, education, community facilities, recreational and sporting resources are close by have a range of social, economic and environmental benefits. For older people, having access to appropriate goods and services supports them to live independently, which is important for their health and wellbeing. Having access to close by services and facilities also helps to develop and maintain social connections.		
Baseline / Current Environment		
The site is within 400m of the Lennox Shopping Village, which contains several eateries and two supermarkets. The site is well serviced by buses along the Great Western Highway and Emerald Street. Stops along both approaches are located approximately 150 metres from the site entrance. Buses (services 688, 690P and 691) provide access to other service centres including Penrith town centre. Bus services also provide a link from Edinglassie to Penrith railway station. There are pedestrian footpaths around the site, and a signalised pedestrian crossing that provides access across the Great Western Highway to the Lennox Shopping Village. The site also provides spaces for social activities and a range of health and wellbeing services on site. There are parks and reserves within 400 metres of the site. Additional to those provided on site, several healthcare related providers within the 400 metre catchment, including four general practitioners, to optical practitioners, and a family clinic. Places of worship include Our Lady of the Way Emu Plains Parish and Emu Plains Anglican Church.		
Emu Plains Community Centre, which provides a large hall, and Library, the fourth largest of Penrith City Library's branches, is located near the Lennox Shopping Centre.		
Impact of Proposed Project		
<ul style="list-style-type: none">Impacts resulting from ILU residents easily accessing many daily living needs within short walking distance, to maintain their independence, improve physical health and maintain social connections beyond their immediate context.Impacts resulting from access to improved facilities, including the community room for social activities, café, hairdressing salon, chapel and consulting rooms for visiting medical and allied health professionals on site.		
Stakeholders impacted		
<ul style="list-style-type: none">Future ILU residents		
Likelihood	Magnitude	
<ul style="list-style-type: none">Likely	<ul style="list-style-type: none">Moderate	
Mitigation / Enhancement measures		
<ul style="list-style-type: none">Design new access ways to	<ul style="list-style-type: none">Develop programs that make use	<ul style="list-style-type: none">Investigate opportunities for local

enhance pedestrian connections between the site and surrounding social infrastructure, including the Lennox Shopping Village, to ensure that residents are able to easily access surrounding facilities.	of the new facility.	businesses to promote goods and services to new ILU residents.
Evaluated		HIGH POSITIVE

6.5. Health and Wellbeing

Physical and mental health, especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, and changes to public health overall.

Health impacts from air quality and noise during construction

Impact Description	Construction phase
Air born particle pollution, which includes dust and combustion emissions, can have a range of health implications, including impacts on cardiovascular and respiratory health. People most sensitive to particle pollution include children, older adults and those with asthma, heart or lung disease (NSW EPA, 2013). Research from the Department of Health (2018) suggests that health and wellbeing impacts from construction can include disturbance of sleep, cognitive impairment, and decreased mental wellbeing due to annoyance, for those proximal to construction sites. Those particularly vulnerable to the health impact of noise include children, those with complex cognitive issues, the elderly and those with underlying mental health conditions.	
Baseline / Current Environment	
The RACF has a resident population of 100 people. The Local Area has a population of children from the ages 0 – 9 of 8.7%. There are high numbers of older people in the 65 to 69 (87), 70 to 74 (122) and 75 to 79 (70) year age groups. There are 440 children at Emu Plains Primary School located immediately behind the site which has the potential to be impacted by reduced air quality and an increase in noise and vibration resulting from construction. 11% or 141 people in the Local Area have asthma. People in the Local Area are more likely to have two conditions (8.8%) or three or more conditions (6.5%) than Emu Plains (6.5% and 4.4%) and Penrith LGA (5.8 and 2.9%). In the Local Area there were 515 people with long term health conditions, and 751 with none of the selected long term health conditions.	
Impact of Proposed Project	
<ul style="list-style-type: none"> Impacts related to dust, noise and vibration during construction, with those most sensitive including residents of the RACF, residents in the Local Area and to a lesser extent Emu Plains. 	
Stakeholders impacted	
<ul style="list-style-type: none"> RACF residents Local Area 	

Likelihood		Magnitude
<ul style="list-style-type: none">Possible		<ul style="list-style-type: none">Minimal
Mitigation / Enhancement measures		
<ul style="list-style-type: none">Develop a Construction Management Plan setting out mitigation measures to reduce the impacts associated with noise and vibration, visual amenity, and air quality impacts during the construction phase.		
Evaluated		LOW NEGATIVE
Improved health and wellbeing		
Impact Description		Operational phase
<p>The Proposal will establish major communal open space throughout the site, which will link to the greater network of reserves and public parks throughout the surrounding suburbs. These green spaces will act as central courtyards, uniting the various neighbourhoods of the Village, providing opportunities to socialise and partake in a diversity of recreational activities. The indoor community space will also provide opportunities for social events and activities. For older people, at least 30 minutes of moderate intensity physical activity on most, preferably all, days is recommended⁹. Socialisation has been shown to be one of the most effective ways for older people to improve their mental health. Socialisation improves mood, cognition, memory recall, and is associated with healthy behaviours, including exercise¹⁰.</p>		
Baseline / Current Environment		
<p>Mental health conditions are also over represented in the Local Area, however the numbers are also relatively high in Emu Plains and the Penrith LGA but comparable with NSW. Diabetes and heart disease also have significantly higher representations in the Local Area than Emu Plains, Penrith LGA and NSW. When compared to all other Local Health Districts (LHD), NBMLHD has a greater number of people that are obese, and overweight or obese, similar rates of mental health hospitalizations, and higher rates of diabetes related deaths. 146 (10.5%) in the Local Area, 536 people (6.5%) in Emu Plains, and 5.5% in the Penrith LGA reported needing help in their day-to-day lives due to some form of disability. This shows that there is a higher percentage of people in the Local Area requiring assistance compared to Emu Plains and Penrith LGA.</p>		
Impact of Proposed Project		
<ul style="list-style-type: none">Impacts from improved physical health outcomes by providing space for a diversity of recreational activities.Impacts from improved mental health and wellbeing due to the provision of communal spaces that provide opportunities for social connection.Impacts arising from access to health professionals and support, as well as nutritional wellness, and beauty and		

⁹ <https://www.health.gov.au/health-topics/physical-activity-and-exercise/physical-activity-and-exercise-guidelines-for-all-australians/for-older-australians-65-years-and-over>

¹⁰ <https://www.seniorlifestyle.com/resources/blog/the-mental-health-benefits-of-socializing-for-seniors/>

<p>wellbeing services.</p> <ul style="list-style-type: none"> Impacts associated with opportunities for residents to maintain their independence as they age, due to the convenient location of the proposed project and proximity to daily living needs, including Lennox Shopping Village and multiple forms of public and active transport. Impacts associated with more opportunities to age in place. 	
Stakeholders impacted	
<ul style="list-style-type: none"> Retirement Village residents 	
Likelihood	Magnitude
<ul style="list-style-type: none"> Likely 	<ul style="list-style-type: none"> Major
Mitigation / Enhancement measures	
<ul style="list-style-type: none"> Develop programs that make use of the new green space and encourage all residents to add activity to their day, including social activities to boost health and wellbeing. Incorporate design principles into the development that can meet current infection control guidelines, balancing infection control measures and the needs for social interactions among older residents. 	
Evaluated	HIGH POSITIVE

6.6. Surroundings

Ecosystem services such as shade, pollution control and erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.

Temporary reduction in local amenity

Impact Description	Construction phase
<p>Construction activity can have adverse impacts on the amenity of an area. The most common impacts are a result of noise, dust, and vibration but there can also be adverse impacts to traffic, road closures, air and water pollution, utility cuts and ecological damage.</p>	
Baseline / Current Environment	
<p>The site is situated within a largely residential community. The Local Area is characterised by quiet residential streets lined with mature native trees. This characteristic is carried over to the site, with large mature trees protecting the site the site from the adjacent highway. The site experiences a variety of conditions at each of its extents, with minor local roads to its east and west. The residential interior of the site is essentially disconnected from the Great Western Highway through landscaping and built form elements.</p>	
Impact of Proposed Project	
<ul style="list-style-type: none"> Impacts of during the construction phase due to increased noise and vibration, and pressure on parking 	

<ul style="list-style-type: none">Impacts associated with increased traffic and congestion in association with the development, due to residents, workers and visitors to the site.		
Stakeholders impacted		
<ul style="list-style-type: none">Local Area		
Likelihood		Magnitude
<ul style="list-style-type: none">Likely		<ul style="list-style-type: none">Minimal
Mitigation / Enhancement measures		
<ul style="list-style-type: none">Develop a Construction Management Plan setting out mitigation measures to reduce the impacts associated with noise and vibration, visual amenity, and air quality impacts during the construction phase.Noise or vibration impacts will be mitigated in accordance with the recommendations of the Noise and Vibration Impact Assessment.	<ul style="list-style-type: none">The incorporation of management measures for the construction impact of dust are incorporated into the Construction Management Plan.Local amenity complaints will be recorded, and appropriate action is taken to reduce the impact to the immediate surrounds, particularly during the construction phase	<ul style="list-style-type: none">Establish clear site entry and exit points.Implement a child focused educational program centred on safety around the site.
Evaluated		LOW NEGATIVE
Improved local amenity		
Impact Description		Operational phase
<p>Environmental protection, restoration and enhancement, in combination with sympathetic and good building design, can greatly increase amenity qualities. The orientation and scale of the proposed scheme for the ILUs is sympathetic to the existing RACF with a comparable maximum height to create a consistent character throughout the site. The Proposal locates the greatest amount of bulk, mass and scale along the Great Western Highway interface to ensure that the visual character of the adjacent residential streets is preserved. 41% of the site will be open space. The Proposal establishes major communal open space throughout the Village, which will link to the greater network of reserves and public parks throughout the surrounding suburbs. The abundance of natural vegetation throughout the community provides an ideal setting for residents to reconnect with their natural context. The Resident's Garden will function as a vegetated space, the Village Green will serve the recreational needs of residents and will appear similar to a large open lawn. The proposed car parks will substantially improve parking on site and reduce the demand on street parking, particularly at peak times that occur during pick up and drop off at the primary school.</p>		
Baseline / Current Environment		
<p>The site is situated within a largely residential community. The Local Area is characterised by quiet residential streets lined with mature native trees, which protect the site from the adjacent highway. The site experiences a variety of conditions at each of its extents, with minor local roads to its east and west. The residential interior of the</p>		

site is essentially disconnected from the Great Western Highway through landscaping and built form elements.	
Impact of Proposed Project	
<ul style="list-style-type: none"> Impacts resulting from additional green spaces that will improve air quality, reduce noise and enhance biodiversity. Impacts resulting from additional green space will help mitigate the urban heat island effect. 	
Stakeholders impacted	
<ul style="list-style-type: none"> Local Area 	
Likelihood	Magnitude
<ul style="list-style-type: none"> Likely 	<ul style="list-style-type: none"> Moderate
Mitigation / Enhancement measures	
<ul style="list-style-type: none"> Ensure design features and landscaping maximises surveillance and provides clear sight lines across the Retirement Village site. 	
Evaluated	MEDIUM POSITIVE
Improved safety and perceptions of safety for residents	
Impact Description	Construction phase
<p>Gerontology and ageing studies have found that fear of crime is regarded as detrimental to neighbourhood and place attachment which is seen as a crucial resource in older age when physical competences and activity spaces become increasingly restricted.¹¹ Noise, sub-standard housing, concentrated poverty, violence and incivilities have been found to be among the environmental factors which may deplete the wellbeing and health of older residents. Research on older people and crime has also found that unsafety perceptions were lower for respondents with higher place attachment and civic engagement,¹² and that a strong 'sense of place identity' can protect older residents against external adversities.¹³ Design features in the built environment can also impact perceptions of</p>	

¹¹ Kober, G., Oberwittler, D., and Wickes, R. (2020) Old age and fear of crime: cross-national evidence for a decreased impact of neighbourhood disadvantage in older age. <https://www.cambridge.org/core/journals/ageing-and-society/article/old-age-and-fear-of-crime-crossnational-evidence-for-a-decreased-impact-of-neighbourhood-disadvantage-in-older-age/1B4DE057641972CF6E21233FFF57600A>

¹² De Donder, L., De Witte, N., Buffel, T., Dury, S and Verté, D (2012) Social capital and feelings of unsafety in later life: a study on the influence of social networks, place attachment, and civic participation on perceived safety in Belgium. *Research on Aging* 34, 425–448.

¹³ Wahl, H-W and Gerstorf, D (2018) A conceptual framework for studying COntext Dynamics in Aging (CODA). *Developmental Review* 50, 155–176.

safety and become barriers for older people.	
Baseline / Current Environment	
<p>NSW Bureau of Crime Statistics and Research (BOCSAR) crime statistics for the Penrith LGA in the period between July 2020 and June 2022 compared to the whole of NSW shows that crimes rates are either stable or declining. Per 100,000 population incidents of assault 977.9), non – domestic assault 430.0, theft 2377.5 and malicious damage to property 729.6 in the Penrith LGA are higher than those for NSW at 760.4, 338.7, 2002.7 and 581.0 respectively. Emu plains has lower per 100,000 population crime rates for all these crimes at 472.5 for assault, 283.5 for non – domestic assault, 1913.8 for theft and 581.0 for malicious damage to property. While Emu Plains has lower crimes rates overall, BOCSAR hot spot maps show concentrations of crime activity for incidents of malicious damage to property and incidents of theft (motor vehicle theft) in Emu Plains.</p> <p>The current design of the independent living units and the environmental layout does not meet contemporary standards and does not help support perceptions of safety and act as a crime deterrent.</p>	
Impact of Proposed Project	
<ul style="list-style-type: none"> Impacts on wellbeing associated with older persons feeling safe and being able to utilise the environment more freely 	
Stakeholders impacted	
<ul style="list-style-type: none"> RAC residents Future Ilu residents Families Local Area Local Area 	
Likelihood	Magnitude
<ul style="list-style-type: none"> Likely 	<ul style="list-style-type: none"> Moderate
Mitigation / Enhancement measures	
<ul style="list-style-type: none"> Incorporate Crime Prevention Through Environmental Design Principles (CPTED) into the design and features of the development to support perceptions of safety and deter the potential for crime 	
Evaluated	HIGH POSITIVE
Improved local amenity	
Impact Description	Operational phase
<p>Environmental protection, restoration and enhancement, in combination with sympathetic and good building design, can greatly increase amenity qualities. The orientation and scale of the proposed scheme for the ILUs is sympathetic to the existing RACF with a comparable maximum height to create a consistent character throughout the site. The Proposal locates the greatest amount of bulk, mass and scale along the Great Western Highway interface to ensure that the visual character of the adjacent residential streets is preserved. 41% of the site will be open space. The Proposal establishes major communal open space throughout the Village, which will link to the greater network of</p>	

reserves and public parks throughout the surrounding suburbs. The abundance of natural vegetation throughout the community provides an ideal setting for residents to reconnect with their natural context. The Resident's Garden will function as a vegetated space, the Village Green will serve the recreational needs of residents and will appear similar to a large open lawn. The proposed car parks will substantially improve parking on site and reduce the demand on street parking, particularly at peak times that occur during pick up and drop off at the primary school.	
Baseline / Current Environment	
The site is situated within a largely residential community. The Local Area is characterised by quiet residential streets lined with mature native trees, which protect the site from the adjacent highway. The site experiences a variety of conditions at each of its extents, with minor local roads to its east and west. The residential interior of the site is essentially disconnected from the Great Western Highway through landscaping and built form elements.	
Impact of Proposed Project	
<ul style="list-style-type: none"> Impacts resulting from additional green spaces that will improve air quality, reduce noise and enhance biodiversity. Impacts resulting from additional green space will help mitigate the urban heat island effect. 	
Stakeholders impacted	
<ul style="list-style-type: none"> Local Area 	
Likelihood	Magnitude
<ul style="list-style-type: none"> Likely 	<ul style="list-style-type: none"> Moderate
Mitigation / Enhancement measures	
<ul style="list-style-type: none"> Ensure design features and landscaping maximises surveillance and provides clear sight lines across the Retirement Village site. 	
Evaluated	MEDIUM POSITIVE

6.7. Livelihoods

People's capacity to sustain themselves through employment or business, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits.

Economic impacts associated with construction

Impact Description		Construction phase
Construction of the Project will result in new direct and indirect jobs and improved economic outcomes for a range of individuals and businesses. The Project will create indirect and direct employment opportunities during the construction phase. According to the Master Builders Association ¹⁴ , every \$1 invested in the construction sector can result in a \$3 of flow-on economic benefit. As well as direct construction jobs, the Project will likely utilise additional manufacturing and service businesses resulting in broader economic benefit.		
Baseline / Current Environment		
Analysis of the employment status (as a percentage of the labour force) in Emu Plains in 2016 compared to Penrith City shows that there was a higher proportion in employment, and a lower proportion unemployed. Overall, 95.5% of the labour force was employed. The Industry of Employment with the highest representation in the Local Area and Emu Plains is construction related industries, at 14.6% and 14.2% respectively. Penrith LGA also had a high representation of employment in construction-related industries, at 13.2%. This is higher than the Greater Sydney average of 8.9%. Most of the workforce would likely be sourced from across Sydney, however workers on-site during construction may also frequent local area small hospitality and convenience businesses, resulting in increased income and employment opportunities for locals.		
Impact of Proposed Project		
<ul style="list-style-type: none"> Impacts resulting from the provision of construction jobs. Impacts for businesses and additional employment opportunities resulting from increased spending during construction stage. 		
Stakeholders impacted		
<ul style="list-style-type: none"> Social locality 		
Likelihood		Magnitude
<ul style="list-style-type: none"> Likely 		<ul style="list-style-type: none"> Minor
Mitigation / Enhancement measures		
<ul style="list-style-type: none"> Investigate opportunities to utilise local construction firms. 		
Evaluated		MEDIUM POSITIVE
Increased economic activity in the Local Area		
Impact Description		Operational phase
There are wide-ranging economic benefits associated with higher density neighbourhoods and the associated improvements in walkability that come from more effective residential density. Higher density, walkable		

¹⁴ <https://www.masterbuilders.com.au/Blog/Facts-Stats-on-how-building-supports-the-economy>

neighbourhoods can boost local retail sales by increasing the accessibility of retail businesses to shoppers ¹⁵ . Edinglassie Village is adjacent and within 400m of the Lennox Shopping Village, which contains several hospitality and convenience businesses.	
Baseline / Current Environment	
There are approximately 35 residents in the ILUs on site currently. At the operational stage post redevelopment there will be 155 more people living in Edinglassie Village. These additional residents will most likely frequent the small hospitality and convenience businesses in the Local Area, resulting in increased income and employment opportunities for locals.	
Impact of Proposed Project	
<ul style="list-style-type: none"> Impacts for business and employment in the Local Area resulting from the increased number of residents at Edinglassie Village. 	
Stakeholders impacted	
<ul style="list-style-type: none"> Social locality 	
Likelihood	Magnitude
<ul style="list-style-type: none"> Likely 	<ul style="list-style-type: none"> Minor
Mitigation / Enhancement measures	
<ul style="list-style-type: none"> Investigate opportunities for local businesses to promote goods and services to new ILU residents. 	
Evaluated	MINOR POSITIVE

6.8. Decision making systems

Particularly whether people experience procedural fairness, can make informed decisions, can meaningfully influence decisions, and can access complaint, remedy and grievance mechanisms.

Engagement practices	
Impact Description	Construction and operational phase
Effective community engagement builds trust in the community, helps address issues, generate success for the organisation, and ultimately help establish an understanding of and hopefully support for a project. On the contrary, ineffective engagement can result in residents and other stakeholders feeling disengaged and apprehensive, which could lead those people to be unsupportive of the Proposal.	
Baseline / Current Environment	
Uniting have undertaken a variety of engagement activities with current ILU residents, RAC residents, surrounding	

¹⁵ https://www.planning.vic.gov.au/__data/assets/pdf_file/0018/450135/Economic-benefits-of-20-minute-neighbourhoods.pdf

communities, as well as key stakeholders including local schools, Aboriginal organisations, Council and members of parliament.		
Impact of Proposed Project		
<ul style="list-style-type: none">Impacts associated with residents and communities feeling engaged or disengaged from the consultation process.		
Stakeholders impacted		
<ul style="list-style-type: none">RACF residentsCurrent ILU residentsLocal Area		
Likelihood	Magnitude	
<ul style="list-style-type: none">N/A	<ul style="list-style-type: none">N/A	
Mitigation / Enhancement measures		
<ul style="list-style-type: none">A comprehensive engagement plan will be prepared to ensure RACF residents, community and key stakeholders continue to be updated during the construction stage.	A comprehensive engagement plan will be prepared to ensure relocated ILU residents are kept informed of construction timelines and relevant events.	
Evaluated	N/A	

7. CONCLUSION

This SIA has reviewed and analysed data from a variety of sources to determine the social impacts of the Proposal for 147 independent living units at Edinglassie Retirement in Emu Plains.

The SIA considers both positive and negative impacts associated with the Proposal. The assessment has found that overall, the proposed development provides a significant positive impact for the community. Specifically, the major social benefits relate to the provision of additional, modern and safe independent living units to meet the needs of older people.

Key benefits of the Proposal include:

- additional independent living units within an existing retirement Village that allow them to age in place in an environment established to meet their needs
- additional housing supply and choice for people aged over 60 within an area with an ageing population
- additional affordable housing options provided to meet diverse housing needs of older people
- enhanced user experience and amenity resulting from the new design of residencies, community room and additional open space and gardens in the Village
- improved accessibility across the site, supporting the needs of residents and the community, particularly those in the Local Area.

The most notable negative social impacts will be associated with the relocation of current residents and their transition to new accommodation and surrounds. This age group may have a high sensitivity to changes in their way of life, which would include changes in surroundings, routines and social networks. It is noted that these negative impacts may only be experienced for a short duration, and opportunities for the 35 residents currently living in the ILUs on site have the option to return to Edinglassie Village post redevelopment. If appropriate transition planning and the other mitigation measures highlighted are adopted and well managed, the negative impacts will be moderate and should not be considered as a constraint to the approval of the Proposal.

It is possible there will be minimal negative impacts that result from changes in community dynamics during the construction and then with additional people living on the site during operations, although once settled in it is likely that new social connections will develop amongst residents leading to health and wellbeing benefits.

There are also shorter term negative social impacts associated with the construction phase. Again, if the identified mitigation measures are adopted, these have been assessed as low negative.

Key negative impacts of the Proposal during the construction phase include:

- decreased amenity for the existing RACF residents and the Local Area generally during construction, including noise, dust and vibration, resulting in potential disruption to way of life, health and wellbeing impacts
- increased pressure on the road network, including parking, during the construction period impacting on way of life and accessibility
- increased traffic activity around the site during construction may impact safe access to the primary schools, particularly Emu Plains, during school starting and finishing times.

Overall, the net value of the community benefits resulting from the Proposal have been assessed as far exceeding the potential negative impacts. The redevelopment of the site to construct 147 new ILUs will ensure positive social outcomes for the social locality.

APPENDIX A: SOCIAL BASELINE DATA

Community

Composition, cohesion, character, how the community functions and people's sense of place

There are currently 135 residents in the Edinglassie Retirement Village, 100 in the RACF and 35 in the ILU. According to the 2021 Census, there were 1,384 people living in the Local Area, 8,128 in Emu Plains, and 216,075 in the Penrith LGA.

Table 2: Social Locality populations

SOCIAL LOCALITY	2021
ERACF	100
ILU	35
Local Area (LA)	1,384
Emu Plains (EP)	8,126
Penrith LGA (PLGA)	217,664

Table 2: Population in Social locality. Source: ABS Census of Population and Housing, 2021

In the Local Area in 2021, 2.0% of the population identified as being Aboriginal and Torres Strait Islander. Emu Plains (4.0%) and Penrith LGA (5.0%) had higher representations than the Local Area and NSW.

Table 3: Aboriginal and Torres Strait Islander populations

	LA		EP		PLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Aboriginal and Torres Strait Islander People	29	2.0	323	4.0	10,926	5.0	278,041	3.4

Table 3: Aboriginal and Torres Strait Islander population in the Social locality. Source: ABS 2021 QuickStats. TableBuilder.

The Local Area has significantly more females than males, 45.4% and 54.6% respectively, while Emu Plains (48.3% and 51.7%), and the Penrith LGA (49.4% and 50.6%) had similar numbers. These are consistent with Australian averages.

Table 4: Sex distribution

	LA	EP	PLGA
	Number	Number	Number
Males	47%	48.3%	49.4%
Females	52.8%	51.7%	50.6%

Table 4: Sex distribution. Source: ABS Census of Population and Housing, 2021

The dominant family type in the Social Locality is 'Couple with children' (46.0%), followed by 'Couple with no children' ((38.2%). These representations are consistent with NSW, at 45% for 'Couple with children' and 38.0% for 'Couple with no children'.

Table 5: Family types in the Social Locality

	LA		EP		PLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Couple family with no children	136	38.2	826	37%	17,984	31%	809,586	38%
Couple family with children	164	46.0	1,033	46%	27,776	48%	954,588	45%
One parent family	54	15.1	378	17%	11,264	20%	377,729	16%
Other family	4	1.1	25	1%	905	2%	34,061	2%

Table 5: Family types. Source: ABS 2021, TableBuilder.

There were 19 Aboriginal and Torres Strait Islander families in the Local Area, 130 in Emu Plains and 4,194 in the Penrith Local Government Area.

Table 6: Aboriginal and Torres Strait Islander families

	LA	EP	PLGA
Aboriginal and Torres Strait Islander families	19	130	4194

Table 6: Aboriginal and Torres Strait Islander families. Source: ABS 2021 QuickStats. TableBuilder.

At the 2021 Census there were no same sex couples living in the Local. There were 22 same sex couples living in Emu Plains, and 521 living in the Penrith LGA.

Table 7: Same sex couples

	LA	EP	PLGA
	Number	Number	Number
Same sex couples	0	22	521

Table 7: Same sex couples. Source: ABS 2021, TableBuilder.

In the Local Area there is a high representation of residents that are 70 to 74, and 85 and over (13.5%), while the 45 to 49 (7.3%) and 40 to 44 (6.8%) have the highest representation in Emu Plains. Emu Plains also has a high representation of 70 to 74 year olds (6.2%) and 65 to 69 year olds (6.1%). In the Penrith LGA, the age group with the highest representation is the 35 to 39 year olds (7.8%). The Penrith LGA has the lowest representation overall of those aged 70 and over in the social locality. Emu Plains has a high concentration of lone, older person households, indicated in Figure 18. below.

Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Enumerated data). Compiled and presented in atlas.id by .id / GYDE

	LA		EP		PLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Median age	55	N/A	41	N/A	35	N/A	39	N/A
0-4 years	53	3.8	437	5.4	15,640	7.2	468,056	5.8
5-9 years	66	4.7	502	6.2	15,608	7.2	500,810	6.2
10-14 years	84	6.0	575	7.1	14,869	6.8	501,135	6.2
15-19 years	72	5.2	472	5.8	13,523	6.2	457,896	5.7
20-24 years	99	7.1	486	6	14,793	6.8	496,185	6.1
25-29 years	69	4.9	418	5.1	16,191	7.4	555,967	6.9
30-34 years	49	3.5	455	5.6	16,790	7.7	586,057	7.3
35-39 years	78	5.6	527	6.5	16,905	7.8	580,185	7.2
40-44 years	74	5.3	549	6.8	14,869	6.8	522,984	6.5
45-49 years	92	6.6	593	7.3	13,990	6.4	516,915	6.4
50-54 years	71	5.1	455	5.6	12,864	5.9	500,027	6.2
55-59 years	76	5.4	439	5.4	11,928	5.5	490,155	6.1
60-64 years	71	5.1	467	5.7	11,407	5.2	471,628	5.8
65-69 years	87	6.2	493	6.1	9,349	4.3	416,493	5.2
70-74 years	122	8.8	507	6.2	8,067	3.7	372,234	4.6

75-79 years	70	5.0	310	3.8	5,042	2.3	268,110	3.3
80-84 years	68	4.9	230	2.8	3,124	1.4	183,409	2.3
85 years and over	84	6.1	217	2.7	2,713	1.2	183,895	2.3

Table 8: Age profile by 5 year age groups. Source: ABS 2021 QuickStats

Figure 19: Five year age groups

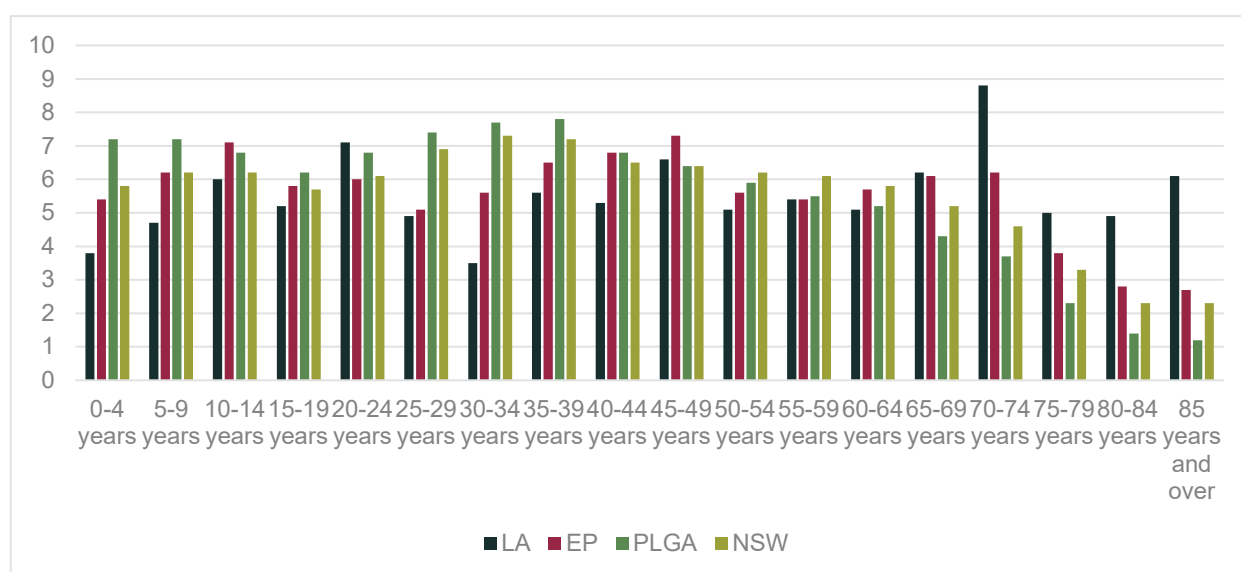


Figure 19: Five year age groups in Penrith LGA. Source: Australian Bureau of Statistics, [Census of Population and Housing](#), 2021 (Usual residence data). Compiled and presented in profile.id by [.id](#) (informed decisions).

Most of the population across the Social Locality were born in Australia, with those born overseas mostly migrating from English speaking countries including England, Scotland and New Zealand. Of the 8,128 living in Emu Plains, the most significant number of overseas born residents (47) were from the Philippines. The Penrith LGA had greater numbers of residents born overseas from non-English speaking countries, including the Philippines (5,111), India (6,744) and China (1,578).

Table 9: Born overseas

	LA	EP	PLGA
Born overseas	21.2%	25.4%	28.1%

Table 9: Percentage of people born overseas. Source: ABS 2021 QuickStats

Table 10: Country of birth, top responses by number

	Aust.	Eng.	Scot.	New Zealand	Greece	Croatia	Philip.	Fiji	Austria	Ind.	China
LA	1,098	68	11	28	15	5	7	5	5		
EP	6,605	366	43	130			47				

PLGA	155,153	5,498		4,227			5,111			6,744	1,578
------	---------	-------	--	-------	--	--	-------	--	--	-------	-------

Table 10: Country of birth, top responses. Source: ABS 2021 QuickStats

Of those born overseas, most use English only or otherwise speak English very well. Only 0.6% in the Local Area, 0.7% in Emu Plains, and 2.3% of residents in the Penrith LGA didn't speak English well or not at all.

Table 11: Language used at home, top responses by number

	LA	EP	PLGA
Arabic	4	35	161,419
German	10		
Greek	12	59	
Croatian		21	
Hindi	8	26	2,367
Punjabi			3,105
Tagalog			2,646
Mandarin		23	1,747
Harari	7		
Maltese	3		
Italian	5		
Macedonian	4		
Dari	5		
Persian (excl. Dari)	4		

Table 11: Language used at home, top responses. Source: ABS 2021 QuickStats

62 people in the Local Area spoke a language other than English at home, representing 4.4 of the Local Area population.

Table 12: Proficiency in English

	LA	EP	PLGA
Uses English only		92.7%	78.8%
Very well		5.0%	13.8%
Well		1.5%	4.9%
Not well		0.6%	1.7%
Not well at all		0.1%	0.6%

Table 12: Proficiency in English. Source: ABS Census of Population and Housing, 2021Tablebuilder

The 2021 Census collected information about a person's need for assistance with one or more of the core activities of self-care, communication, and mobility due to disability, long-term health conditions or the effects of old age. 10.5% of people in the Local Area identified they needed assistance with core activities. This was significantly higher than representations in Emu Plains (6.5%) and Penrith LGA (5.5%).

Table 13: People with a need for assistance with core activities

	LA		EP		PLGA	
	Number	%	Number	%	Number	%
Need for assistance	146	10.5	536	6.5	12, 041	5.5

Table 13: People in need of assistance. Source: ABS 2021. TableBuilder

At the completion and tenancy of the proposed independent living units there will be up 290 people living in the ILUs, an increase of 155 people from the ILU population in 2021. All residents will be over the age of 60.

Population forecasts estimate that the Penrith Local Government Area will accommodate 262,711 people by 2041, representing an additional 46,636 people from 2021 figures. Although they have smaller representations in terms of overall numbers, in the 20 years to 2041, there will be increases in the number of older people from the ages of 50 – 54 years. There will be significant increases in 75 – 79 year olds (+59.6%), 80 – 84 year olds (+87.8%), and those 85 years and over (+108.2%).

Table 14: Forecast age profile

	PLGA		
	2021	2041	% Increase
0-4 years	15371	17256	+ 10.9
5-9 years	15589	16124	+ 3.3
10-14 years	14850	15821	+ 6.3
15-19 years	13236	8244	- 37.7
20-24 years	14538	16995	+ 15.5
25-29 years	16824	19585	+ 15.1
30-34 years	17582	20277	+ 14.2
35-39 years	16651	18983	+ 13.0
40-44 years	14573	17988	+ 21.0
45-49 years	13683	17140	+ 22.4
50-54 years	12694	16381	+ 25.6
55-59 years	11800	15548	+ 27.4
60-64 years	11222	13477	+ 18.2
65-69 years	9191	12375	+ 29.5
70-74 years	7656	10782	+ 34.0
75-79 years	4957	9166	+ 59.6
80-84 years	3068	7876	+ 87.8%
85 years and over	2589	8694	+ 108.2%
TOTALS	216,075	262,711	

Table 14: Forecast age structure – 5 year age groups. Source: ABS Data Explorer, Projected Households 20216 to 2041.

Population estimates calculated by Nepean Health District Area Health show the increasing population of older people in the district.

Figure 20: Population estimates for persons aged 60 to 85 + years in the Nepean Health District

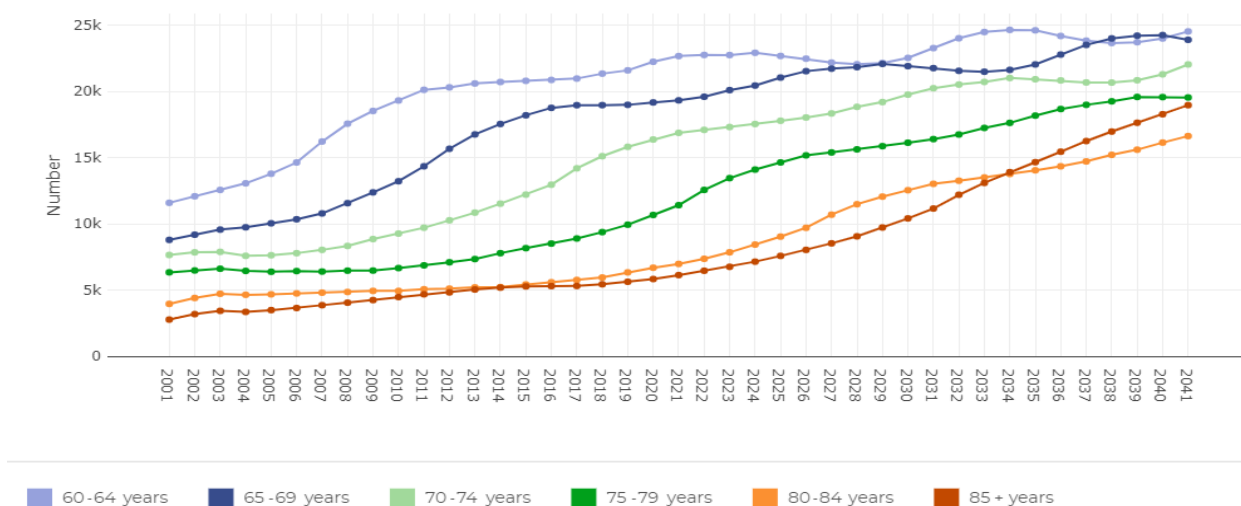


Figure 20: Population estimates for persons aged 60 to 85 + years in the Nepean Health District. Source: NSW Health, HealthStats

Sense of place

Another contributor to the way community is defined is through its sense of place. The term “sense of place” describes how a person feels about a place and their relationship with that place. These feelings are related to the physical characteristics of the environment and are developed over time. The physical setting, activities undertaken within that setting, and attachment come together to create a sense of places. Specifically, people are drawn to and want to be part of places to which they have positive feelings.

Elements that contribute to a sense of place in the Local Area include:

- Walkable environments, pedestrian-friendly and well-connected streets
- Accessible using a range of transport options
- Connected to nearby destinations, attractions and the wider area
- Convenient for local daily living activities.

Culture

Both Aboriginal and non-Aboriginal, including shared beliefs, customs, values and stories, and connections to Country, land, waterways, places and buildings

Aboriginal People

The original inhabitants of the Penrith area are the Dharug Nation. The Mulgoa Valley marked an important boundary between two major clans; the Mulgoa people of the Dharug language group from the plains and the Gundungurra from the mountains. These clans were separated, not only by the valley, but also linguistically. The Mulgoa Valley was used by both clans. The local Aboriginal people named the nearby Nepean River 'Dyarubbin'.

Aboriginal groups travelled along the valley to attend ceremonies, to barter foodstuffs, and, especially during periods of drought, the valley acted as a key source of food and water. As the Nepean River was a permanent water supply, the lands in close proximity to the river could always be relied upon to provide food reserves.

Nearby ecosystems provided Aboriginal communities with resources for food and tool manufacture as well as a means of travelling throughout the region by water. Their main food source along this river was yams, though they also ate fish and shellfish.

The area was once rich in different types of Aboriginal sites. These included open camp-sites, tool workshops, carved trees, rock shelters with artwork and stratified occupation deposits. Charcoal, baked clay, fire blackened stones, food remains (usually shell or bone middens) and stone tools are commonly found in occupation sites.

Post settlement

In the post settlement era, Captain Watkin Tench named the area near the Nepean River Emu Island, after a group of emus they reported to have seen there. The group mistakenly thought they were on an island of the river.

Governor Macquarie established a government farm at Emu Plains in 1819. Here, convicts cleared the land and grew wheat, maize, tobacco and other crops. The alluvial flats immediately flanking the Nepean River were often used for widespread orchard growing, especially at Emu Plains.

Emu Plains also had extensive dairy farming and grape growing before residential development occurred. Land was not available for private settlement until 1832, when the town of Emu was surveyed.

After the arrival of free settlers, the area remained mostly an agricultural and fruit-growing area. In the 1830s, 175 acres of land at the very south of Emu Plains were sold to Chief Justice Forbes, and he established there the estate of Eden Glassie.

The area around Penrith developed as a stop over and starting point for travellers west bound. The Main Western Rail Line was opened in 1867 and the Emu Plains Train Station opened in 1868. While the rail had reached Penrith in 1862, building the line from there to the steep gradients of the Blue Mountains proved a difficult proposition.

The arrival of the railway heralded the increasing population of Emu Plains and new subdivisions, schools, halls and offices were soon established.

Contemporary Penrith

Culture is viewed as critical to Penrith's growth as a major City, contributing to its economic vitality, social equity and environmental sustainability. Penrith City's culture is about the arts, but also about the lived experience of its diverse communities including those of different ages and interests.

The City's cultural activities and programs highlight what is special about the City and its people and how building on the past and present can contribute to its future.

Located in western Sydney, Penrith is part of a microcosm of Australian culture that reflects the nation's diversity, aspirations, individuality, and uniqueness.

Supporting this microcosm are major cultural facilities including the Joan Sutherland Performing Arts Centre and Penrith Regional Gallery located in Emu Plains, but also small and medium infrastructure that support communities, artists and others to express and experience local culture.

Accessibility

How people access and use infrastructure, services and facilities, whether provided by a public, private or not-for-profit organisation

Retirement villages and aged care (Emu Plains)

There are 9 aged care facility sites in Emu Plains that vary in their functions. Three of these (including Edinglassie) provide 'retirement village' arrangements, where residential aged care is co-located with independent living units. There is one exclusive residential aged care site, and five sites that have independent living units only. Altogether, including Edinglassie, there are currently approximately 546 independent living units in the suburb of Emu Plains.

Table 15: Aged care facilities and independent living units in Emu Plains

FACILITY	DESCRIPTION AND COUNT
Uniting Edinglassie	45 ILUs and RACF
Bapistcare Merindal	9 ILUs
Ingenia Lifestyle	Variable ILUs
Nepean Shores	187 ILUs
Mountainview Retreat Village	94 ILUs
The Royce	145 ILUs and RACF
Summitcare Aged Care	RACF
Thornton Park	48 ILUs and RACF
Anglicare St Stephens	18 ILUs

Table 15: Aged care facilities and independent living units in Emu Plains. Source: Group GSA.

Social infrastructure

Social infrastructure is an asset that accommodates social services or facilities. Access to social infrastructure is an important aspect of society, providing the community with tangible or perceived benefits linked to the social and cultural development of that community. It also links to the economic growth and the sustainability of the community, therefore playing a critical role in society.

A social infrastructure review has been undertaken to establish a baseline and context for the Proposal. Using the project site as the central point, social infrastructure in the area has been mapped according to 400 metre and 800 metre catchments.

There are three parks and reserves within the 400 metres of the site, which are Lions Park, Hunter Fields and Dukes Oval. Parks. Reserves within 800 metres of the site are Dewdney Road Reserve, Gough and Luca Reserve, Annette Street Reserve, Bunyarra Drive Reserve and Emu Plains Park.

The Great West Walk links the site to surrounding significant urban and natural settings, offering residents a dedicated walking track and connection to the wider community. The Penrith Green Grid Strategy identifies much of the surrounding residential streets as part of its local green grid, due to the presence of high quality verge

landscaping and native vegetation.

There are several healthcare related providers within the 400 metre catchment, including four general practitioners, to optical practitioners, and a family clinic.

Places of worship include Our Lady of the Way Emu Plains Parish and Emu Plains Anglican Church.

Emu Plains Community Centre, which provides a large hall, and Library, the fourth largest of Penrith City Library's branches, is located near the Lennox Shopping Centre.

Penrith Regional Gallery is also located in Emu Plains.

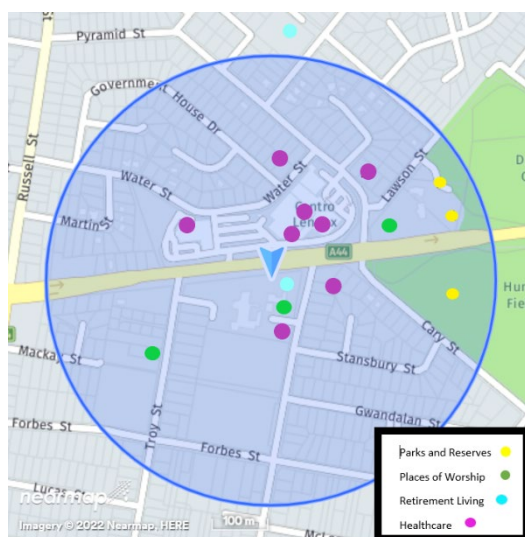


Figure 22: Selected social infrastructure 400 metre radius from Edinglassie Residential Care (marked with blue arrow). Source: GYDE.

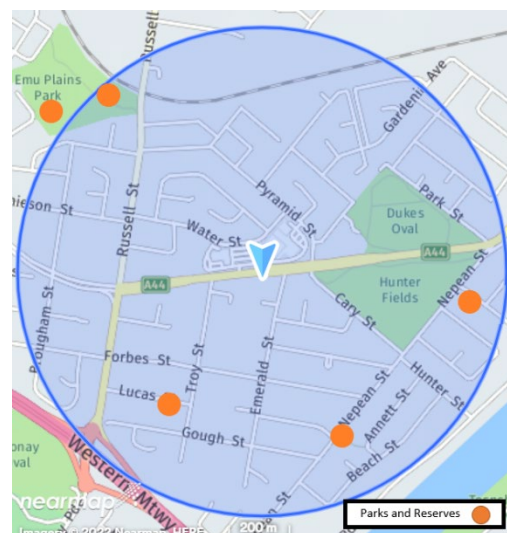


Figure 22: Selected social infrastructure 800 metre radius from Edinglassie Residential Care (marked with blue arrow). Source: GYDE.

Active transport

Pedestrian footpaths are provided along all frontages of the site and both kerbsides of Troy Street and Emerald Street. Great Western Highway in the vicinity of the site is a dedicated shared path.

Emerald Street and Troy Street provide kerb ramps for pedestrians to cross.

A signalised pedestrian crossing is available adjacent to the site on the Great Western Highway which provides access from the site to the Lennox Shopping Village.

Pedestrian access is available to the adjacent bus stops on the Great Western Highway through the kerb ramps, footpaths and signalised crossing discussed. Covered bus shelters are provided to bus stops on both the northern and southern kerbsides.

The Great Western Highway to the site's frontage contains a shared path providing for off road cycling. This connects the site to Penrith and areas of the Blue Mountains.

Penrith City Council has developed the Penrith Accessible Trails Hierarchy Strategy (PATHS) to identify and prioritise infrastructure upgrades for use by cyclists, pedestrians, and other wheeled users. This plan identifies a major district shared path along the Great Western Highway within the bounds of Penrith City Council which has partially been completed.

Figure 22: Cycleways in Emu Plains.

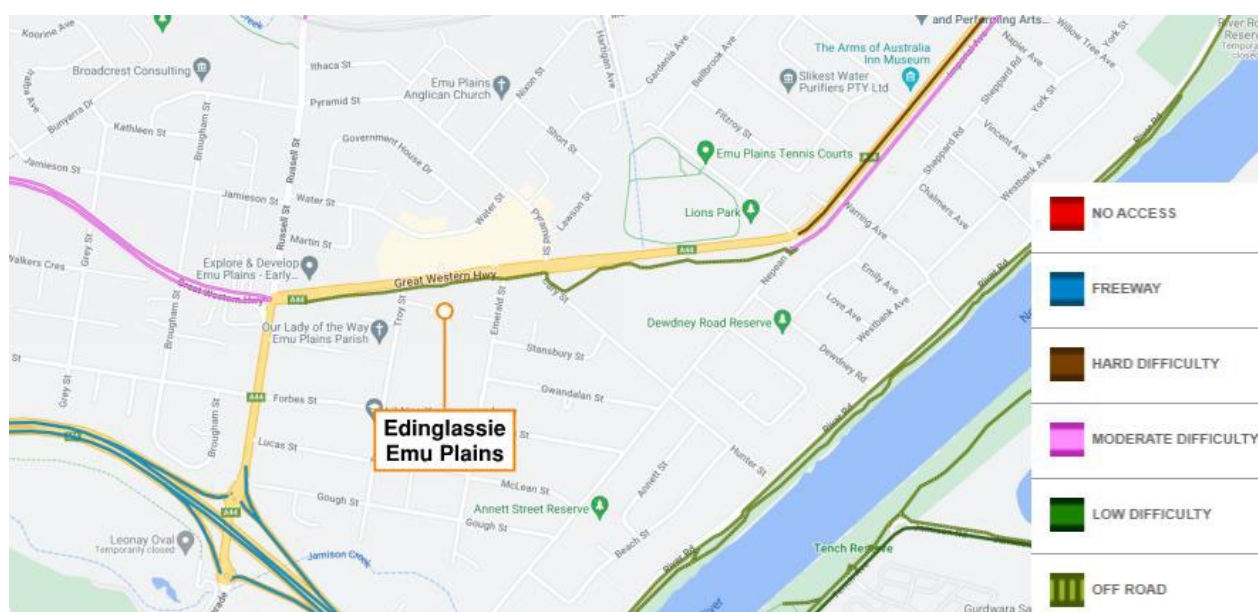


Figure 23: Emu Plains Cycleway Map. Source: Cycleway Finder / Taylor Thomson Whitting.

Public Transport

Division 4 Clause 93 of the SEPP (Housing) 2021 stipulates that residents will require access to facilities and services either on site or by a transport service that:

- a) Takes residents to a place that has adequate access to facilities and services, and
- b) For development on land within the Greater Sydney region – i) Not be an on-demand booking service for the transport of passengers for a fare, and ii) Be available both to and from the site at least once between 8am and 12pm each day and at least once between 12pm and 6pm each day, and
- c) For development on land that is not within the Greater Sydney region – be available both to and from the site during daylight hours at least once each day.

Bus stops are situated in the Local Area along the Great Western Highway and Emerald Street. Stops along both approaches are located approximately 150 metres from the site entrance. Bus routes and approximate frequencies are shown in Table 16. below. Services are operated by Blue Mountains Transit.

Table 16: Local bus routes and frequencies

BUS	ROUTE	PEAK FREQUENCY	DAILY FREQUENCY
688	Penrith to Emu Heights	Every 20 minutes	Every 60 minutes
689	Penrith to Leonay	Every 30 minutes	Every 60 minutes
690P	Springwood to Penrith	3 services daily	
691	Penrith to mount Riverview	5 services daily	

Table 16: Weekday bus routes and frequency in Local Area. Source: Taylor Thomson Whitting.

Figure 22. Bus routes.

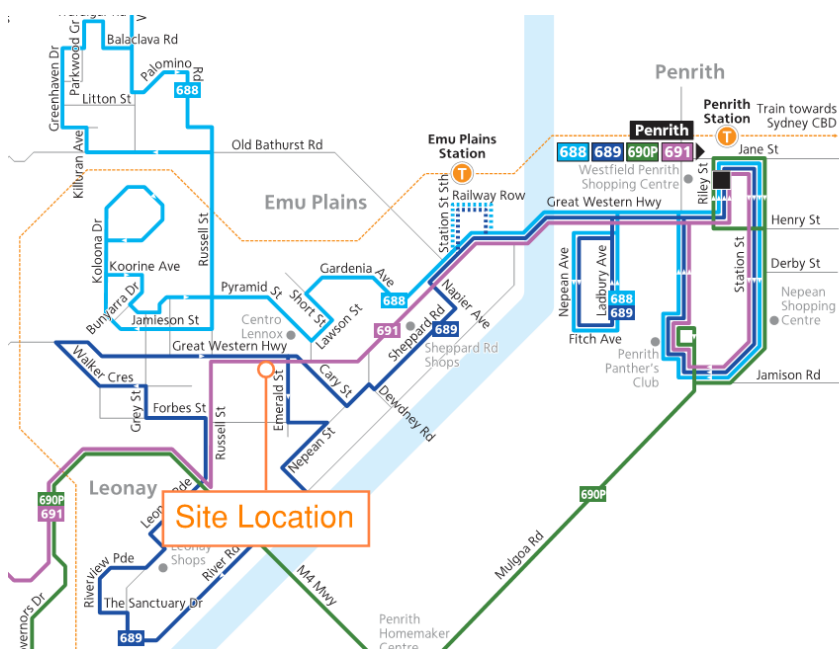


Figure 24: Public transport routes near the social locality. Source: Taylor Thomson Whitting.

Figure 23: Location of bus stops around the site



Figure 25: Location of bus stops around the Social Locality. Source: Taylor Thomson Whitting.

The nearest train station to the site is Emu Plains Station. The station is serviced by the T1 (Western) and Blue Mountains lines. The station is located approximately 2 kilometres or 20 to 25 minutes' walk from the site, and buses along Emerald Street and Great Western Highway also provide a connection to the Station.

Way of Life

How people live, how they get around, how they work, how they play, and how they interact each day

Housing and dwellings

The dominant composition of housing across the Social Locality are family households. Most households in the Local Area and in Emu Plains had three bedrooms, while the most common in the Penrith LGA was '4 or more bedrooms'. The Local Area had a higher proportion of one bedroom dwellings (15.0.9%) than Emu Plains (4.1%) and Penrith LGA (2.8%). Emu plains had the highest proportion of 'Lone person households' (24.7%), compared to the Local Area (12.3%) and the Penrith Local Government Area 21.8%.

Figure 25: Housing composition

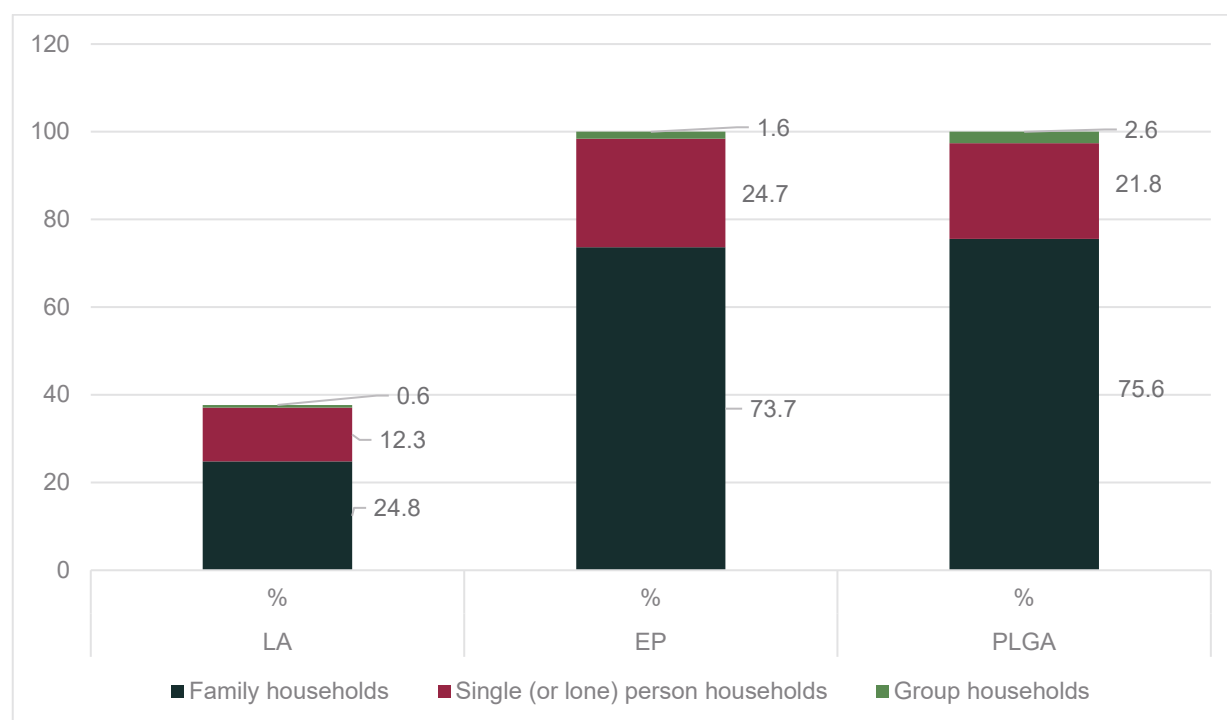


Figure 26: Household composition. Source: ABS 2021 QuickStats

Table 17: Household composition

	LA		EP		PLGA	
	Number	%	Number	%	Number	%
Family households	344	24.8	2,198	73.7	55,491	75.6
Single (or lone) person households	171	12.3	736	24.7	15,971	21.8
Group households	9	0.6	49	1.6	1,939	2.6

Table 17: Household composition. Source: ABS 2021 QuickStats

Most dwellings in the Local Area and Emu Plains had three bedrooms, at 42.4% and 47.3% respectively. The Local Area had a significantly higher percentage of dwellings with one bedroom (15.0%) than Emu Plains (4.1%), and the Penrith LGA (2.8%).

Figure 27: Number of bedrooms per dwelling



Figure 27: Number of bedrooms. Source: ABS 2021 QuickStats, TableBuilder

Table 18: Number of bedrooms per dwelling

	LA		EP		PLGA	
	Number	%	Number	%	Number	%
None (includes studio apartments or bedsitters)	3	N/A	10	0.3	212	0.3
1 bedroom	78	15.0	122	4.1	2,056	2.8
2 bedrooms	28	5.4	197	6.6	9,420	12.8
3 bedrooms	70	42.4	1,409	47.3	29,986	40.8
4 or more bedrooms	63	37.9	1,215	40.8	30,736	41.9
Not stated	21	1.5	24	0.8	996	1.4

Table 18: Number of bedrooms. Source: ABS 2021 QuickStats, TableBuilder

Getting around

Most residents in the Local Area had one (1) motor vehicle (35.3%), followed by those with two (2) motor vehicles, however this area also had the highest rate of those with no motor vehicles, at 17.6% compared with Emu Plains (5.9%) and Penrith LGA (6.5%).

Most of the working population of Emu Plains and Penrith LGA travel by car to their employment destinations in more numbers than those in Greater Sydney. A fewer number of residents in Emu Plains compared to Greater Sydney used the train as a transport to work option, and this was a similar trend for residents in the Penrith LGA. Buses had comparably low patronage as an option for travelling to work for both Emu Plains and Penrith LGA compared with levels in greater Sydney. There were also significant margins in the numbers of those walking to employment options between Emu Plains and Penrith LGA, and Greater Sydney.

Table 19: Numbers of registered motor vehicles

	LA		EP		PLGA	
	Number	%	Number	%	Number	%
None	61	4.4	175	5.9	4,778	6.5
1 motor vehicle	189	13.6	1,034	34.6	24,684	33.6
2 motor vehicles	165	11.9	1,119	37.4	26,845	36.6
3 or more vehicles	103	7.4	632	21.2	16,103	21.9
Not stated	8	0.5	28	0.9	984	1.3

Table 19: Number of registered motor vehicles per private dwelling. Source: ABS 2021 QuickStats

Car as driver was the dominant method of travel to work across the social locality.

Table 20: Method of travel to work

	LA	EP	PLGA
Train	8	68	2615
Bus	4	13	499
Ferry	0	0	15
Tram/light rail	0	0	15
Car, as driver	275	1707	49251
Car, as passenger	18	107	3555
Truck	11	48	1424
Motorbike/scooter	4	19	330
Bicycle	0	13	136
Walked only	18	42	1145
Worked at home	175	1204	26816

Table 20: Method of travel to work. Source: ABS, 2021 TableBuilder.

Housing tenure

Most households across the Social Locality either owned their houses outright or owned with mortgage. A greater percentage of people in the Local Area (45.1%) and Emu Plains (40.2%) owned their homes than in Penrith LGA (25.3%), which had a higher percentage of people that owned with a mortgage (40.2%). There were lower percentages of people renting in the Local Area (26.8%) and Emu Plains (23.0%) than Penrith LGA (34.3), which was more in line with NSW figures.

Figure 28: Housing tenure

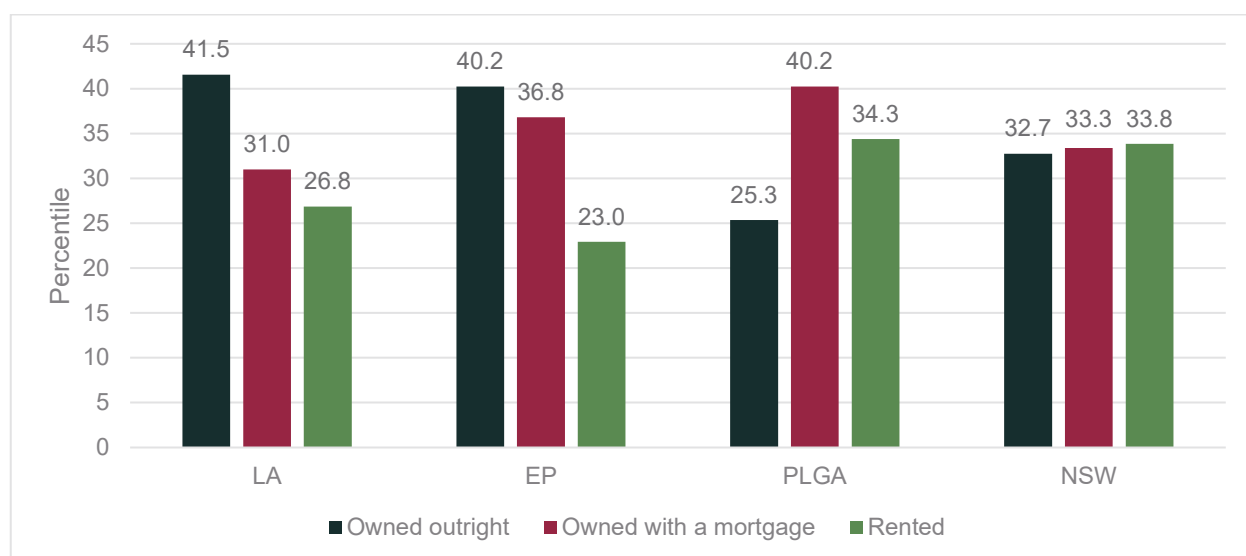


Figure 28: Housing tenure: Source: ABS 2021 QuickStats, TableBuilder

Health and Wellbeing

Physical and mental health, especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, and changes to public health overall

Physical and mental health

Of the long term health conditions facing the social locality, arthritis is the predominant condition in the Local Area and Emu Plains. Mental health conditions are also highly represented in the Local Area, however the numbers are also relatively high in Emu Plains and the Penrith LGA, but comparable with NSW. Diabetes and heart disease also have significantly higher representations in the Local Area when compared to Emu Plains, Penrith LGA and NSW. Most people in the Social Locality had none of the selected long term health conditions.

Table 21: Selected long term health conditions

	LOCAL AREA		EP		PLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Arthritis	199	15.6	888	10.9	17,144	7.9	679,359	8.4
Asthma	141	11.0	742	9.1	19,490	9.0	625,835	7.8
Cancer (including remission)	51	4.0	274	3.4	4,929	2.3	227,981	2.8
Dementia (including Alzheimer's)	39	3.0	77	0.9	991	0.5	62,706	0.8
Diabetes (excluding gestational diabetes)	104	8.1	474	5.8	12,076	5.5	388,747	4.8
Heart disease (including heart attack or angina)	94	7.3	420	5.2	7,752	3.6	316,840	3.9
Mental health condition (including depression or anxiety)	171	13.4	809	10.0	19,371	8.9	646,412	8.0
Any other long-term health condition(s)	154	12.1		9.5	17,256	7.9	626,827	7.8
No long-term health condition(s)	698	54.8		55.4	129,403	59.5	4,925,422	61.0

Table 21: Type of (selected) long-term health condition. Source: ABS 2021 QuickStats.

People in the Local Area more likely to have two conditions (8.8%) or three or more conditions (6.5%) than Emu Plains (6.5% and 4.4%) and Penrith LGA (5.8 and 2.9%) which are consistent with NSW. In the Local Area there were 515 people with long term health conditions, and 751 with none of the selected long term health conditions.

Table 22: Count of selected long term health conditions

	LOCAL AREA		EP		PLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
None of the selected conditions	751	54.2	4,866	59.9	37,817	63.3	5,240,109	64.9
One condition	301	21.7	1,748	21.5	41,288	19.0	1,480,498	18.3
Two conditions	123	8.8	532	6.5	12,603	5.8	456,604	5.7
Three or more conditions	91	6.5	358	4.4	6,400	2.9	240,117	3.0

Table 22: Count of selected health care conditions. Source: ABS 2021 QuickStats

When compared to all other Local Health Districts (LHD), NBMLHD has a greater number of people that are obese, and overweight or obese, similar rates of mental health hospitalisations, and higher rates of diabetes related deaths.

Rates of insufficient physical activity for the NBMLHD are comparable with all LHDs, and the rate of people participating in physical activity is increasing. At the same time, while self-rated health in both NBMLHD and all LHDs has been stable at around 80% since 2022, there was a slight rise in 2020.

Figure 29: Overweight and obesity in adults

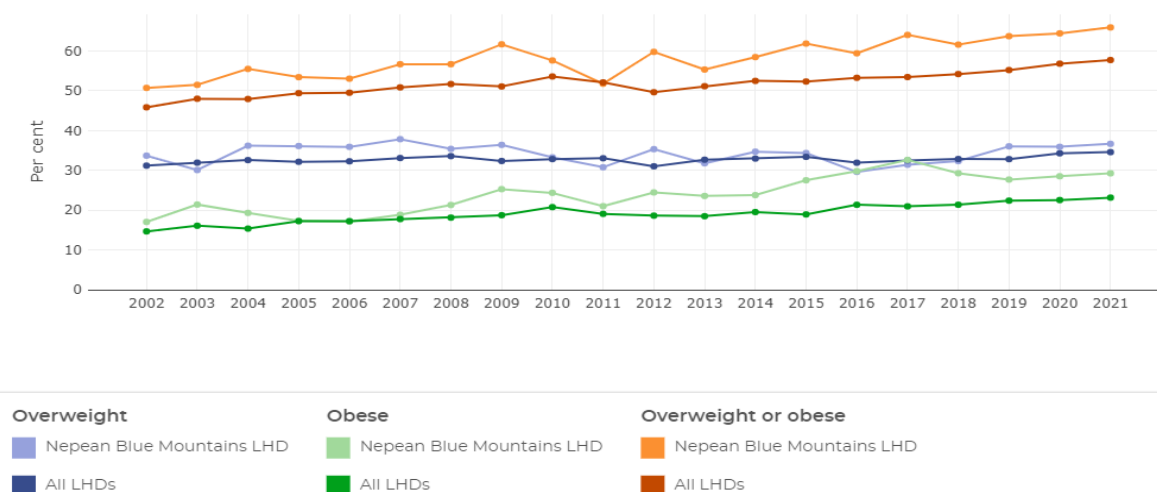


Figure 29: Overweight and obesity in adults in the Nepean Blue Mountains LHD compared to all LHDs. Source: NSW Health, HealthStats

Figure 30: Mental health hospitalisations

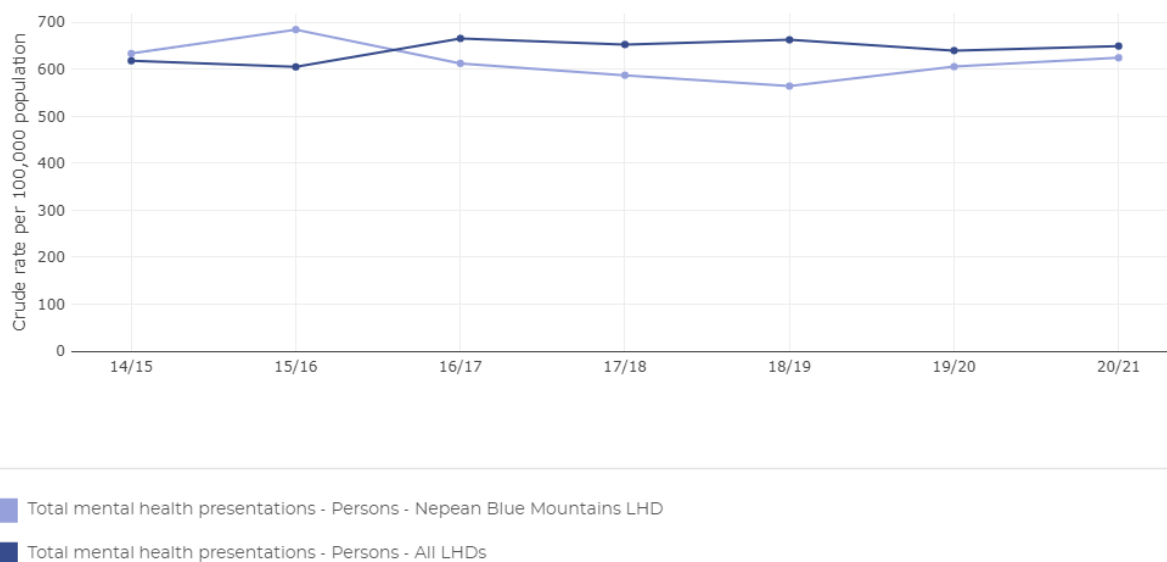


Figure 30: Mental health hospitalisations in the Nepean Blue Mountains LHD compared to all LHDs. Source: NSW Health, HealthStats

Figure 31: Diabetes related deaths

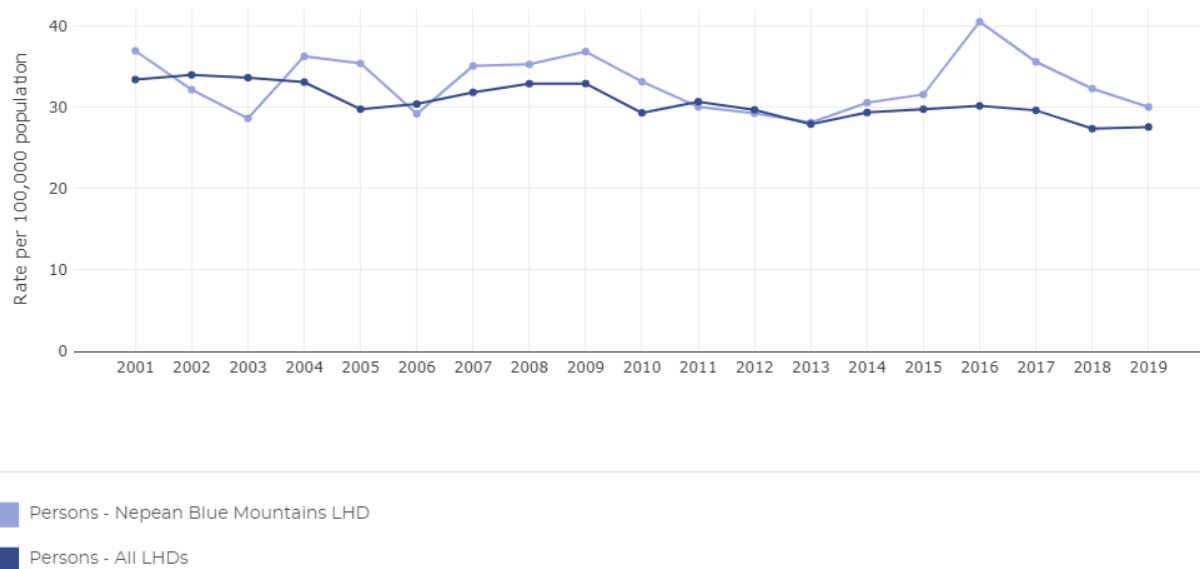


Figure 31: Diabetes related deaths in the Nepean Blue Mountains LHD compared to all LHDs. Source: NSW Health, HealthStats

Figure 32: Insufficient physical activity

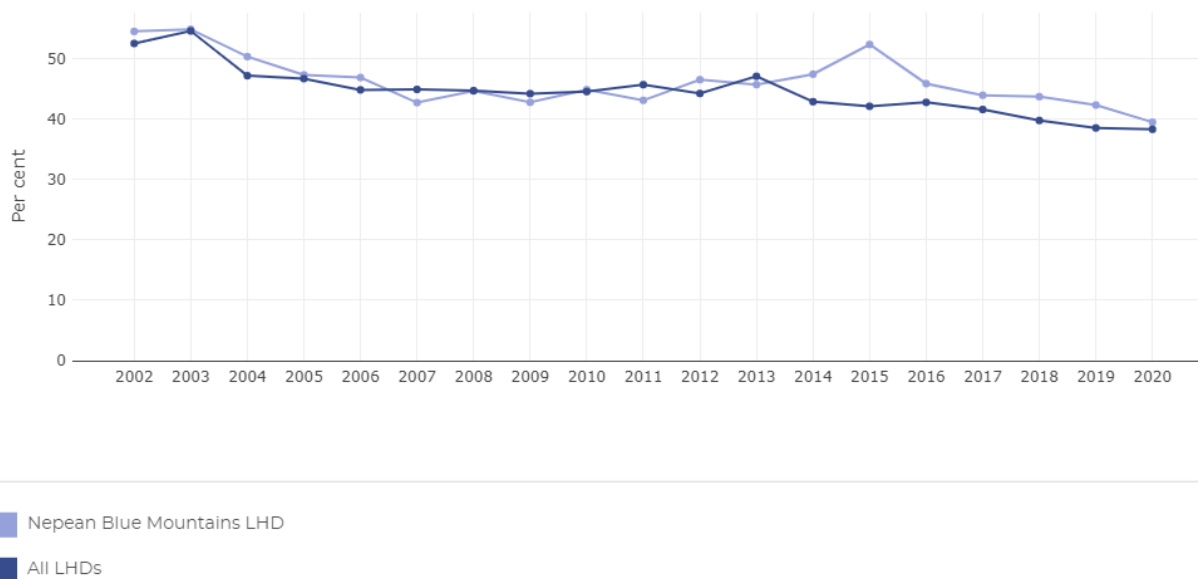


Figure 32: Insufficient physical activity in adults in the Nepean Blue Mountains LHD compared to all LHDs. Source: NSW Health, HealthStats

Figure 33: Self-rated health

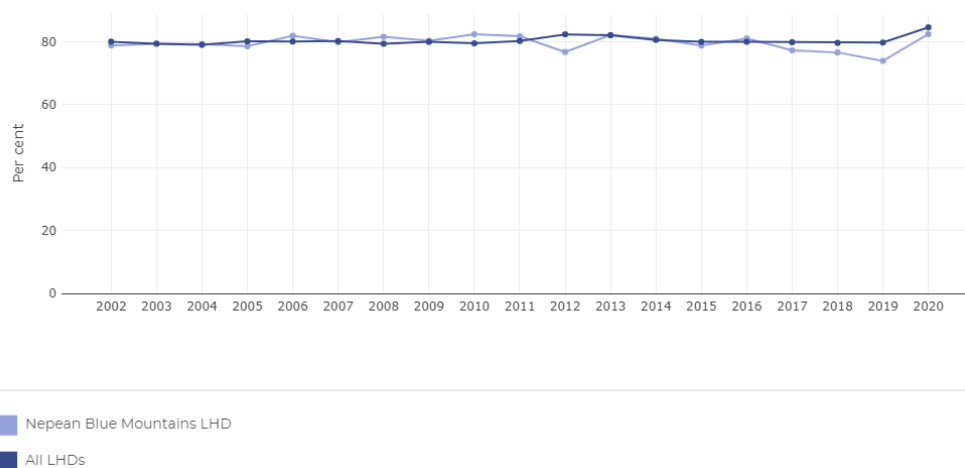


Figure 33: Excellent, very good and good self-rated health in the Nepean Blue Mountains LHD compared to all LHDs. Source: NSW Health, HealthStats

Housing stress

Housing Stress is usually when very low or moderate income households pay more than 30% of their household income on rental or mortgage payments. This is often the point where such households are at risk of having insufficient income to meet other essential living costs. Those paying more than 30% of income on such payments are deemed to be in 'severe housing stress'. Levels of housing stress can have an impact on health and wellbeing in the community.

Median mortgage repayments (\$2,000) across the Social Locality are consistent with those in NSW. Census data from 2021 shows that 3.4% of people are considered under mortgage stress, compared to Emu Plains (13.9%) and Penrith LGA (17.3%). The percentage people under rental stress is also lower, with the Local Area at 2.8% and Emu Plains and Penrith LGA at 33.1% and 34.8% respectively. Emu Plains and Penrith LGA percentages are consistent with NSW figures.

Table 23: Households with mortgage (monthly) and rental (weekly) payments greater than 30% of income

	LOCAL AREA		EP		PLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Median mortgage repayments	2,000	N/A	2,200	N/A	2,167	N/A	2,167	N/A
Owner with mortgage households with mortgage repayments greater than 30% of household income	47	3.4	151	13.9	4,847	16.8	163,060	17.3
Median rent	340		420	N/A	400	N/A	420	N/A
Renter households with rent payments greater than 30% of household income	39	2.8	222	33.1	8,524	34.8	335,404	35.5

Table 23: Monthly mortgage and weekly rent payments greater than 30% of income. Source: ABS 2021 QuickStats

Surroundings

Ecosystem services such as shade, pollution control and erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.

Local environment

Penrith has and is planning for a variety of housing types and densities to cater for a growing population, including appropriate housing for the ageing generations and an increasing number of single person households. Providing greater housing choice for the community will help to improve housing affordability. A variety of housing types and densities will also help to create more walkable, vibrant and accessible neighbourhoods to achieve better sustainability outcomes.

Penrith's rivers and creeks are a defining feature of the area and contribute to its natural assets. Penrith's natural assets form part of the City's green and blue grid - a network of waterways, bushland, urban tree canopy, parks and other green spaces that supports walking, cycling and community access to open spaces, to promote healthy, active living.

Penrith is within the Hawkesbury Nepean Catchment, with about 60% of land draining to South Creek and the remaining 40% draining directly to the Nepean River. Penrith's other major waterways include Penrith Lakes, Mulgoa Creek, Cosgrove Creek, Kemps Creek, Blaxland Creek, Ropes Creek and Rickabys Creek, as well as Cranebrook Wetlands and Yarramundi Lagoon. It's waterways and riparian corridors are an important ecological, hydrological, recreational and cultural resource. They provide habitat for native species and support groundwater-dependent ecosystems. They provide for the movement of water through the landscape, including stormwater, flood waters and wastewater. They support recreational activities and are appreciated for their aesthetic quality within the landscape. They also provide a sense of place and identity for the community.

Penrith has a diverse range of native species and vegetation communities, with at least 132 species of native fish, amphibians, reptiles and mammals, over 200 native bird species and over 500 native plant species. It also has 13 distinct vegetation communities, most of which are threatened and listed for protection under Commonwealth and NSW legislation.

The bushland and remnant provide habitat for native species, helps to cool the environment and supports cleaner waterways and air. It also provides green spaces that contributes to the City's identity.

The subject site and the Local Area have an abundance of large mature trees that increase the amenity and aesthetics, but also provide urban heat relief.

The environment immediately surrounding the site is characteristic of Penrith's local environment. The built environment is predominantly made up of separate houses, however there are several retirement villages in the area indicated by a greater proportion of 'flats and apartments' in the Local Area.

Figure 34: Typical residential dwellings in the Local Area



Figure 34: Typical residential dwellings in surrounding Troy and Emerald Streets. Source: GYDE

The Social Locality is predominantly made up of private dwellings that are separate houses. The Social Locality had a lesser percentage of semi-detached house, however proportionally the Local Area had a higher percentage of flats and apartments (12.5%) compared to Emu Plains (2.2%) and Penrith LGA (9.1%). This may be representative of the retirement residences in the Local Area.



Figure 35: Dwelling structure. Source: ABS 2021 QuickStats. TableBuilder.

Surrounding receivers

The location and summary of the nearest noise sensitive receivers surrounding the site are shown in Figure 35 and Table 25 respectively, including assumed approximate distances from the buildings with noise sources to the receiver

boundaries, noting the type of noise receiver and if the receiver is existing or future.

Figure 36: Nearest noise sensitive receivers



Figure 36: Nearest noise sensitive receivers surrounding the site location. Source: JHA

Table 25: Detail of nearest noise sensitive receivers

SENSITIVE RECEIVER	RECEIVER STATUS	RECEIVER TYPE	APPROX. DISTANCE, M
253 Great Western Highway	Existing	Residential	50
1 Pyramid Street	Existing	Commercial	50
	Existing	Commercial	55
12 Emerald Street	Existing	Residential	20
13 Emerald Street	Existing	School	<5
10 Troy Street	Existing	Residential	<5
15 Troy Street	Existing	School	40
7 Troy Street	Existing	Residential	15

Table 24: Nearest noise sensitive receivers surrounding the site location. Source: JHA

Figure 37: Schools in the Local Area



Figure 37: Our Lady of the Way primary School, Troy Street (left); and Emu Plains Public School, Emerald Street, (right). Source: GYDE.

Public safety

The NSW Bureau of Crime Statistics and Research (BOCSAR) is a statistical and research agency within the Department of Attorney General and Justice. The Bureau maintains a data base which consists of criminal incidents reported to police and recorded on the NSW Police Force's Computerised Operational Policing System (COPS).

BOCSAR crime statistics for the Penrith LGA in the period between July 2020 and June 2022 compared to the whole of NSW shows that crimes rates are either stable or declining. Per 100,000 population incidents of assault 977.9), non – domestic assault 430.0, theft 2377.5 and malicious damage to property 729.6 in the Penrith LGA are higher than those for NSW at 760.4, 338.7, 2002.7 and 581.0 respectively. Emu plains has lower per 100,000 population crime rates for all these crimes at 472.5 for assault, 283.5 for non – domestic assault, 1913.8 for theft and 581.0 for malicious damage to property.

A selection of BOCSAR crime statistic statistics for the Penrith LGA in the period between July 2020 and June 2022 and then compared to the whole of NSW are presented below.

Table 25: Selected offences July 2020 to June 2022

OFFENCE	PLACE	STATUS	Year to June 2021		Year to June 2022	
			Count	Rate	Count	Rate
Assault	New South Wales	Stable	66350	812.4	62108	760.4
	EMU PLAINS	Down 36.5% per year	63	744.2	40	472.5
	PENRITH	Down 13.5% per year	2445	1130.5	2115	977.9
Domestic assault	New South Wales	Stable	66350	812.4	62108	760.4
	EMU PLAINS	Down 36.5% per year	63	744.2	40	472.5
	PENRITH	Stable	1259	582.1	1106	511.4
Non domestic assault	New South Wales	Stable	30985	379.4	27666	338.7
	EMU PLAINS	Stable	28	330.8	24	283.5
	PENRITH	Down 15.5% per year	1100	508.6	930	430.0
Theft	New South Wales	Stable	178434	2184.7	163575	2002.7
	EMU PLAINS	Stable	215	2539.9	162	1913.8
	PENRITH	Stable	6308	2916.6	5142	2377.5
Malicious damage to property	New South Wales	Down 11.2% per year	53433	654.2	47456	581.0
	EMU PLAINS	Stable	47	555.2	42	496.2
	PENRITH	Stable	1826	844.3	1578	729.6

Table 25: Selected offences July 2020 to June 2022. Source: NSW Bureau of Crime Statistics and Research.

While Emu Plains has lower crimes rates overall, BOCSAR hot spot maps below show concentrations of crime activity for incidents of malicious damage to property and incidents of theft (motor vehicle theft) in Emu Plains.

Figure 38: Incidents of malicious damage to property

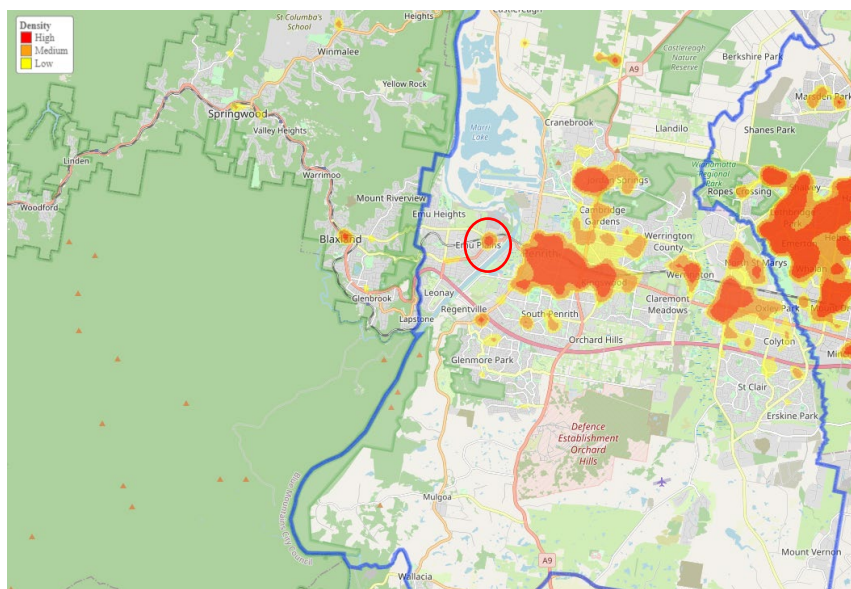


Figure 38: Incidents of malicious damage, Emu Plains circled in red. Source: NSW Bureau of Crime Statistics and Research / GYDE

Figure 39: Incidents of theft (motor vehicle theft)

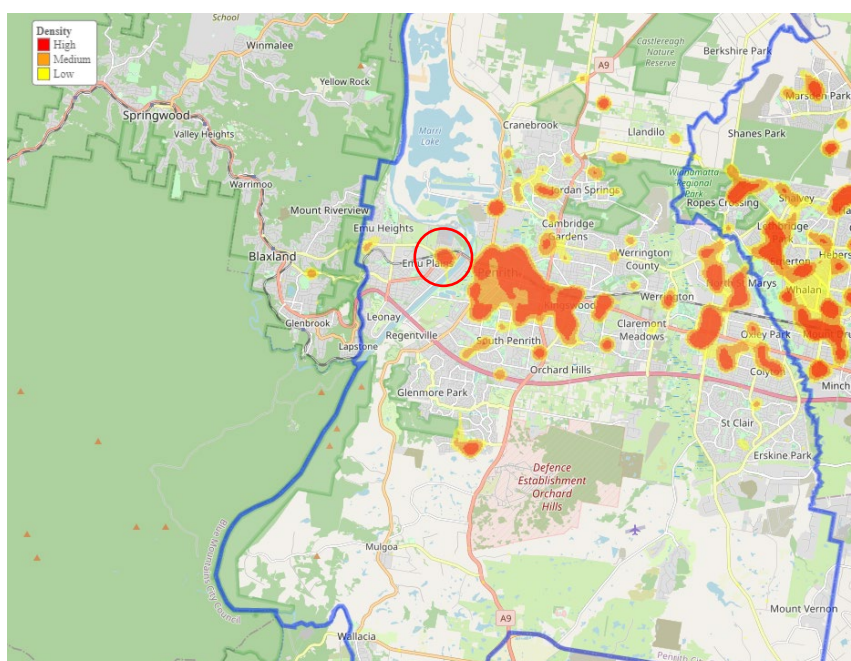


Figure 39: Incidents of motor vehicle theft, Emu Plains circled in red. Source: NSW Bureau of Crime Statistics and Research /

GYDE

Safer by design

Crime Prevention Through Environmental Design (CPTED) is a commonly used term for designing the built environment to contribute to a sense of safety. The four elements of CPTED are: natural surveillance and visibility; lighting; territorial reinforcement and space delineation, and natural access control.

The current design of the independent living units and the environmental layout may not meet contemporary standards.

Figure 40: Current environment for redevelopment



Figure 40: Current environment and areas to be redeveloped as part of the proposal. Source: GYDE

Livelihoods

People's capacity to sustain themselves through employment or business, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits.

Income

There were a higher percentage of households in the Local Area earning lower incomes (\$1 - \$999.00) than Emu Plains Penrith LGA, and NSW. In Emu Plains generally, there are a high proportion of low incomes households, and a low proportion of high income households.

Table 27: Household income

	LA	EP	PLGA	NSW
	%	%	%	%
\$1 - \$149	0.8	0.6	0.4	0.7
\$150 - \$299	1.2	0.6	1.0	1.3
\$300 - \$399	3.6	2.6	2.0	2.4
\$400 - \$499	11.5	6.9	4.7	5.9
\$500 - \$649	5.6	5.2	3.6	4.2
\$650 - \$799	6.2	5.3	5.4	6.1
\$800 - \$999	7.3	5.8	5.9	6.1
\$1,000 - \$1,249	5.2	6.6	7.2	7.1
\$1,250 - \$1,499	7.0	6.5	7.8	7.3
\$1,500 - \$1,749	6.2	5.4	6.6	5.7
\$1,750 - \$1,999	5.0	6.1	6.4	5.7
\$2,000 - \$2,499	10.3	10.3	13.8	12.0
\$2,500 - \$2,999	8.5	8.9	9.6	7.6
\$3,000 - \$3,499	5.8	7.9	7.9	6.9
\$3,500 - \$3,999	3.8	5.9	5.1	4.4
\$4,000 - \$4,499	1.8	2.9	2.9	2.6
\$4,500 - \$4,999	3.4	4.7	3.4	5.0
\$5,000 - \$5,999	2.0	3.8	2.8	3.5
\$6,000 - \$7,999	2.0	2.1	1.8	3.4
\$8,000 or more	0.8	0.8	0.5	1.3

Table 26: Weekly household income. Source: ABS 2021 TableBuilder.

Figure 41: Low income households

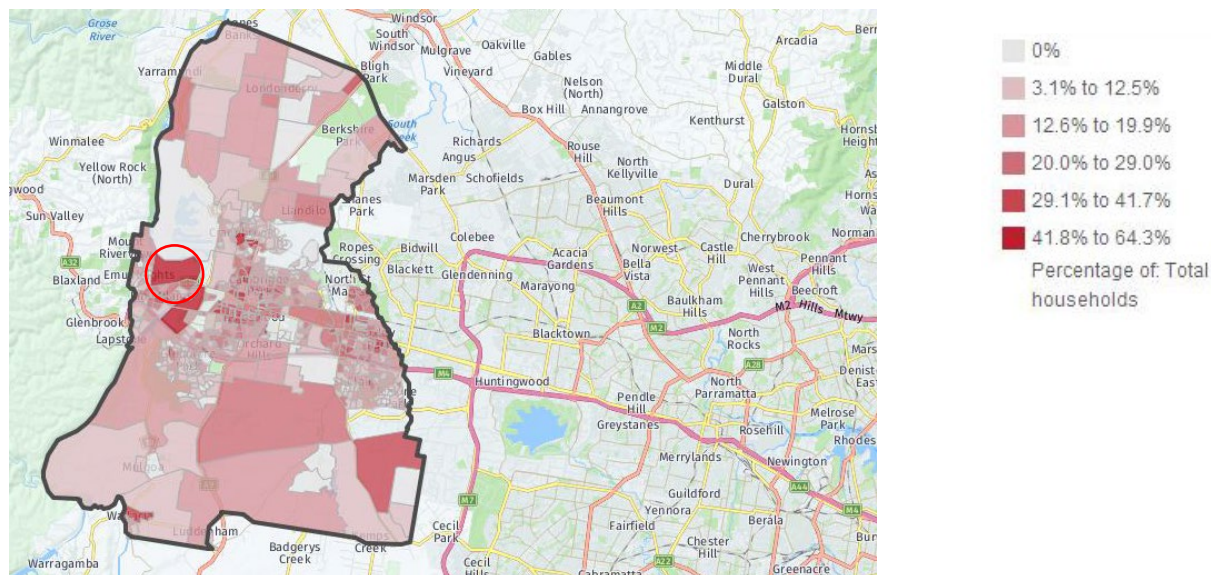


Figure 41: Penrith LGA, low income households. Emu Plains area circled in red. Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Enumerated data). Compiled and presented in atlas.id by .id

Figure 42: High income households

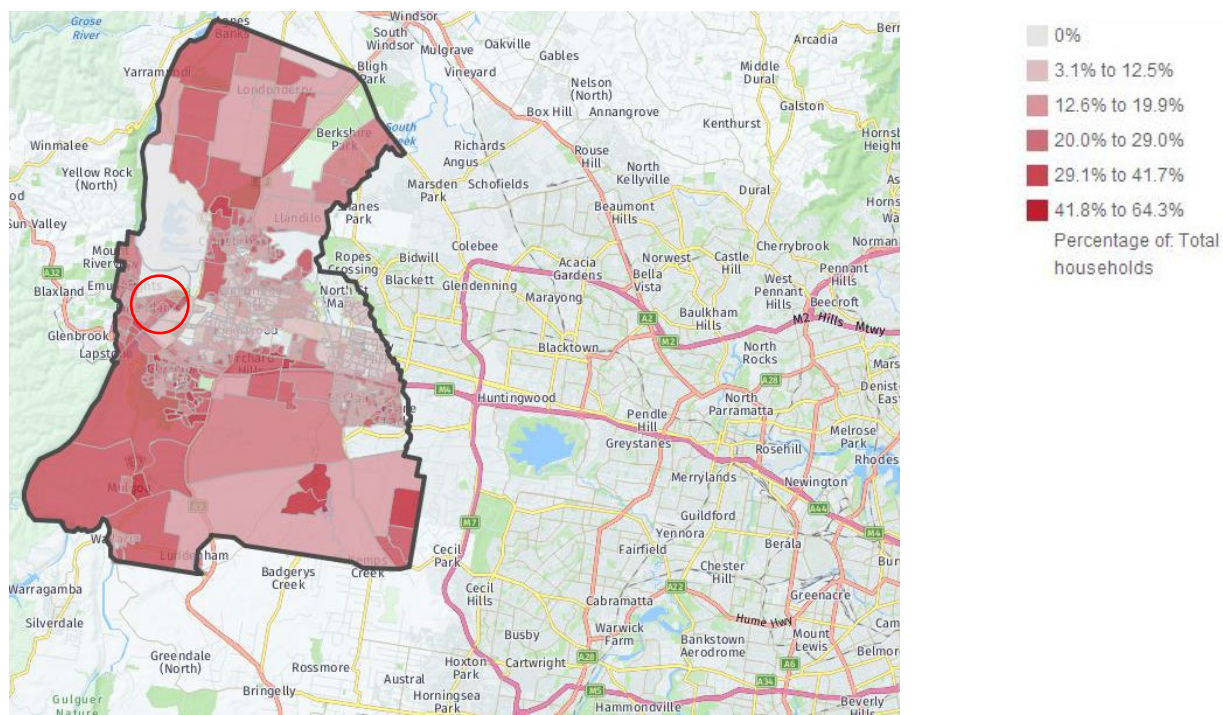


Figure 42: Figure 25: Penrith LGA, high income households. Emu Plains area circled in red. Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Enumerated data). Compiled and presented in atlas.id by .id

Labour force

Labour force statistics for the Local Area, Emu Plains, and Penrith LGA are generally consistent with NSW. There are slightly less people in the Local Area that are unemployed and looking for part time work.

Table 27: Labour force status

	LA	EP	PLGA	NSW
	%	%	%	%
Employed, worked full time	66.7	65.0	64.1	61.4
Employed, worked part time	30.1	31.4	30.6	33.1
Unemployed, looking for full time work	1.3	1.9	3.2	3.1
Unemployed, looking for part time work	0.75	1.6	1.9	2.3

Table 27: Labour force status. Source: ABS 2021 TableBuilder

'Construction' is the industry with the highest representation in the Local Area (14.6%) and Emu Plains (14.2%), slightly higher than Penrith LGA, where 'Health care and social assistance' (14.5%) has the highest representation. 'Health care and social assistance' in the Local Area (13.9%) and Emu Plains (13.8%) has the second highest representation, and for Penrith LGA 'construction' (13.2%) has the second highest representation.

Table 28: Industry of employment

	LA	EP	PLGA	NSW
	%	%	%	%
Manufacturing	7.1	6.9	8.2	6.1
Electricity, Gas, Water and Waste Service	0.7	1.2	1.6	1.0
Construction	14.6	14.2	13.2	9.6
Wholesale Trade	2.9	3.8	3.9	3.1
Retail Trade	7.8	9.2	11.0	10.1
Accommodation and Food Service	7.5	5.6	5.6	6.9
Transport, Postal and Warehousing	5.3	5.9	8.1	5.1
Information, Media and Telecommunications	0.0	1.2	1.7	2.0
Financial and Insurance Services	4.2	4.5	4.3	5.9
Rental, Hiring and Real Estate Services	1.4	1.8	1.7	1.9
Professional, Scientific and Technical Services	5.5	5.2	5.0	9.9
Administration and Support Service	2.3	2.6	3.2	3.5
Public Administration and Safety	9.7	9.4	7.6	6.7
Education and Training	13.5	12.8	8.8	9.8

Health Care and Social Assistance	13.9	13.8	14.5	16.1
Arts and Recreation Services	1.4	1.2	1.2	1.5

Table 28: Industry of employment. Source: ABS 2021 TableBuilder

Unpaid work and care

The proportion of people providing unpaid care for the aged and disabled can be an important indicator of the level of demand for aged care services and facilities. During two weeks before Census Night, 9.1% of the population in the Local Area, 11.9% in Emu Plains, and 11.5% in Penrith LGA, provided unpaid assistance to a person with a disability, health condition or due to old age.

Table 29: Unpaid work and care

	LOCAL AREA		EP		PLGA	
	Number	%	Number	%	Number	%
Provided unpaid assistance to a person with a disability, health condition or due to old age (during two weeks before Census Night)	126	9.1%	790	11.9	759,383	11.5

Table 29: Unpaid work and care: Assistance to a person with a disability, health condition or due to old age. Source: ABS 2021 TableBuilder.

Socio-Economic Indexes for Areas (SIEFA)

The Socio-Economic Indexes for Areas (SEIFA) is an ABS product that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census of Population and Housing.

The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) summarises information about the economic and social conditions of people and households within an area, including both relative advantage and disadvantage measures. A higher score on the index means a *lower* level of disadvantage. A lower score on the index means a *higher* level of disadvantage or, in the case of IRSAD, a higher level of advantage.

The SEIFA Index for the Local Area shows the Local Area had greater levels of disadvantage than Emu Plains, but equivalent to the Penrith LGA overall. On a scale from 1 being the most disadvantaged and 5 being the most advantaged, SEIFA maps rates Emu Plains at 4 being 'advantaged', with other areas of the Penrith LGA rated at 1, being the 'most disadvantaged'.

Figure 43: SEIFA IRSAD for the Social Locality

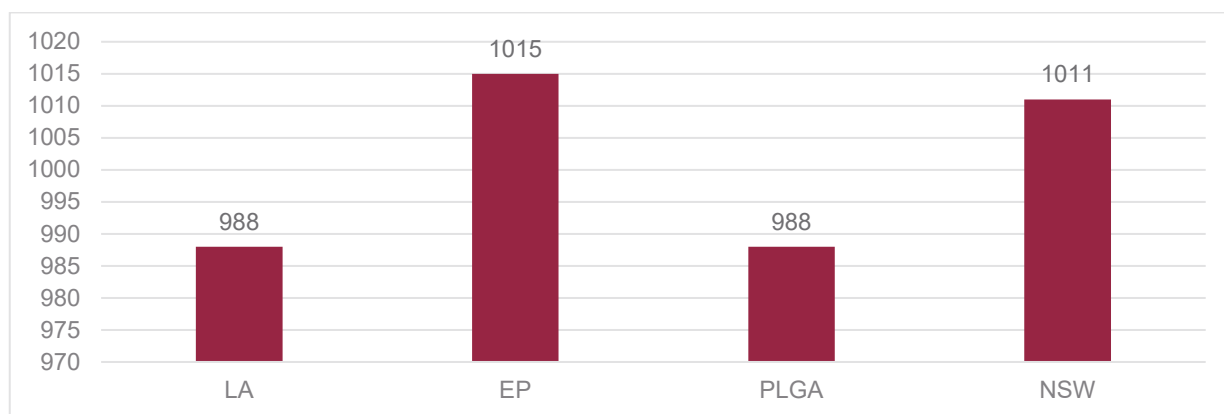


Figure 43: Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) for the social locality. Source: Australian Bureau of Statistics.

Figure 44: IRSAD Interactive Map Emu Plains

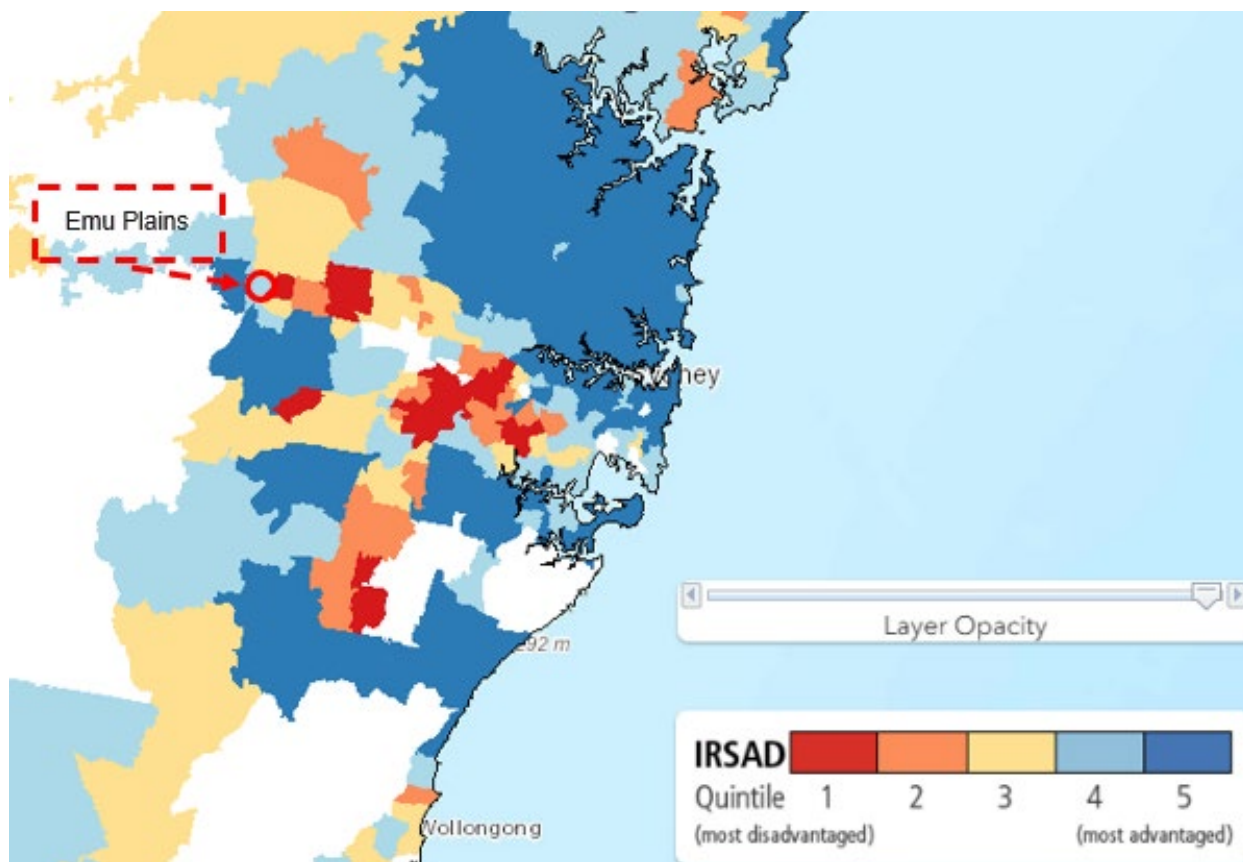


Figure 44: IRSAD Interactive Map Emu Plains (circled in red), Newcastle 2016. Source: Australian Bureau of Statistics.

Decision making systems

Particularly whether people experience procedural fairness, can make informed decisions, can meaningfully influence decisions, and can access complaint, remedy and grievance mechanisms.

Consultation for the Proposal has provided opportunities for local residents, the Aboriginal community, RACF residents and their families, staff, ICU residents, surrounding communities including local schools, and Council to provide information about the Proposal but also to provide opportunities for input.

Engagement has included community information sessions, briefings for residents and staff, media releases, FAQs sheets and letters. Engagement for the Proposal took the form of:

- community information session, with invitations extended to a variety of stakeholders including RAC residents, local communities, Deerubin Local Aboriginal Land Council, Dharug Custodians Corporation, and Muru Mittigar
- website, information pack, and facts sheets
- media alerts
- letters to Members of Parliament, Councillors and General Manager, and ILU residents, with invitations to a briefing on the Proposal.

Penrith City Council's approach to engagement and participation are identified in their Community Engagement Strategy and Community Participation Plan.

Penrith City Council's Community Engagement Strategy outlines Council's approach to engagement. The delivery of services, plans and projects are driven by community needs and aspirations. The Strategy outlines how Council aims to provide genuine opportunities for the community to have a say in the decisions they are interested in or impacted by, in order to achieve better outcomes for our community and environment.

The Community Participation Plan outlines how people can get involved in local and City-wide land use planning. Setting out how people can have a say on planning and development decisions helps achieve better outcomes for the city. Taking part in land use planning decisions enables Council a better understanding of how people experience the places they live, study, work and play.

The Australian public was invited to provide submissions to the 2018 Royal Commission into Aged Care Quality and Safety. 106 submissions were made available to the public. The Inquiry also held seven of public hearings, including one in NSW, to provide opportunities for the public to provide input.

The purpose of the Aged Care and Other Legislation Amendment (Royal Commission Response No. 1) Bill 2021 was to provide urgent amendments to the *Aged Care Act 1997* and the *Aged Care Quality and Safety Commission Act 2018* in response to the Royal Commission into Aged Care Quality and Safety.

As a result of the Inquiry the Australian Government made 14 recommendations to improve the quality and safety of aged care in Australia.