

Caddens Corner Social Impact Assessment

Prepared for
Caddens Estate
Development

February 2024

HIIPDA
CONSULTING

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This document is for discussion purposes only unless signed and dated by the HillPDA Project Director.

Reviewer

Signature		Dated	28 February 2024
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INTRODUCTION

1.0 INTRODUCTION

HillPDA has been engaged by Caddens Estate Development to prepare a Social Impact Assessment (SIA) to accompany a Development Application (DA) for a proposed mixed use development at 68-80 O'Connell St, Caddens. The site is located within the suburb of Caddens and is situated across an area of approximately 5.45 hectares.

This SIA has been developed to align with industry best practice including the *Social Impact Assessment Guidelines for State Significant Projects* by the NSW Department of Planning, Housing and Infrastructure (DPHI). This assessment includes an analysis of the existing social environment. It aims to identify both positive and negative social impacts associated with the proposed development, while also suggesting mitigation measures to maximise social benefits and minimise negative impacts to the community.

1.1 Background

A DA for this proposal (DA23/0227) was originally lodged with Penrith City Council (Council) in March 2023. DA23/0227 was subsequently re-lodged on 14 April 2023 under DA23/0281.

In a letter dated 2 August 2023, Council raised several matters in relation to the proposed density and existing infrastructure. These matters are summarised as follows:

- The DA has not been supported by a Social Impact Assessment and has not demonstrated that the existing infrastructure and facilities can support the proposed population. The application must demonstrate that there is sufficient provision for supportive infrastructure.
- The quantum of open space required to support the proposed density is unknown. An assessment of required communal open space, separate from calculations relation to local open space and district open space, commensurate with the extent of density proposed, is required to be included in the social impact assessment.
- Building A should be removed from the proposal and consideration given to replacement open space that would complement and respect the adjacent endangered ecological community, which must be protected and not relied upon for passive open space use.

The proponent has responded by removing Building A from the proposed design, which will contribute approximately 1,000 sqm of additional open space / deep soil to the proposed development site.

In a letter dated 8 December 2023, Council identified several key matters that require resolution to allow progression of the assessment of the DA. In response, Caddens Estate Development has requested that the following be undertaken as amendments to this report:

- Recalculate the open space by including 1,000 sqm (building A removal) and excluding the area of remnant Cumberland Plain Woodland
- Determine if an additional community facility is required as part of the proposal, following the retention of the community centre included as part of the approved DA (DA17/0995)
- Provide additional details of the public transport services, school capacity and child care capacity
- Review the *Penrith Sport and Recreation Strategy 2020* and *Werrington Enterprise Living and Learning (WELL) Precinct 2.94 Development Contributions Plan 2008* for relevant open space requirements
- Further investigate all new future development in the Precinct
- Determine if the proposal is consistent with the contribution plan.

This SIA has been prepared in response to the matters raised by Council, as stated above.

1.2 The proposal

The proposal seeks consent for the construction of a mixed use development at 68-80 O'Connell St, Caddens. As part of this, the proponent would undertake demolition, tree removal, a boundary adjustment, relocation of car parking spaces, and construction of a staged development comprising four retail premises and residential buildings with a total of 469 units. The site contains an existing shopping centre with on-grade parking. The proposal would convert the existing on-grade parking into shop-top buildings with basement parking.

The proposed staging of residential apartments and unit composition is detailed in .

Table 1: Staging of residential apartments and unit composition

Stage	Apartment type				
	1 Bed	2 Bed	3 Bed	4 Bed	Total
Stage 1	7	53	41	2	103
Stage 2	13	45	51	6	115
Stage 3	6	77	29	0	112
Stage 4	13	88	35	3	139
Total	39	263	156	11	469

Source: Turner (2024)

The proposal also comprises:

- 1,470 sqm of retail floorspace
- 4,000 sqm of public open space across:
 - Village green: 2,000 sqm
 - Site of former building A: 1,000 sqm
 - Pocket parks: 1,000 sqm
- 5,000 sqm of natural areas
- 1,271 parking spaces across the site including:
 - 770 (residential)
 - 501 (retail).

Figure 1 displays the proposed site masterplan (render).

Figure 1: Masterplan (render)



Source: Site Image (2024)

Renders of the existing shopping centre are also provided in Figure 2 and Figure 3.

Figure 2: Render of the existing shopping centre (perspective 3)



Source: nettletontribe (2023)

Figure 3: Render of the approved DA (perspective 6)



Source: nettletontribe (2023)

METHOD

2.0 METHOD

Penrith Council has not adopted a guideline for assessing social impacts. In lieu of a specific guideline, this SIA has adopted an approach that reflects current industry best practice, drawing upon the DPHI *SIA Guideline for State Significant Developments 2023* (the *SIA Guideline*).

The SIA aims to scope, assess, and enhance or mitigate potential positive and negative impacts that may arise from the proposed development. The method for this SIA is divided into three phases as shown in Figure 4 below.

Figure 4: SIA process



Source: HillPDA, DPHI (2023), *SIA Guideline*.

2.1 Defining social impacts

A social impact can be defined as the net effect of an activity on a community and the wellbeing of individuals and families. Social impacts may occur across a range of aspects of an individual's and a community's life, as shown in Figure 5.

Figure 5: Areas of social impact

<i>way of life</i>	how people live, how they get around, how they work, how they play, and how they interact on a daily basis
<i>community</i>	composition, character, cohesion, function, and sense of place
<i>access</i>	how people access and use infrastructure, services and facilities, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or groups
<i>culture</i>	both Aboriginal and non-Aboriginal culture, including shared beliefs, customs, values, and stories, and connections to country, land, waterways, places, and buildings
<i>health and wellbeing</i>	physical and mental health, especially for those who are highly vulnerable to social exclusion or substantial change, plus wellbeing of individuals and communities
<i>surroundings</i>	access to, and use of, services that ecosystems provide, public safety and security, access to and use of the natural and built environment, and its aesthetic value and amenity
<i>livelihoods</i>	people's capacity to sustain themselves, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits
<i>decision-making systems</i>	whether people experience procedural fairness; can make informed decisions; have power to influence decisions; and can access complaint, remedy and grievance mechanisms

Source: Adapted from DPHI (2023), *SIA Guideline*.

2.1 Scoping

Social impacts arising from a development may be positive, negative and cumulative. Table 2 presents the outcomes of impact scoping undertaken for the project. The table identifies high level key impact areas for detailed investigation, that may be affected by the proposal.

Table 2: Types of social impacts

Type of impact	High level scoping of issues
Negative social impacts	<p>Negative social impacts result from changes to the physical or social fabric that make it worse (in any of the impact categories) than before the project took place. These may include:</p> <ul style="list-style-type: none"> Increased dust or noise levels affecting health Decreased amenity during construction Alterations to community character through land use changes.
Positive social impacts	<p>Positive social impacts result from changes to the physical or social fabric that make it better (in any of the impact categories) than before the project took place. These may include:</p> <ul style="list-style-type: none"> Increased access to jobs in the local area Improved amenity through provision of open space Stronger sense of community through provision of community space.
Cumulative social impacts	<p>Cumulative social impacts result from changes to the physical or social fabric that occur from multiple projects or activities that need similar resources or affect similar impact categories. These may include:</p> <ul style="list-style-type: none"> Increased traffic level from construction vehicles for multiple projects in one area A shortage of workers in an area due to multiple similar projects Health impacts from persistent noise or dust levels due to ongoing projects.

Source: HillPDA, DPHI (2023), *SIA Guideline*.

2.2 Evidence base

To assess the social impacts accurately, an SIA must also provide an accurate assessment of the social baseline of the project surrounds. This means that the existing surrounds of the proposal must be considered through the collection of data to establish benchmarks against which the impacts of the proposal can be assessed.

To establish this social baseline, HillPDA has conducted a desktop review of the available information provided by the proponent, as well as research conducted with a high degree of impartiality using trusted, industry-standard sources to inform our understanding of relevant demographic and social trends.

The evidence base for this SIA includes data from sources such as:

- The Australian Bureau of Statistics
- NSW Bureau of Crime Statistics and Research
- NSW DPHI
- Relevant information provided by Council or the proponent.

2.3 Predicting, analysing and evaluating impacts

The impact assessment framework in this report identifies and evaluates changes to the social baseline due to the proposal. This includes the assessment of positive, negative, and cumulative impacts outlined in section 2.1. Changes can be tangible or intangible; qualitative or quantitative; direct or indirect; and subjectively experienced.

The likelihood of social impacts arising from each matter is assessed as part of the scoping process. Matters which are identified as having potential social impacts are then assessed. Professional judgement and experience is applied on a case-by-case basis to identify the significance of impact on the social environment.

The likelihood of a potential impact is a primary element of considering each social impact and its risk rating. The criteria used to determine the likelihood of any potential impact are described in Table 3.

Table 3: Likelihood of impact

Likelihood	Description	Indicative Probability
Almost certain	Definite or almost definitely expected	Greater than 90 per cent
Likely	High probability	70 per cent
Possible	Medium probability	50 per cent
Unlikely	Low probability	30 per cent
Very unlikely	Improbable or remote possibility	Less than 10 per cent

Source: DPHI (2023), *SIA Guideline*. Adapted from Esteves A.M.et. al. (2017)

The magnitude of a potential impact is a key consideration to determine a risk rating. In determining the magnitude of a potential impact there are five key characteristics that must be considered, these are shown below in Table 4.

Table 4: Dimensions of social impacts

Characteristic	Details needed to enable assessment
Extent	Who is expected to be affected? Will any vulnerable groups be impacted? Which locations and people are affected?
Duration	When is the impact expected to occur? Will it be temporary or permanent?
Intensity or scale	What is the likely scale or degree of change?
Sensitivity or importance	How sensitive/vulnerable or adaptable/resilient are affected people to the impact, or (for positive impacts) how important is it to them?
Level of concern/interest	How concerned or interested are people?

Source: DPHI (2023), *Social Impact Assessment Guideline*. Adapted from Esteves A.M.et. al. (2017)

Table 5 below identifies the overall magnitude level of impact rating.

Table 5: Magnitude of impact

Magnitude	Description
Minimal	No noticeable change experienced by people in locality.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time or affecting many people in a widespread area.
Transformational	Substantial change experienced in community wellbeing, livelihood, amenity, infrastructure, services, health and/or heritage values; permanent displacement or addition of at least 20% to a community.

Source: DPHI (2023), *SIA Guideline*. Adapted from Esteves A.M.et. al. (2017)

Potential impacts identified in the scoping process are analysed based on the nature of the impact and its predicted severity, and based on this, are assigned a level of significance in line with Table 6.

Table 6: Social impact significance matrix

		Magnitude				
		Minimal	Minor	Moderate	Major	Transformational
Likelihood	Almost certain	Low	Medium	High	Very high	Very high
	Likely	Low	Medium	High	High	Very high
	Possible	Low	Medium	Medium	High	High
	Unlikely	Low	Low	Medium	Medium	High
	Very unlikely	Low	Low	Low	Medium	Medium

Source: Adapted from DPHI (2023), *SIA Guideline*.

2.4 Social impact management

Where impacts are identified, the SIA provides mitigation and/or enhancement measures. For potential negative impacts, measures are identified to avoid or minimise impacts by amending the project or its delivery. For potential positive social impacts, the SIA identifies measures to enhance the benefit of that impact. Social impact management is an ongoing process.

POLICY CONTEXT

3.0 POLICY CONTEXT

This section outlines the relevant plans and documents to the preparation of this SIA.

3.1 Penrith Sport and Recreation Strategy 2020

The *Penrith Sport and Recreation Strategy 2020* (the Strategy) forms the road map for the future provision of sport, play, recreation and open space facilities across the Penrith LGA over the next 15 years. The Strategy was developed in consultation with local communities, following a review of Federal and NSW strategies/policies as well as Local Government strategies/policies. The core objectives of the strategy are identified in Table 7 below.

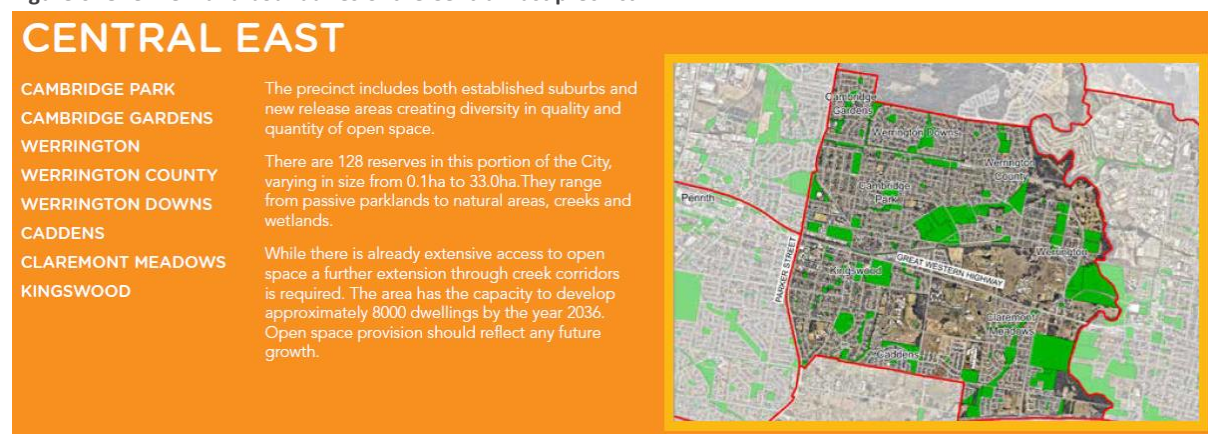
Table 7: Core objectives of the Penrith Sport and Recreation Strategy

Objective	Description
Plan for Growth	Ensure that the provision and delivery of sport, play, recreation and open space meets the needs of the City's current population and future growth
Promote Accessibility and Inclusion	Encourage active and healthy lifestyles for all in the community by optimising access and functionality
Support Environmental Sustainability	Conserve and enhance the City's natural values as an integral part of the landscape of public open space and respond to climate change
Create Economic Benefits	Foster recreation-based participation, infrastructure development and visitation to the City that benefits the local economy
Manage the City's Assets	Inform strategic asset management to ensure modern facility provision supported by ongoing maintenance of existing assets
Sustainably Resource Strategies	Produce sport, recreation, play and open space strategies supported by the appropriate funding sources
Monitor and Evaluate Outcomes	Review and refine strategies based on key performance indicators.

Source: Penrith City Council (2020), *Penrith Sport and Recreation Strategy*, p. 5.

The strategies and actions included respond to the core objectives for the provision of open space, play, and sport and recreation facilities. For the purposes of the Strategy, the LGA has been divided into 12 'Aggregated Areas' or precincts, which have been developed based on Profile ID statistics, and reflect the demographics, size and varying residential, rural and commercial districts. The site is located within the Central East precinct, which is identified in Figure 6 below and includes the suburbs of Cambridge Park, Cambridge Gardens, Werrington, Werrington Country, Werrington Downs, Caddens, Claremont Meadows, and Kingswood. Further discussion on the Strategy is provided in section 4.5.2 of this report.

Figure 6: Overview and boundaries of the Central East precinct



Source: Penrith City Council (2020), *Penrith Sport and Recreation Strategy*, p. 68.

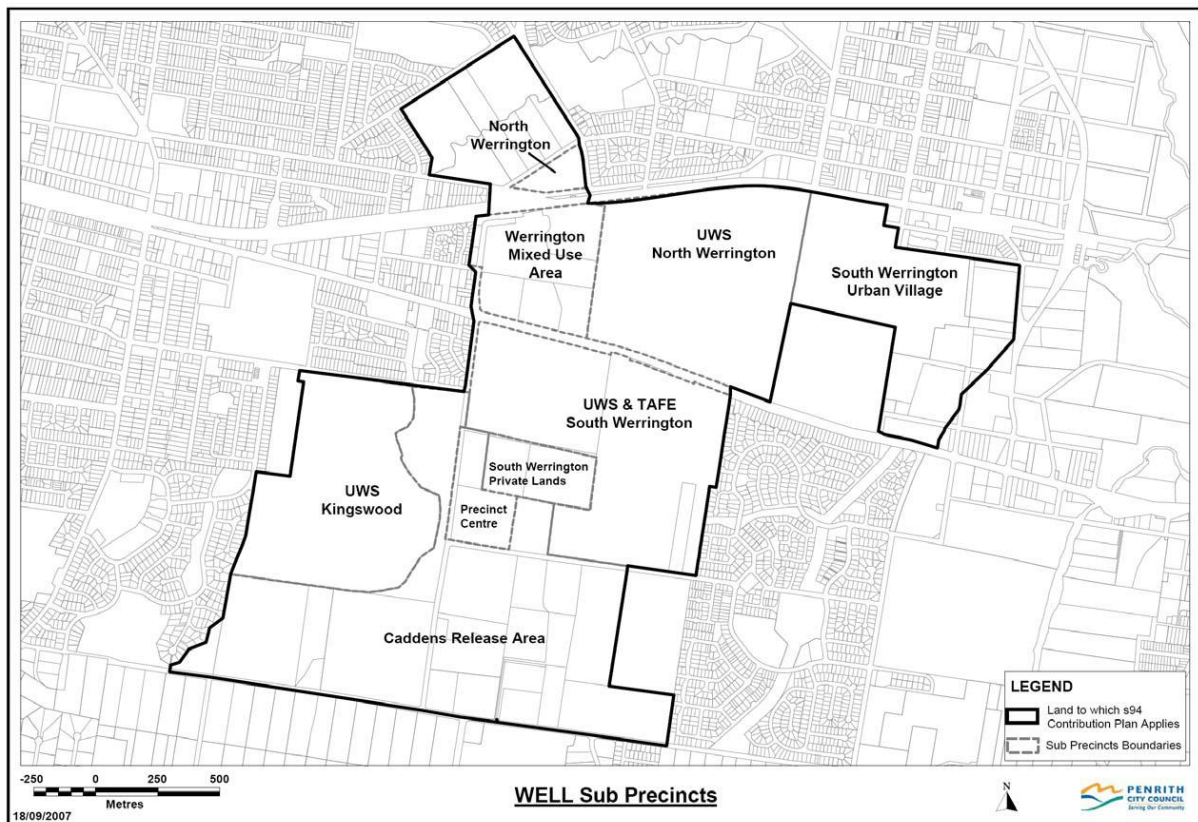
3.2 Werrington Enterprise Living and Learning (WELL) Precinct 2.94 Development Contributions Plan 2008

The Werrington Enterprise Living and Learning Precinct (WELL Precinct) is located in the Penrith LGA to the south of the Main Western Railway Line. It comprises parts of the suburbs of Kingswood, Werrington and Clarendon Meadows and contains the site of the proposal. The *Werrington Enterprise Living and Learning Precinct 2.94 Development Contributions Plan* (WELL Precinct DCP) has been prepared in response to the need for coordinated infrastructure planning in the WELL Precinct.

The WELL Precinct DCP identifies the following characteristics of future development in the WELL Precinct:

- An additional 2,463 dwellings being erected primarily in the Caddens, South Werrington and Werrington Mixed Use Area sub-precincts, with an associated anticipated population of 6,650 residents
- An additional 664,000 square metres of employment floor space, with an associated population of over 8,700 workers
- Additional development of the education campuses, with an associated additional 5,124 student enrolments
- A development horizon in excess of 30 years.

Figure 7: Werrington Enterprise Living and Learning (WELL) Precinct – sub precincts



Source: Penrith City Council (2008), *Werrington Enterprise Living and Learning Precinct 2.94 Development Contributions Plan*, p. 12

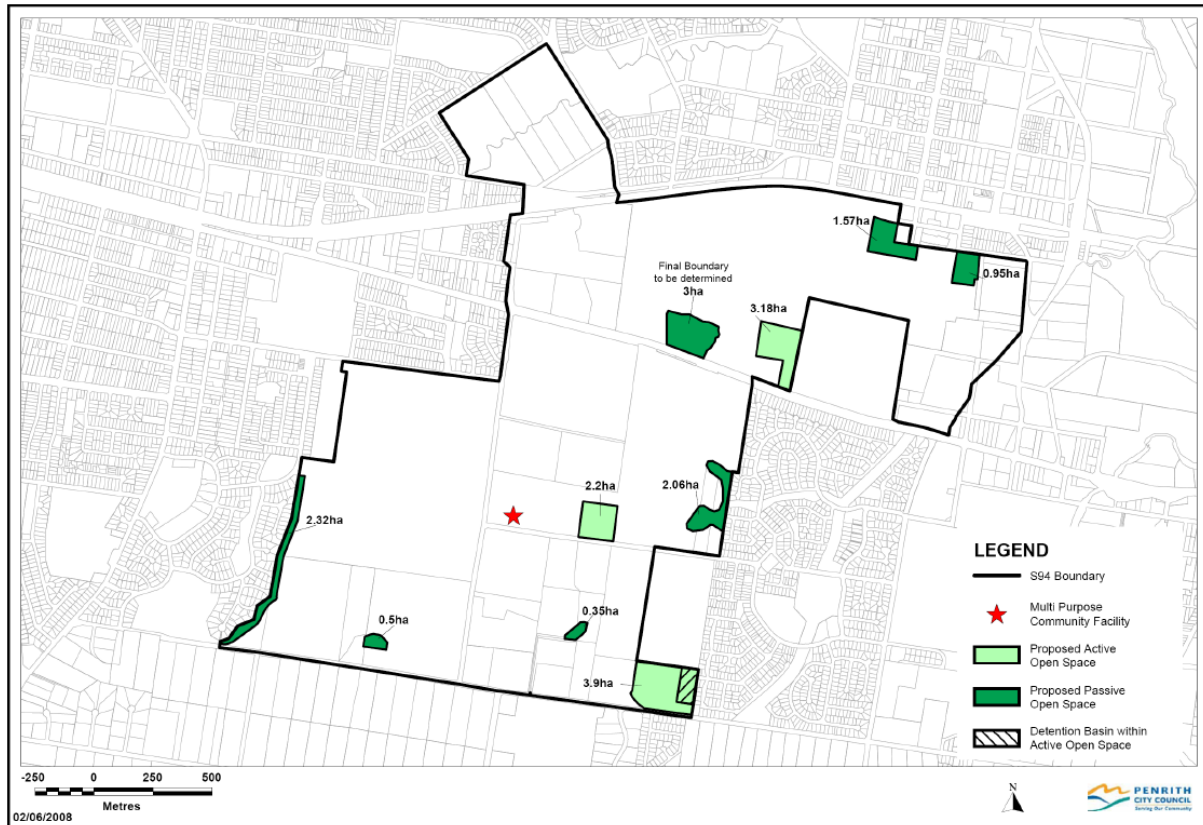
An assessment of the open space and recreation needs of expected development in the WELL Precinct was undertaken as part of the WELL Precinct DCP. The assessment identified the following:

- From a future demand perspective, the existing open space network has generally been planned and developed to serve existing and approved developments in the area, and not necessarily future development in the WELL Precinct. New development will generate its own recreational needs which will have to be catered for to avoid placing additional strain on existing facilities.

- An outdoor active recreation area (sporting field) planning standard of 1.4 hectares per 1,000 residents, and an outdoor passive recreation area planning standard of 1.64 hectares per 1,000 residents, is appropriate to determine basic recreation needs.

Application of the recreation area planning standards results in a planning requirement of 9.31 hectares of active open space and 10.91 hectares of passive open space attributable to expected future residential development of the entire WELL Precinct. Open spaces and community facilities proposed as part of the WELL Precinct DCP are identified in Figure 8.

Figure 8: Open spaces and community facilities proposed in the WELL Precinct DCP



Source: Penrith City Council (2008), *Werrington Enterprise Living and Learning (WELL) Precinct S.94 Development Contributions Plan*, p. 63.

SOCIAL LOCALITY

4.0 SOCIAL LOCALITY

This chapter describes the social locality of the site and the surrounds.

4.1 The site

The site is located at 68-80 O’Connell Street, Caddens and is legally defined as part of Lot 1 in DP 1268507 and all of lot 2 in DP 1268507. It is located on the northern side of O’Connell Street, approximately 120 metres east of the intersection of O’Connell Lane and O’Connell Street. The site has an area of approximately 54,585 sqm and is zoned E1 Local Centre and R4 High Density Residential pursuant to the *Penrith Local Environmental Plan 2010*.

The site is situated within the Caddens Development precinct and is surrounded by a mix of land uses including:

- Caddens Corner Shopping Centre followed by the Kingswood Campus of Western Sydney University to the west
- The Westwood Estate followed by the TAFE NSW Nepean – Kingswood campus to the north
- The Werrington Campus of the Western Sydney University to the east
- Recently constructed low density residential dwellings in Caddens to the south

An aerial image of the site is shown below in Figure 9.

Figure 9: The site

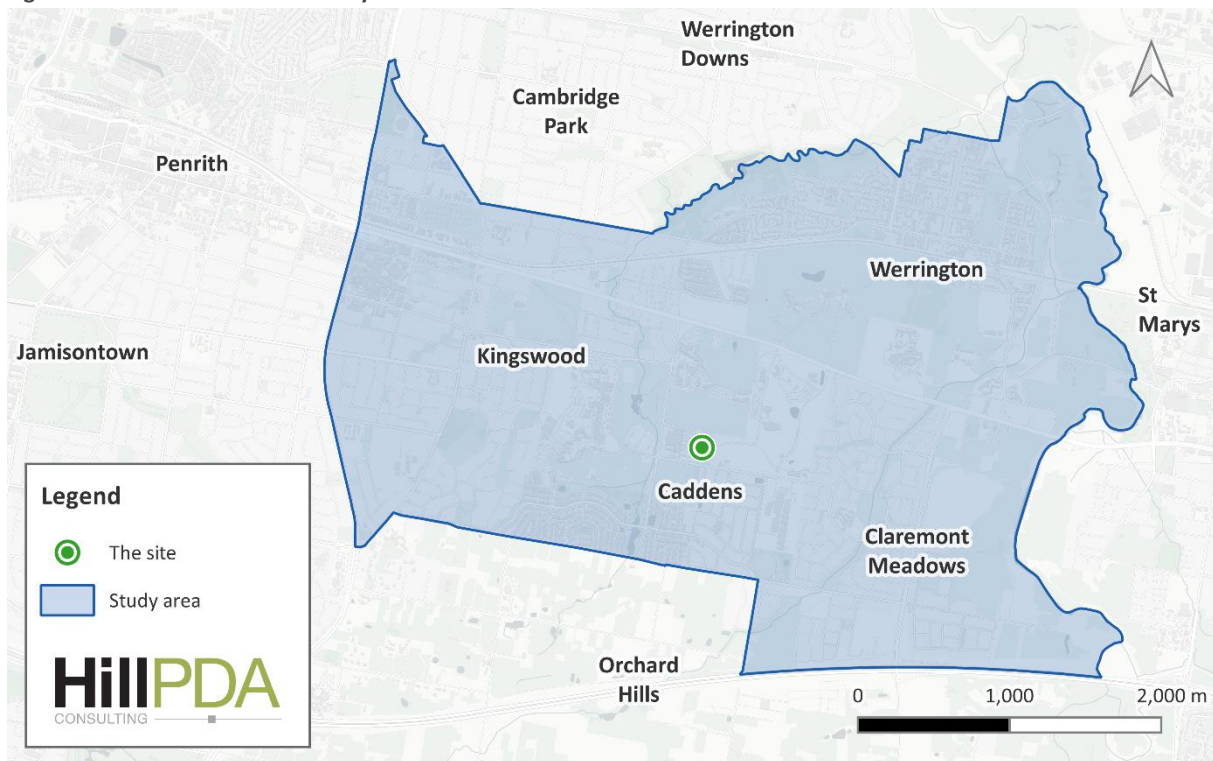


Source: HillPDA, Nearmap (2022)

4.2 Study area

For the purposes of this report, the study area (and social locality) will be defined as the Kingswood – Werrington SA2, as shown in Figure 10. The study area recorded a population of 24,625 at the 2021 Census. Further details on the study area are provided in Chapter 5.0.

Figure 10: The site and social locality



Imagery: CartoDB (2023)

4.3 Surrounding developments

HillPDA reviewed recently submitted and determined Development Applications (DAs) and State Significant Development Applications (SSDAs) within an approximate 1 kilometre radius of the site. A search of Penrith City Council's DA tracker revealed that there are four noteworthy DA's within 1 kilometre of the site. Only one SSDA has been identified in proximity to the site (SSD-8571481), involving the construction of a new three-storey building at the TAFE NSW Kingswood campus. Further details are provided in Table 8.

Table 8: Nearby Development Applications and State Significant Development Applications

Application No. & Address	Description	Status ¹	Distance to site (approx.)
SSD-8571481 2-44 O'Connell Street, Kingswood	Expansion of the TAFE NSW Kingswood campus, including earthworks and tree removal, construction of a three-storey 8,400 sqm building to accommodate 3,500 students, additional car park/loading area, provision of a 1000kVA substation, and landscaping.	Approved on 21 September 2021. Construction completed.	0.5km
DA22/1021 12-14 Edna Street, Kingswood	Demolition of existing structures and construction of a two storey co-living housing development containing 22 rooms (6 x single rooms & 16 x double rooms) and associated works	Approved July 2023	1.0 km
DA23/0058 1-3 Edna Street, Kingswood	Co-living housing development with 29 rooms across two separate buildings including lot consolidation, demolition of existing structures and construction of a two storey building with shared basement car parking facilities and communal living and open space areas.	Court Approved November 2023	1.0 km
DA23/0626 1256 Peartree Circuit, Werrington	Subdivision to create 9 Torrens Title residential allotments, construction of 9 dwellings and associated civil and landscaping works.	Deferred consent 27 October 2023	1.7 km

¹ As of 30 January 2024

Application No. & Address	Description	Status ¹	Distance to site (approx.)
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Mod23/0180 2 Hargrave Street and 34-36 Somerset Street, Kingswood	Modification to DA20/0910 (for a five storey health services facility) including a reduction in building height to four storeys and other amendments including an increase in parking spaces, the addition of a ground floor café, and change of use from a mental health private hospital to medical consulting rooms.	Under Assessment	1.9 km
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Source: Penrith City Council (2023); DPHI (2023)

Of the developments identified above, the nearest to the site is SSD-8571481 involving the construction of a new three-storey building at the TAFE NSW Kingswood campus. As construction works on this project have been completed, they are therefore not anticipated to contribute to any cumulative social impacts (e.g. parking and traffic issues) with the proposed development. However, the remaining four Council DAs (if constructed) may contribute to some cumulative social impacts related to the site through increases in on-site population.

The Westwood Estate is located adjacent to the site at 46-66 O'Connell St, Caddens. This development is currently under construction and includes 119 new lots across an area of approximately 11.6 hectares.² The site context of the Westwood Estate is shown in Figure 11.

Figure 11: Site context of the Westwood Estate



Source: OpenLot (2024)

As shown in Figure 12 below, the Westwood Estate Masterplan comprises 119 new lots of various sizes, ranging from approximately 200 sqm to 900 sqm, which would contribute to an increase in local population.

² OpenLot (2024), *Westwood Estate – Caddens*, available at: <https://www.openlot.com.au/westwood-estate-caddens>

Figure 12: Westwood Estate Masterplan



Source: OpenLot (2024)

4.4 Access

The site is situated at the border of Caddens and Kingswood, approximately 4 kilometres east of Penrith and 3.2 kilometres west of St Marys. Access to the site is provided via O'Connell Street. The site is located approximately 700 metres south of the Great Western Highway, providing access to Penrith to the west and towards Parramatta and the Sydney CBD to the east.

Bus services in the vicinity of the site are provided by Busways. There is one bus route which directly services the site, being the 770 bus route that runs from Mount Druitt to Penrith via St Marys. This bus route has stops directly opposite the site on O'Connell Street, with services operating approximately every 30 minutes on weekdays and 60 minutes on weekends.

Other local bus routes include the 774, 775, 776 and 835 along Second Avenue, Cadda Ridge Drive and O'Connell Street. These services provide links to the Penrith and Mount Druitt Railway Stations, Penrith CBD/Nepean Hospital and St Marys CBD and operate with 10-minute frequency during the weekday peak periods.

The nearest railway station is Kingswood railway station on the Main Western Line, located approximately 1.8 kilometres to the northwest of the site.

The local transport network is displayed below in Figure 13.

Figure 13: Local transport network



Imagery: CartoDB (2023)

4.5 Social infrastructure

An audit of social infrastructure in the area surrounding the site has been conducted using GIS software and has drawn from a range of data sources, including:

- NSW DPHI Points of Interest Layer
- Australian Department of Education MySchool database
- Australian Children's Education and Care Quality Authority (ACECQA) Child Care Finder.

4.5.1 What is social infrastructure?

Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities.³ Social infrastructure is important to a community as it provides the tangible infrastructure to support the safety, health and wellbeing of that community which allows individuals to be happy, safe and healthy, to learn, and to enjoy life. A network of social infrastructure contributes to social identity, inclusion and cohesion and is invariably used by all at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all community members.

This report has considered the following types of social infrastructure:

- Education – child care, schools, tertiary facilities
- Health care – community medical centres, aged care facilities
- Community and culture – libraries and community centres
- Active and passive recreation – such as parks, sporting ovals and social clubs, halls etc.

³ (Infrastructure Australia, 2019)

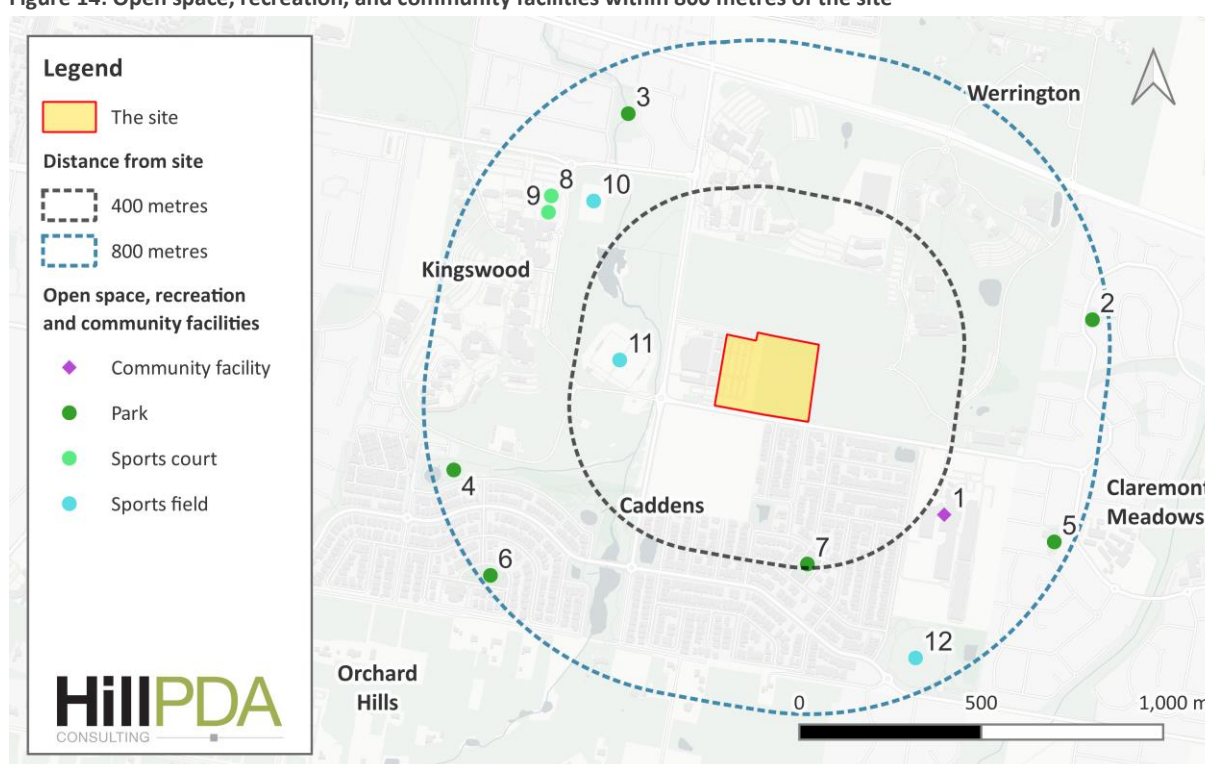
This report focuses less on businesses such as retail or commercial services which may claim to offer social benefits or services. While these facilities can provide valuable social functions, the future provision of these businesses in any area is typically market-led and does not benefit from formal government funding.

Social infrastructure facilities generally operate at three levels of provision. These are local, regional and district. The different scales of infrastructure service different sized catchments. Catchments refer to both geographical areas and the size of the population serviced. For example, a primary school is intended to serve the local population, usually within walking distance. However, a university will cater for a much wider population.

4.5.2 Open space, recreation, and community facilities

Open space, recreation, and community facilities located within an approximate 800 metre radius of the site are mapped in Figure 14 and listed in Table 9 below.

Figure 14: Open space, recreation, and community facilities within 800 metres of the site



Imagery: CartoDB (2023). Data sources per list above.

Table 9: Social infrastructure near the site

ID	Name	Type	Notes
1	NSW Government Archives	Community facility	<ul style="list-style-type: none"> Open from Tuesday-Saturday
2	Cedars Park	Park	<ul style="list-style-type: none"> Area: 0.25 ha (approx.)
3	Samuel Foster Reserve	Park	<ul style="list-style-type: none"> Area: 1.2 ha (approx.)
4	Gandell Reserve	Park	<ul style="list-style-type: none"> Area: 1.6 ha (approx.)
5	Unnamed reserve	Park	<ul style="list-style-type: none"> Area: 0.25 ha (approx.)
6	Roger Nethercote Park	Park	<ul style="list-style-type: none"> Area: 0.5 ha (approx.) Park contains a playground
7	Hilltop Park	Park	<ul style="list-style-type: none"> Area: 0.3ha (approx.)
8	Western Sydney University – Tennis Court	Sports court	<ul style="list-style-type: none"> 1 x tennis court located on the university campus
9	Western Sydney University – Tennis Court	Sports court	<ul style="list-style-type: none"> 1 x tennis court located on the university campus

ID	Name	Type	Notes
10	Western Sydney University - Sports Field	Sports field	<ul style="list-style-type: none"> Area: 1.5 ha (approx.)
11	Western Sydney Hockey Centre	Sports field	<ul style="list-style-type: none"> 2 x hockey fields Area: 1.4 ha (approx.)
12	Caddens Oval	Sports field	<ul style="list-style-type: none"> Area: 2.1 ha (approx.) Also contains a half-court and cricket nets

Source: DPHI (2022), NSW Education (2022), ACECQA (2023)⁴, Department of Health (2023)

Open space and recreation facilities

The Penrith Sport and Recreation Strategy (2020) identifies that the Penrith LGA has been divided into 12 precincts for the implementation of upgrades, new facilities, and future planning.⁵ The site is located within the Central East precinct, which has the capacity to develop approximately 8,000 dwellings by 2036. There were 128 reserves within this precinct in 2020 which included passive parklands, natural areas, creeks and wetlands, varying in size from 0.1 ha to 33 ha.

There are several open space and recreation facilities of varying size and utility within an 800-metre catchment of the site, with the majority being parks or reserves. There are also two sports fields, two hockey fields, and two tennis courts within this catchment. Several new parks have recently been constructed in Caddens in conjunction with the new housing developments, including Gandell Reserve, Roger Nethercote Park, Hilltop Park, and Caddens Oval which are identified in Figure 9 and Table 7 above.

Table 10 identifies strategy action items in the vicinity of the site within Caddens and Kingswood. The upgrades to Caddens Road Sportsground (Caddens Oval) have been completed (refer Figure 15), whilst future upgrades to open space and sporting facilities at the WSU Kingswood & Werrington Campuses have also been proposed.

Table 10: Strategy Action Items in Caddens and Kingswood

Strategy Action Item	Description	Timeframe
Caddens Road Sportsground (Caddens Oval)	Complete construction of sports oval, amenities and cricket practice facilities	Years 1-5 (completed)
WSU Kingswood & Werrington Campuses	Liaise on land development and open space planning	Years 1-5
WSU Kingswood & Werrington Campuses	Monitor hockey participation rates and communicate with WSU regarding future facility provision.	Years 6-9

Source: Penrith City Council (2020), *Penrith Sport and Recreation Strategy*, p. 68-69

The master plan of the Caddens Road Sportsground upgrade is shown in Figure 15 below.

⁴ (Australian Children's Education and Care Quality Authority, 2022)

⁵ Penrith City Council (2020), *Penrith Sport and Recreation Strategy*

Figure 15: Caddens Road Sportsground Master Plan



Source: Place Design Group

Community facilities (including libraries)

There is one community facility within an 800 metre radius of the site, which is the NSW Government Archives and offices. The facility is open to the public from Tuesday to Saturday each week and contains NSW archives which are publicly accessible. The facility contains a reading room and readers lounge and requires visitors to apply for a readers ticket prior to visiting.

A community centre was included in the approved DA (DA17/0995). This community centre would cover an area of 597 sqm and is proposed to be retained and is proposed to be used as a multi-functional community space.

There are no Council libraries within 800 metres of the site. However, John Phillips Library located on the Western Sydney University's Kingswood Campus and provides approximately 7,000 sqm of floor space. This library is accessible to the public, including future residents of the proposed development.

4.5.3 Education, child care, and health care facilities

Education, child care, health care and aged care facilities located within an approximate 800 metre radius of the site are mapped in Figure 16 and listed in Table 11 below.

Figure 16: Education, child care, health care and aged care facilities within 800 metres of the site



Imagery: CartoDB (2023). Data sources per list above.

Table 11: Social infrastructure near the site

ID	Name	Type	Notes
13	Kingswood Public School	Primary school	<ul style="list-style-type: none"> FTE enrolments (2023): 506 Capacity: 650 (approx.)⁷
14	Claremont Meadows Public School	Primary school	<ul style="list-style-type: none"> FTE enrolments (2023): 605 students Capacity: 800 students
15	TAFE NSW Nepean - Kingswood	TAFE campus	<ul style="list-style-type: none"> Facilities include an arts and design centre, auditorium and conference room, gymnasium, health and support services training facility, and visual merchandising workshop
16	Western Sydney University – Kingswood campus	University campus	<ul style="list-style-type: none"> Also known as the Penrith campus Contains a library, teaching and gym facilities
17	Western Sydney University – Werrington South Campus	University campus	<ul style="list-style-type: none"> Contains a library and teaching/training facilities
18	WSI Kids Nepean	Child care - long day care (LDC)	<ul style="list-style-type: none"> Max places: 40 Vacancies: Yes
19	YMCA Claremont Meadows OSHC	Child care - Outside school hours care (OSHC)	<ul style="list-style-type: none"> Max places: 118 Vacancies: Yes
20	The Little Village Early Learning Centre	Child care - long day care (LDC)	<ul style="list-style-type: none"> Max places: 59 Vacancies: No
21	Prepare Early Education Centre	Child care - long day care (LDC)	<ul style="list-style-type: none"> Max places: 97 Vacancies: Yes
22	WSU Early Learning Penrith	Child care - long day care (LDC)	<ul style="list-style-type: none"> Max places: 60 Vacancies: Yes
23	Caddens Medical Centre	GP practice	<ul style="list-style-type: none"> Located within Caddens Corner Shopping Centre Provides bulk-billing for patients with Medicare
24	Anglicare Newmarch House	Aged care facility	<ul style="list-style-type: none"> Contains 102 beds
25	Anglicare Caddens Village	Aged care facility	<ul style="list-style-type: none"> Contains 133 dwellings

Source: DPHI (2022), NSW Education (2022), ACECQA (2023)⁸, Department of Health (2023)

⁷ Estimate provided by staff at Kingswood Public School

⁸ (Australian Children's Education and Care Quality Authority, 2022)

Education

There are two schools which are both located approximately 800 metres from the site. Claremont Meadows Public School is a K-6 primary school. The school was upgraded in 2019 to increase its capacity to up to 800 students through the provision of 12 new permanent teaching spaces. The school recorded 605 full time equivalent (FTE) enrolments in 2023. Kingswood Public School is another K-6 primary school. The school recorded 506 FTE enrolments in 2023 and has a total capacity of approximately 650 students. Advice was sought from NSW School Infrastructure regarding more detail on the future capacity of local schools, but formal advice was still forthcoming at the time of writing.

Western Sydney University has two of its campuses within the local area (Kingswood and Werrington South). The TAFE NSW Nepean-Kingswood campus is also located approximately 250 metres to the north of the site.

Child care

Within an approximately 800-metre catchment of the site, there are four Long Day Care (LDC) centres with a total capacity of 256 places, and one Out of School Hours Care (OSHC) centre with total capacity of 118 places. One of these facilities is the Prepare Early Education Centre, an LDC facility located within the site in Caddens Corner Shopping Centre. Of the five child care facilities, all excluding the Little Village Early Learning Centre recorded vacancies as of January 2024.⁹

Health and aged care

There is one health facility located within an 800 metre radius of the site. Caddens Medical Centre is a new GP practice located within Caddens Corner Shopping Centre, providing bulk-billing for patients with Medicare. Claremont Meadows Medical Centre is another bulk-billing clinic located approximately 1.3 kilometres to the west of the site.

The nearest hospital is the Nepean Hospital, located approximately 2 kilometres west of the site. There are also two aged care facilities, both located approximately 800 metres to the west of the site. Anglicare Newmarch House contains 102 beds, whilst Anglicare Caddens Village has 133 beds to total 235 beds across both.¹¹

⁹ StartingBlocks (2024), *Find child care*: <https://www.startingblocks.gov.au/find-child-care>









¹¹ Anglicare (2023), *Retirement village locations*: <https://www.anglicare.org.au/what-we-offer/retirement-living/villages-locations/>

SOCIAL BASELINE

5.0 SOCIAL BASELINE

5.1 Demographic overview

The table below presents a summary of the salient characteristics of Kingswood-Werrington (SA2), with Greater Sydney Greater Capital City Statistical Area (GCCSA) provided as a comparator.

 Population	<ul style="list-style-type: none"> In 2021, Kingswood-Werrington (SA2) was estimated to be home to approximately 24,625 residents, living in 9,732 dwellings with an average household size of 2.7, the same as for Greater Sydney.
 Median age	<ul style="list-style-type: none"> At the 2021 Census, the median age of Kingswood-Werrington (SA2) was 33, lower than the median age for Greater Sydney (37).
 Age profile	<ul style="list-style-type: none"> In 2021, 11 per cent of residents in Kingswood-Werrington (SA2) were aged over the age of 65, which was a smaller proportion than for Greater Sydney (15.2 per cent). There was a higher proportion of residents aged under 15 years in Kingswood-Werrington (SA2) (22.6%) in 2021 than Greater Sydney (18.4%). The proportion of residents of working age (aged 15-64) was similar across Kingswood-Werrington (SA2) (66.5%) and Greater Sydney (66.4%) in 2021.
 Language spoken at home	<ul style="list-style-type: none"> At the 2021 Census, 32.3% of households in Kingswood-Werrington (SA2) spoke a language other than English at home, compared to 42.0% of households across Greater Sydney.
 Need for assistance	<ul style="list-style-type: none"> At the 2021 Census, approximately 1,408 (5.7%) residents in Kingswood-Werrington (SA2) required assistance with core activities, compared to 270,665 (5.2%) in Greater Sydney.
 Household type	<ul style="list-style-type: none"> There was a slightly smaller representation of group households, with 3.5% in Kingswood-Werrington (SA2) compared to 4.2% across Greater Sydney Family composition in Kingswood-Werrington (SA2) was generally similar to across Greater Sydney, though with a higher proportion of one parent families At the 2021 Census, 49.4% of families in Kingswood-Werrington (SA2) were couple families with children, 27.0% were couple families without children, and 21.4% were one parent families. Across Greater Sydney, these proportions were 48.4%, 34.8%, and 15.1% respectively.
 Household size	<ul style="list-style-type: none"> At the 2021 Census, Kingswood-Werrington (SA2) recorded an average of 2.7 persons per household, the same as for Greater Sydney At the 2021 Census, 11.7% of households consisted of five or more persons, in Kingswood-Werrington (SA2), a similar proportion as for Greater Sydney (11.5%) One person households in Kingswood-Werrington (SA2) (26.1%) occurred at higher rates than across Greater Sydney (23.2%), and two person households constituted a slightly lower share of total dwellings in Kingswood-Werrington (SA2) (26.9%) than Greater Sydney (30.7%) There was a slightly larger proportion of three and four person households in Kingswood-Werrington (SA2) (35.3%) than across Greater Sydney (34.6%).
 Income and expenditure	<ul style="list-style-type: none"> The median weekly personal income in Kingswood-Werrington (SA2) at the 2021 Census was \$839, slightly lower than that of Greater Sydney (\$881). The median weekly household income in Kingswood-Werrington (SA2) in 2021 was \$1,707, lower than that of Greater Sydney (\$2,077) Meanwhile, median weekly rent was significantly lower in Kingswood-Werrington (SA2) (\$370) than across Greater Sydney (\$470), and median monthly mortgage payments were also lower (\$2,128 compared to \$2,427). Similar proportions of households in Kingswood-Werrington (SA2) were experiencing housing stress as across Greater Sydney. There were 36.9% of rental households in Kingswood-Werrington (SA2) that were paying rent equal

Work and employment

to or greater than 30% of their household income, compared to 35.3% of Greater Sydney rental households. The proportion of households with a mortgage making **mortgage repayments equal to or greater than 30% of household income** was 17.9% in Kingswood-Werrington (SA2), compared to 19.8% across Greater Sydney.

- As at the 2021 Census, 6.2% of Kingswood-Werrington (SA2) residents who reported as being in the labour force were **unemployed**. This was higher than the unemployment rate in Greater Sydney (5.1%).
- The **most common occupation** in Kingswood-Werrington (SA2) in 2021 was 'Professionals', with over almost 20% of employed people working in this role, whilst the **top industry of employment** was Hospitals (except Psychiatric Hospitals) (6.6% of employed people). Other common occupations and industries of employment in Kingswood-Werrington (SA2) are listed in the table below.

Most common occupations		Most common industries of employment	
Professionals	19.4%	Hospitals (except Psychiatric Hospitals)	6.6%
Clerical and Administrative Workers	15.3%	Supermarket and Grocery Stores	3.6%
Machinery Operators and Drivers	12.1%	Other Social Assistance Services	3.6%
Community and Personal Service Workers	11.9%	Takeaway Food Services	2.4%
Technicians and Trades Workers	11.7%	Aged Care Residential Services	2.2%

Source: Australian Bureau of Statistics QuickStats (2022),¹² Australian Bureau of Statistics TableBuilder (2022)¹³

5.2 Projected population

Population projections have been sourced from DPHI's 2022 Common Planning Assumptions (CPA) dataset for Kingswood-Werrington (SA2). It should be noted that the dataset was prepared in April 2021, prior to the 2021 Census which was conducted in August 2021. The base population for the 2022 DPHI population projections is the estimated resident population by age and sex as of 30 June 2020 (23,524), which is lower than the 2021 recorded Census population (24,625). As such, the total population growth over the period 2021-2041 may be higher than what is projected in the DPHI population projections.

Table 12 shows the projected population growth in Kingswood-Werrington (SA2) between 2021 and 2041 by age group. This shows that the overall population is projected to increase by approximately 25 per cent over the 20 year period, from 23,524 in 2021 to 29,324 in 2041.

The most significant growth is projected in residents aged 55 years and over, with these age groups all growing by more than 40 per cent over the 20 year period. In terms of specific age groups, the 55-59 age group is projected to see the largest increase by population (465 additional persons), whilst the 85 years and over age group is projected to see the largest percentage increase, with the population of this age group increasing by approximately 180 per cent over the 20 year period. Overall, this shows that the proportion of residents in older age groups is projected to increase, whilst younger age groups are generally expected to make up a small share of the population in 2041.

Despite the increase in older residents, population growth has been projected across all age groups. This suggests that the local area will still need to offer a wide range of services to meet diverse needs for housing and social infrastructure, though with a focus on providing services for the growing number of older residents in the area.

¹² (Australian Bureau of Statistics, 2022)

¹³ (Australian Bureau of Statistics, 2022)

Table 12: Kingswood-Werrington (SA2) population growth forecast by age group, 2021-2041

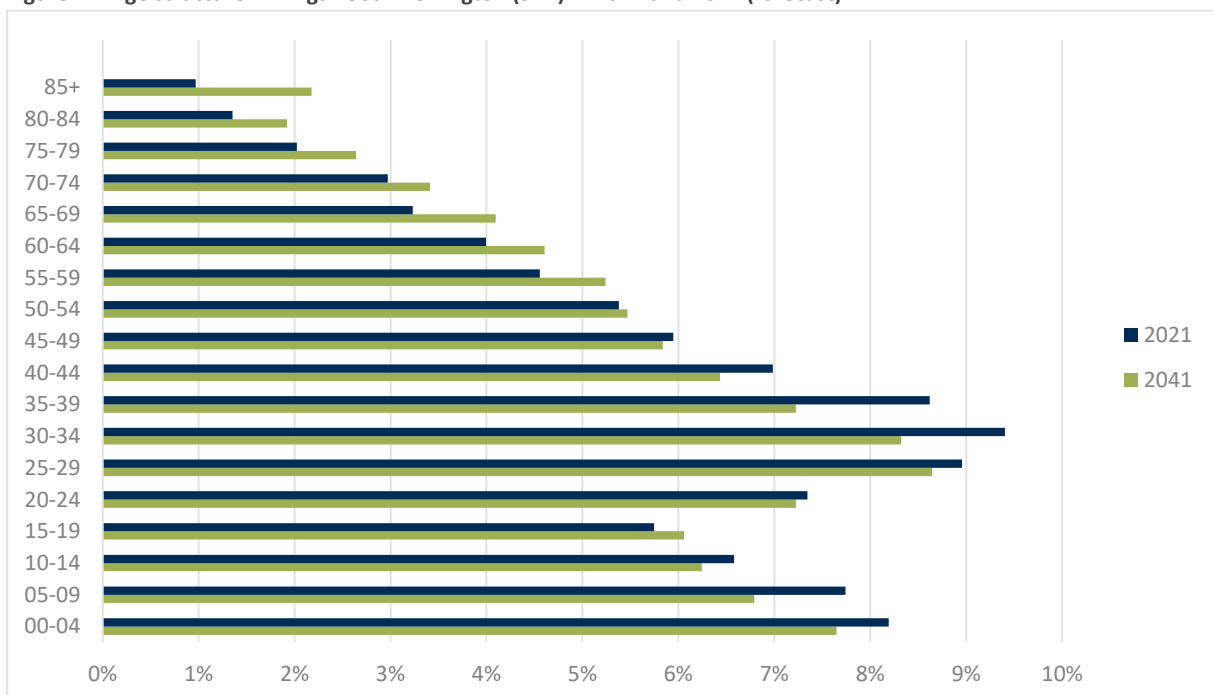
Age group	2021 (#)	2021 (%)	2041 (#)	2041 (%)	Persons increase	Percentage increase
0 to 4	1,927	8.2	2,243	7.6	+316	16.4%
5 to 9	1,821	7.7	1,991	6.8	+170	9.4%
10 to 14	1,548	6.6	1,831	6.2	+283	18.3%
15 to 19	1,352	5.7	1,778	6.1	+426	31.5%
20 to 24	1,728	7.3	2,119	7.2	+391	22.6%
25 to 29	2,107	9.0	2,535	8.6	+428	20.3%
30 to 34	2,213	9.4	2,440	8.3	+228	10.3%
35 to 39	2,028	8.6	2,119	7.2	+91	4.5%
40 to 44	1,643	7.0	1,887	6.4	+244	14.8%
45 to 49	1,399	5.9	1,711	5.8	+312	22.3%
50 to 54	1,266	5.4	1,604	5.5	+338	26.7%
55 to 59	1,072	4.6	1,537	5.2	+465	43.4%
60 to 64	940	4.0	1,351	4.6	+411	43.7%
65 to 69	760	3.2	1,201	4.1	+441	58.1%
70 to 74	699	3.0	1,001	3.4	+302	43.2%
75 to 79	476	2.0	775	2.6	+299	62.7%
80 to 84	318	1.4	563	1.9	+245	76.9%
85 and over	228	1.0	639	2.2	+411	180.4%
Total persons	23,524	100	29,324	100	5800	24.7%

Source: DPHI (2022)

Figure 17 shows the population age structure in Kingswood-Werrington (SA2) in 2021 and 2041 (projected). This shows that the with the exception of the 15-19 age group, all age groups aged 49 years and under are projected to see a decline in their share population between 2021 and 2041. The most significant decline is projected in the 35-39 age group, which would see its share of the population decrease from 8.6 per cent in 2021 to 7.2 per cent in 2041.

Conversely, the proportion of residents in all age groups aged 50 years and over is projected to increase over this period, signalling an ageing population. The most significant increase is projected in the 85+ age group, which would see its share of the population increase from 1 per cent in 2021 to 2.2 per cent in 2041.

Figure 17: Age structure in Kingswood-Werrington (SA2) in 2021 and 2041 (forecast)



Source: DPHI (2022)

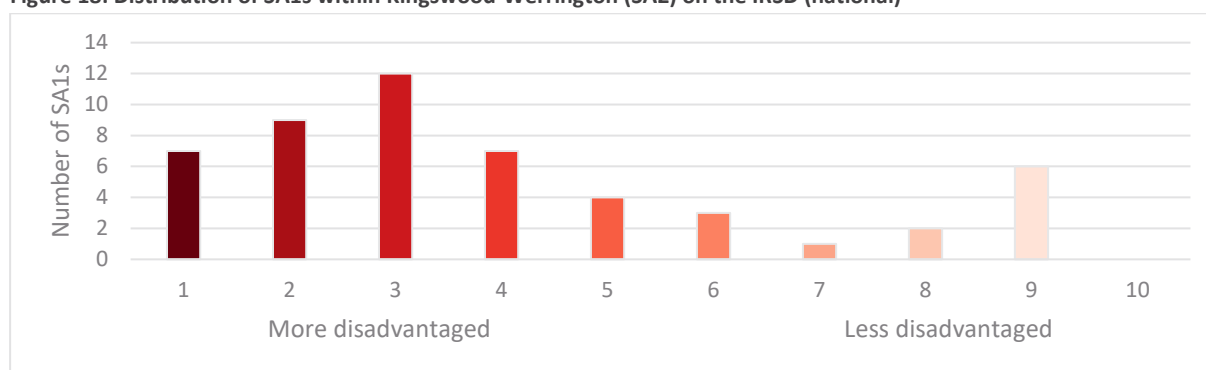
5.3 Social advantage and disadvantage

The Socio-Economic Indexes for Areas (SEIFA) are rankings of relative socio-economic status (advantage and disadvantage) for different geographic areas, within each state and nationally. The indexes rank areas against others of the same geographic type (e.g. Local Government Area or Statistical Area Level 1) based on specific socio-economic metrics, selected based on the particular SEIFA index.

5.3.1 Relative socio-economic disadvantage

Index of Relative Socio-economic Disadvantage (IRSD) examines factors like unemployment, proportion of lower income households, lower education levels or lack of internet access to compare overall levels of disadvantage in areas. Figure 18 shows the distribution of IRSD rankings for SA1s within Kingswood-Werrington (SA2). The SA1s surrounding the site are generally concentrated in the lowest three deciles with none in the most advantaged decile, indicating higher levels of disadvantage.

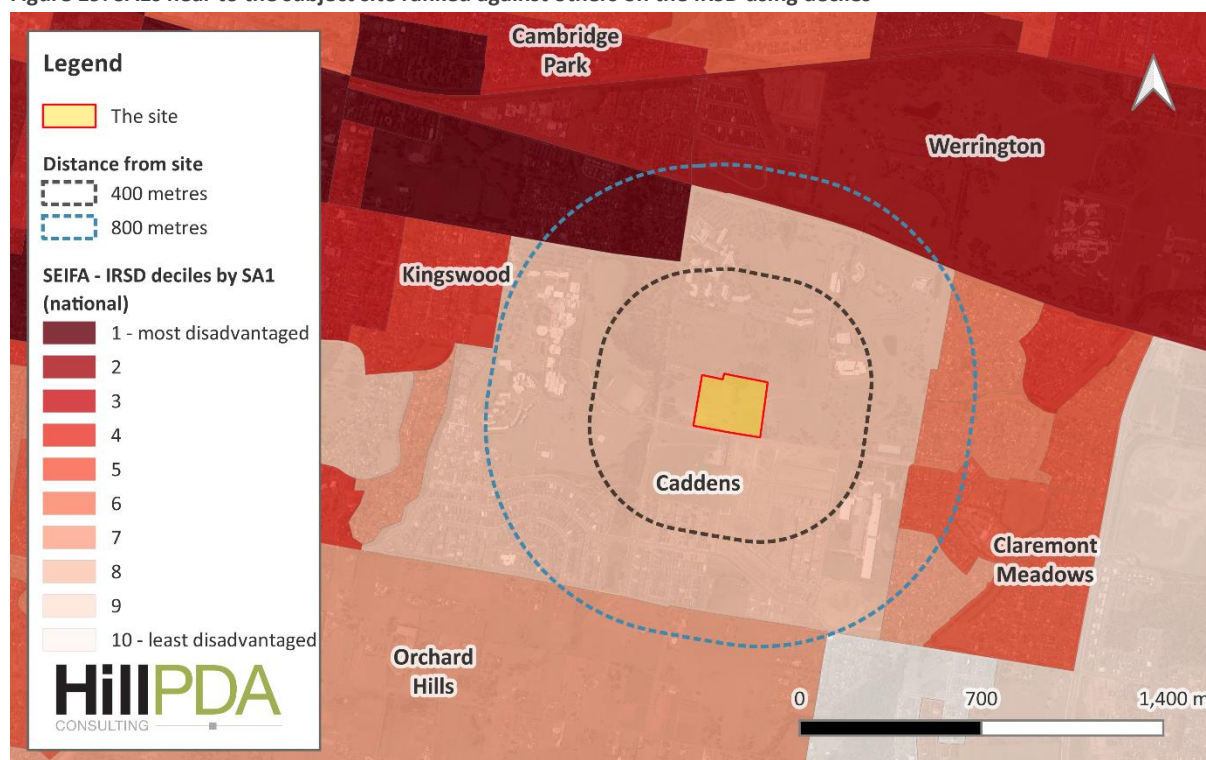
Figure 18: Distribution of SA1s within Kingswood-Werrington (SA2) on the IRSD (national)



Source: ABS (2021). SA1s for which no score is recorded (low population) have been excluded.

This data has been mapped spatially in Figure 19. The SA1s immediately surrounding the site have low levels of disadvantage, whilst the SA1s further to the east, north and west show higher levels of disadvantage.

Figure 19: SA1s near to the subject site ranked against others on the IRSD using deciles

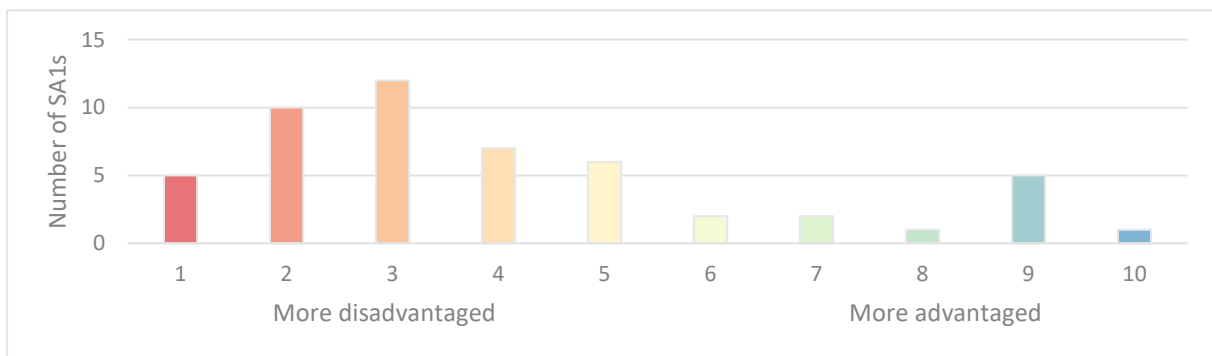


Source: ABS (2021). SA1s for which no score is recorded (low population) have been excluded.

5.3.2 Relative socio-economic advantage and disadvantage

The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD), in addition to the indicators of disadvantage above, examines factors like professional occupations, high income, higher education levels, and larger houses to compare overall levels of advantage and disadvantage in areas. Figure 22 shows the distribution of IRSAD rankings for SA1s within the study area (out of a total of 51) ranked in the top three deciles. Most SA1s in the study area (40 out of 51) are ranked between the first and fifth deciles, indicating a greater concentration of socio-economic disadvantage.

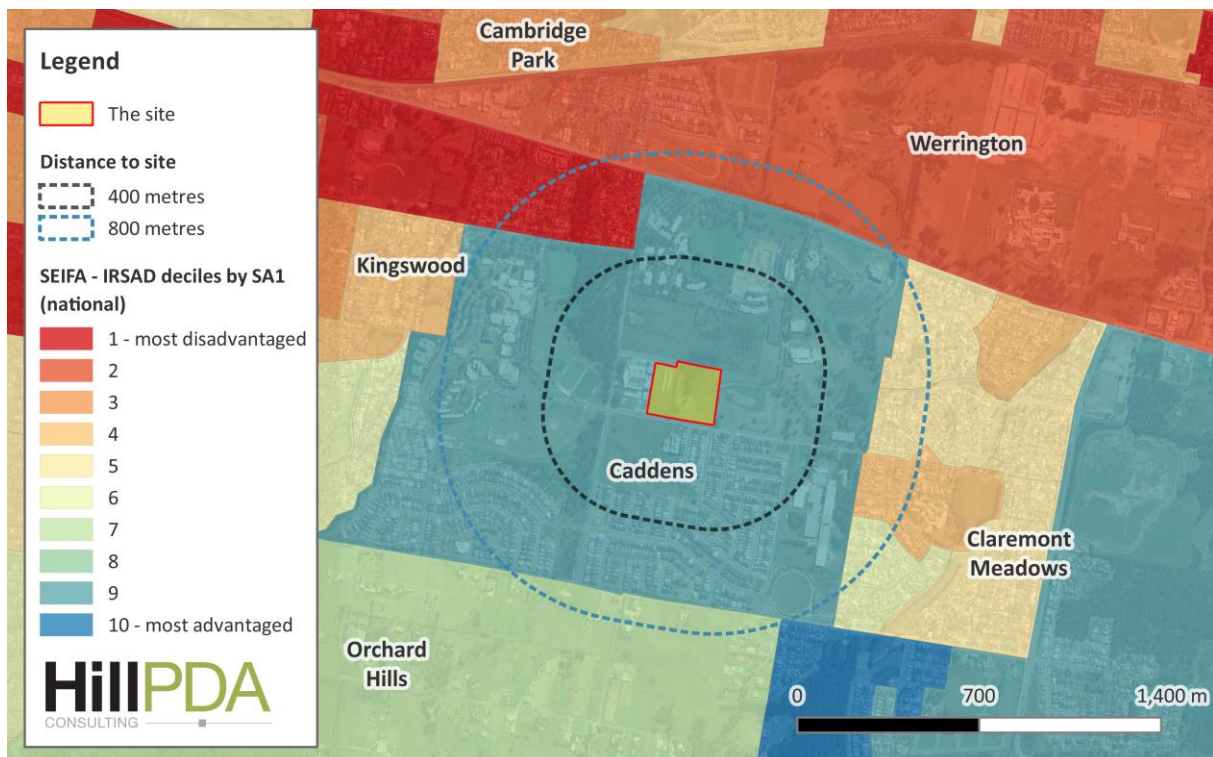
Figure 20: Distribution of SA1s within Kingswood-Werrington (SA2) on the IRSAD (national)



Source: ABS (2021). SA1s for which no score is recorded (low population) have been excluded.

This data has been mapped spatially in Figure 21. Whilst the SA1s immediately surrounding the site show higher levels of advantage, the SA1s further to the east, north and west show higher levels of disadvantage, potentially indicating fewer households with high incomes, or fewer people in skilled occupations.

Figure 21: SA1s near to the site ranked on the IRSAD using deciles

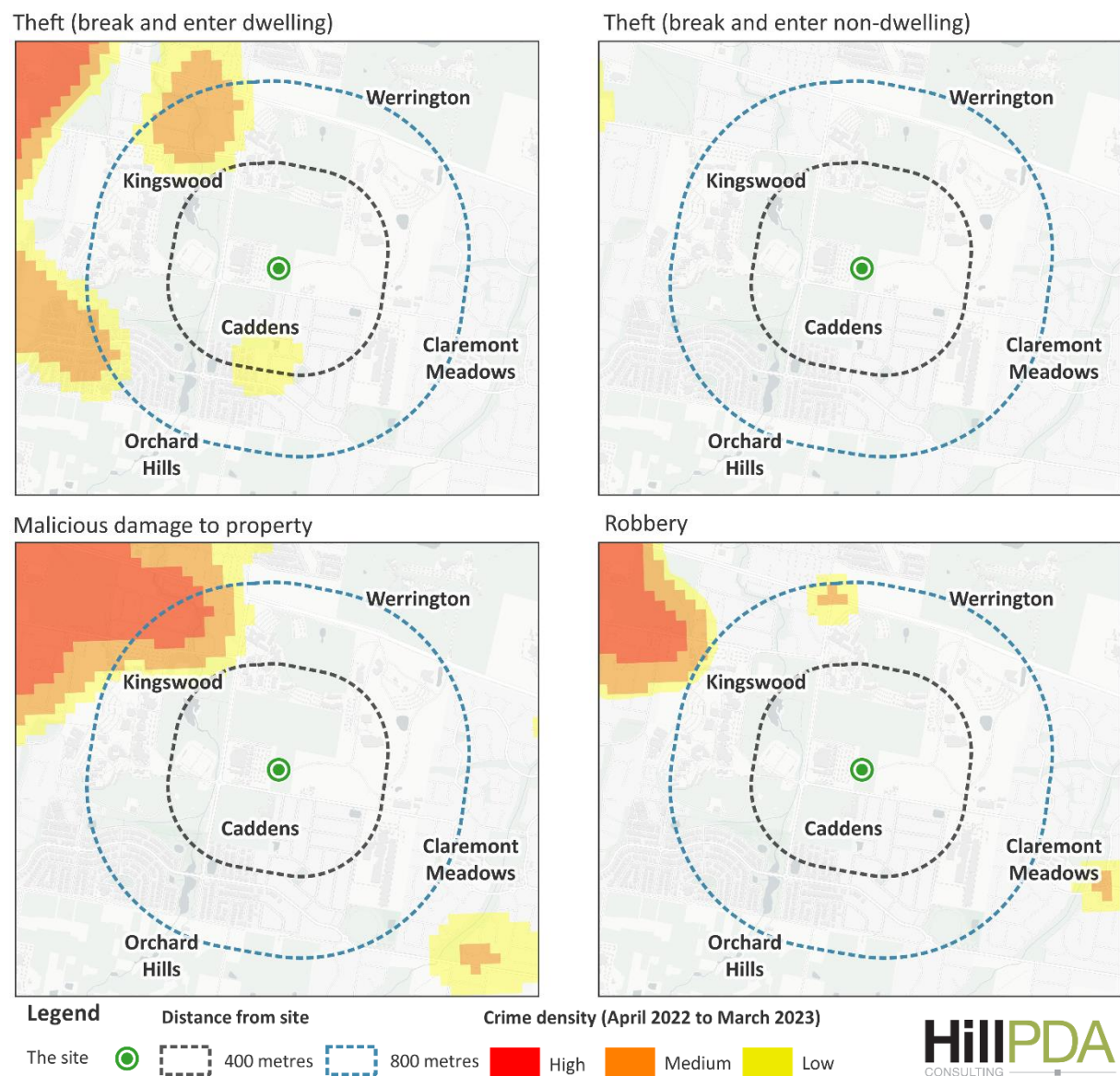


Source: ABS (2021). SA1s for which no score is recorded (low population) have been excluded.

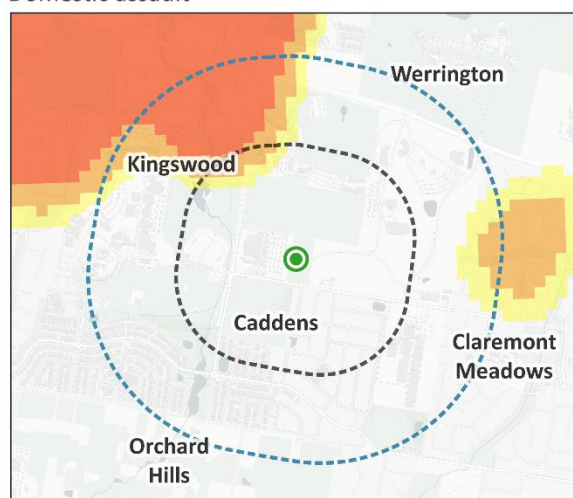
5.4 Crime

Data from the NSW Bureau of Crime Statistics and Research (BOCSAR) has been mapped below in Figure 22 to show crime hotspots near to the site. There were no strong hotspots for all reviewed crime categories within 400 metres of the site. Within 800 metres of the site there were medium-high concentrations of theft (break and enter dwelling), malicious damage to property, and domestic assault to the west and northwest of the site towards Kingswood. Crime data is explored in further detail below with consideration of incident rates compared to the LGA and State rates.

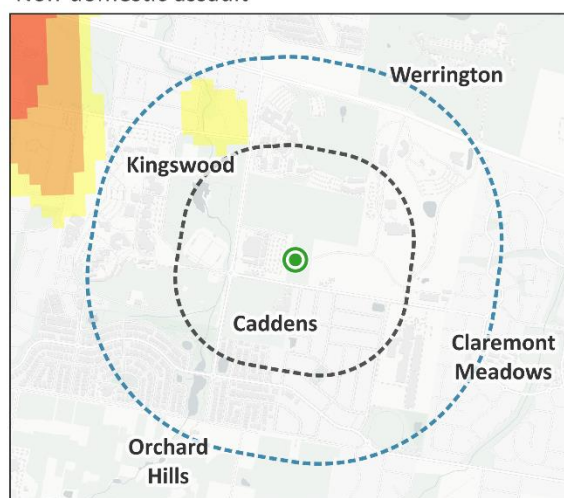
Figure 22: BOCSAR crime hotspot maps for incidents between April 2022 and March 2023 (contd. over)



Domestic assault



Non-domestic assault



Source: BOCSAR (2023)

Detailed data obtained from BOCSAR is shown in the tables below. As the site is situated on the boundary of Caddens (SAL) and Kingswood (SAL), statistics for both suburbs have been included, with the wider Penrith LGA and NSW State rates also included for comparison. It is noted the incident counts in Caddens (SAL) were too low to produce a statistically significant trend across all crimes categories.

As shown in Table 13, rates of theft (break and enter dwelling) were stable in Kingswood (SAL) and Penrith (LGA), and up 8.6 per cent per year across NSW. Whilst rates for Cadden (SAL) were similar to the rates for the LGA and NSW, rates for Kingswood (SAL) were over three times the rates for the LGA in the year to March 2023.

Table 13: Incidents of theft (break and enter dwelling) to March 2023 (rate per 100,000 population)

Year to	March 2023	March 2022		March 2023	
Area	Trend (2 year)	Count	Rate	Count	Rate
Caddens (SAL)	n.c.	10	284.2	8	227.3
Kingswood (SAL)	Stable	77	716.9	88	819.3
Penrith (LGA)	Stable	573	261.5	561	256.0
New South Wales	Up 8.6% per year	17,446	215.5	18,938	234.0

Source: BOCSAR (2023).

Table 14 shows that rates of theft (break and enter non-dwelling) were stable in the LGA and across NSW in the two years to March 2023. The incident count in Kingswood (SAL) and Caddens (SAL) were too low to produce a statistically significant trend, with no instances of this crime being recorded in Caddens (SAL) over this two year period. Despite a low incident count in Kingswood (SAL) in the year to March 2022 (10 counts) and in the year to March 2023 (9 counts), rates for this crime in Kingswood (SAL) were similar to the rates for the LGA and NSW.

Table 14: Incidents of theft (break and enter non-dwelling) to March 2023 (rate per 100,000 population)

Year to	March 2023	March 2022		March 2023	
Area	Trend (2 year)	Count	Rate	Count	Rate
Caddens (SAL)	n.c.	0	0.0	0	0.0
Kingswood (SAL)	n.c.	10	93.1	9	83.8
Penrith (LGA)	Stable	191	87.2	175	79.9
New South Wales	Stable	7,252	89.6	7,534	93.1

Source: BOCSAR (2023).

Table 15 shows that rates of robbery were stable in the LGA and across NSW in the two years to March 2023. The incident count in Kingswood (SAL) and Caddens (SAL) were too low to produce a statistically significant trend,

with no instances of this crime being recorded in Caddens (SAL) over this two year period. Rates for this crime were higher in Kingswood (SAL) than the LGA and NSW across both years.

Table 15: Incidents of robbery from to March 2023 (rate per 100,000 population)

Year to	March 2023	March 2022		March 2023	
Area	Trend (2 year)	Count	Rate	Count	Rate
Caddens (SAL)	n.c.	0	0.0	0	0.0
Kingswood (SAL)	n.c.	5	46.6	11	102.4
Penrith (LGA)	Stable	67	30.6	78	35.6
New South Wales	Stable	1,712	21.2	1,883	23.3

Source: BOCSAR (2023).

As shown in Table 16, occurrences of malicious damage to property have remained relatively stable across all sampled jurisdictions over the previous two years. However, rates of this crime were significantly higher in Kingswood (SAL) than the LGA and NSW averages, being at least double these rates in the year to March 2023.

Table 16: Incidents of malicious damage to property to March 2023 (rate per 100,000 population)

Year to	March 2023	March 2022		March 2023	
Area	Trend (2 year)	Count	Rate	Count	Rate
Caddens (SAL)	n.c.	5	142.1	5	142.1
Kingswood (SAL)	Stable	136	1,266.2	164	1,526.9
Penrith (LGA)	Stable	1,561	712.3	1,601	730.6
New South Wales	Stable	48,395	597.9	48,889	604.0

Source: BOCSAR (2023).

As shown in Table 17, rates of domestic assault were stable in Kingswood (SAL) and the LGA over the previous two years, and up 5.2 per cent per year in NSW. Rates of this crime were also significantly higher in Kingswood (SAL) than the LGA and NSW averages, being at least double these rates in the year to March 2023. Incident counts of this crime were low in Caddens, attributing to a lower crime rate than across all other areas.

Table 17: Incidents of domestic assault to March 2023 (rate per 100,000 population)

Year to	March 2023	March 2022		March 2023	
Area	Trend (2 year)	Count	Rate	Count	Rate
Caddens (SAL)	n.c.	8	227.3	4	113.7
Kingswood (SAL)	Stable	98	912.4	120	1,117.2
Penrith (LGA)	Stable	1,109	506.0	1,105	504.2
New South Wales	Up 5.2% per year	32,329	399.4	34,017	420.3

Source: BOCSAR (2023).

As shown in Table 18, rates of non-domestic assault were stable across Kingswood (SAL) and Penrith (LGA) over the previous two years, and up 13 per cent per year across NSW. Rates of non-domestic assault were considerably higher in Kingswood (SAL) than the comparison areas, being at least double the rates for the LGA and NSW in the year to March 2023. There were only three counts of this crime recorded in Caddens (SAL) across both the year to March 2022 and the year to March 2023, contributing to a significantly lower rate in this suburb.

Table 18: Incidents of non-domestic assault to March 2023 (rate per 100,000 population)

Year to	March 2023	March 2022		March 2023	
Area	Trend (2 year)	Count	Rate	Count	Rate
Caddens (SAL)	n.c.	3	85.3	3	85.3
Kingswood (SAL)	Stable	101	940.3	115	1,070.7
Penrith (LGA)	Stable	952	434.4	1,035	472.3
New South Wales	Up 13.0% per year	28,060	346.7	31,707	391.7

Source: BOCSAR (2023).

5.5 Key insights

The study area is notable for:

- A smaller proportion of households that speak a language other than English at home (approx. 32 per cent), compared to nearly 42 per cent of households across Greater Sydney.
- A greater proportion of lone person households (26 per cent) compared to Greater Sydney (23 per cent).
- The population of the study area is projected to increase by approximately 25 per cent between 2021 and 2041, to reach over 29,000 in 2041.
- A younger median age (33) than Greater Sydney (37) with an overall younger population. However, the population projections estimate that, the proportion of residents in all age groups aged 50 years and over is projected to increase between 2021 and 2041, signalling an ageing population.
- A range of social infrastructure facilities are located within an approximate 800 metre radius of the site, including numerous child care centres, educational institutions, and open space and recreation facilities.
- A review of SEIFA data indicates that in 2021, areas immediately surrounding the site had moderate-high levels of advantage, whilst those further to the west (Kingswood), north (Werrington) and east (Claremont Meadows) showed higher levels of disadvantage.
- A review of crime data revealed no significant hotspots for crimes within 400 metres of the site, though there were medium-high concentrations of theft (break and enter dwelling), malicious damage to property, and domestic assault within 800 metres of the site.
- BOCSAR crime data reveals that whilst a low incident of crimes in Caddens (SAL) contributed to lower crime rates in this suburb, crime rates in Kingswood (SAL) were significantly higher than the rates for the LGA and NSW, being at least two-three times higher in some instances.

PROJECTED
POPULATION AND
SOCIAL
INFRASTRUCTURE
DEMAND

6.0 PROJECTED POPULATION AND SOCIAL INFRASTRUCTURE DEMAND

6.1 Projected population

6.1.1 Residential population

The proposal comprises 469 residential apartment dwellings, varying from one to four-bedroom layouts. Table 19 below projects the likely residential population based on the rates of occupancy per bedroom in high density dwellings (defined as being apartment buildings of three or more storeys) across the study area (Kingswood-Werrington SA2) at the 2021 Census. Due to there being no existing 4 bedroom high density dwellings in the study area or LGA, the average occupancy rate has been calculated for Greater Sydney.

Table 19: Implied population arising from the proposal at average occupancy rates for Kingswood-Werrington (SA2) in 2021

Unit size	Yield	Average household size – Kingswood-Werrington (SA2)	Projected residential population
1-bedroom	39	1.13	44
2-bedroom	263	1.74	458
3-bedroom	156	2.91	454
4-bedroom	11	3.29 ¹⁴	36
Total	469		992

Source: ABS (2021), *Australian Census of Population and Housing*. Compiled using TableBuilder Pro.

The above projection will be used for the purpose of projecting social infrastructure needs generated by the proposal in the following sections.

Using the age breakdown of the study area identified in Section 5.2, a projection of the age distribution within the proposal has been calculated in Table 20. Though the eventual profile of residents opting to live in the proposal may differ to the existing study area population profile, this is considered to present a reasonable approximation of the likely future characteristics of the resident population. The projections suggest that the proposed development is likely to appeal most to 25-39 age groups.

Table 20: Projected population by age group

Age group	Proportion (%) - Study area	Population (#) - Proposal	Age group	Proportion (%) - Study area	Population (#) - Proposal
0 to 4	8.2	81	55 to 59	4.6	46
5 to 9	7.7	76	60 to 64	4.0	40
10 to 14	6.6	65	65 to 69	3.2	32
15 to 19	5.7	57	70 to 74	3.0	30
20 to 24	7.3	72	75 to 79	2.0	20
25 to 29	9.0	89	80 to 84	1.4	14
30 to 34	9.4	93	85 and over	1.0	10
35 to 39	8.6	85	Total	100.0	992
40 to 44	7.0	69			
45 to 49	5.9	59			
50 to 54	5.4	54			

Source: ABS (2021), *Australian Census of Population and Housing*. Compiled using TableBuilder Pro.

¹⁴ Refers to the average household size for 4-bedroom high density dwellings across Greater Sydney

The projected on-site population identified above has been employed in predicting the demand for additional social infrastructure in the following sections.

6.1.2 Other population

Other population groups on site will include workers in the proposed commercial floorspace on site. The presence of these workers will generate expenditure and support the ongoing evolution of Caddens Corner.

6.2 Projected likely social infrastructure demand

In assessing the nature and level of social infrastructure need, historic practice has been to apply a population-based approach which relies on thresholds for social infrastructure provision. Recent research has revealed that such models can be limited in outer-suburban settings, where they can lead to more limited social infrastructure access in areas with lower densities, presenting risks of double disadvantage or deprivation amplification.¹⁵ A response to addressing these issues is to apply an access-based social infrastructure model (one that considers location/access, as well as population). An indicative level of social infrastructure need that will arise from the proposal can be ascertained using standards from a variety of sources, as well as average servicing levels derived from aggregate statistical data.

The proposed development concerns the construction of a large mixed use development. The projected populations (calculated in) show that approximately **992 people** could occupy the dwellings within the proposal. This represents a significant increase in population for the area. Despite this, the projected demand for social infrastructure is (in general) likely to be accommodated by the existing infrastructure near the site, along with the infrastructure provided within the site.

The *Penrith Sport and Recreation Strategy* was published by Penrith City Council in 2020. The Strategy identifies open space access requirements for the Penrith LGA. Table 21 identifies minimum outcome performance measures for different recreation types in the Penrith LGA. Specific benchmarks for the provision of open spaces are identified in the following section.

Table 21: Minimum outcome performance measures for different recreation types

Recreation type	Minimum outcome performance measure
Playgrounds	<ul style="list-style-type: none"> Within 5-minutes safe walking Medium and low density within 400m for 80% of homes and within 500m for 100% of homes For higher density, within 200m for 80% of homes and 300m for 100% of homes.
Youth Space (10-20 years)	<ul style="list-style-type: none"> Within 10 minutes safe walking and cycling Access to at least one youth space within 800m for 80% of houses and within 1500m for 100% ideally within 500m of public transport stop.
Outdoor recreation facilities for passive enjoyment of outdoors and nature	<ul style="list-style-type: none"> Within five minutes safe walking Medium and low density within 400m for 80% of homes and within 500m for 100% of homes. For higher density, within 300m for 80% of homes and 500m for 100% of homes.
Active recreation space (group based active recreation such as social sporting activity)	<ul style="list-style-type: none"> Within 15-minutes safe walking, or 10 minutes cycling – or less than 1500m walking distance.

¹⁵ Davern et. al. (2018). *Using spatial measures to test a conceptual model of social infrastructure that supports health and wellbeing*, Cities & Health 1(2).

Recreation type	Minimum outcome performance measure
Trail and path based recreation	<ul style="list-style-type: none"> Within 10-minutes safe walking or within 800m of 100% of houses. In high density areas multi-user path networks with linking access to extended trail or path opportunities within 500m should be considered.
Organised sport and recreation	<ul style="list-style-type: none"> Access to at least two of the following within 20-minutes safe walking or 15-minutes safe cycling or public transport: field sports, outdoor sports courts, indoor sports, aquatic sports.

Source: Penrith City Council (2020), *Penrith Sport and Recreation Strategy*, p. 27

6.2.1 Open space and recreation

Table 22 identifies the minimum rates and access requirements for areas of high density development in the Penrith LGA, which is defined as areas with 60-100 dwellings per hectare.

Table 22: Minimum rates and access requirements for infill development – high density (60-100 dwellings/ha)

Open space type	Definition	Minimum rate	Access from homes	Land size	Minimum provision (992 pop.)
Local park	<i>Provides convenient access to passive and some active recreation for nearby residents of all ages within walking distance.</i>	0.2ha / 1,000 pop	100% within 200m of local or district open space	0.3 – 0.5ha	0.20ha
District park	<i>Is larger and provides for a variety of active and passive recreation needs of the residents with a catchment across two or more suburbs. These spaces can accommodate large group activities, organised sports and offer opportunities for cultural expression and environmental education.</i>	1ha / 1,000 pop	100% within 400m of local or district open space	Min 2ha, Average >5 - 10ha	0.99ha
Sporting space	<i>Relates to areas where the primary role is for the purpose of supporting organised sport, including training and competition. Such a space could provide sportsgrounds, athletics tracks, courts and other sports surfaces, and may include buildings where there is a recreation function (for example sports halls, aquatic centres etc.)</i>	1.4ha / 1,000 pop	80% access to 2 space within 2km	Min 10ha, Average >10ha	1.39ha
Linear park	<i>Relates to areas where the primary role may not be public open space but where recreation can occur and is often associated with movement oriented recreation (walking and cycling) for example creek lines, storm water channels, linear trails, native vegetation corridors, river foreshores, rail corridors etc.</i>	1ha / 1,000 pop	100% within 800m	Min 20m wide	0.99ha
Citywide park	<i>Will provide a variety of active and passive recreation opportunities for residents across the whole of the LGA and the catchment may extend across other neighbouring LGA boundaries. These spaces may provide unique recreation opportunities or landscape settings.</i>	1ha / 1,000 pop	100% within public transport	Min 20ha	N/A
Total		4.6ha / 1,000 pop			

Source: Penrith City Council (2020), *Penrith Sport and Recreation Strategy*, p. 26

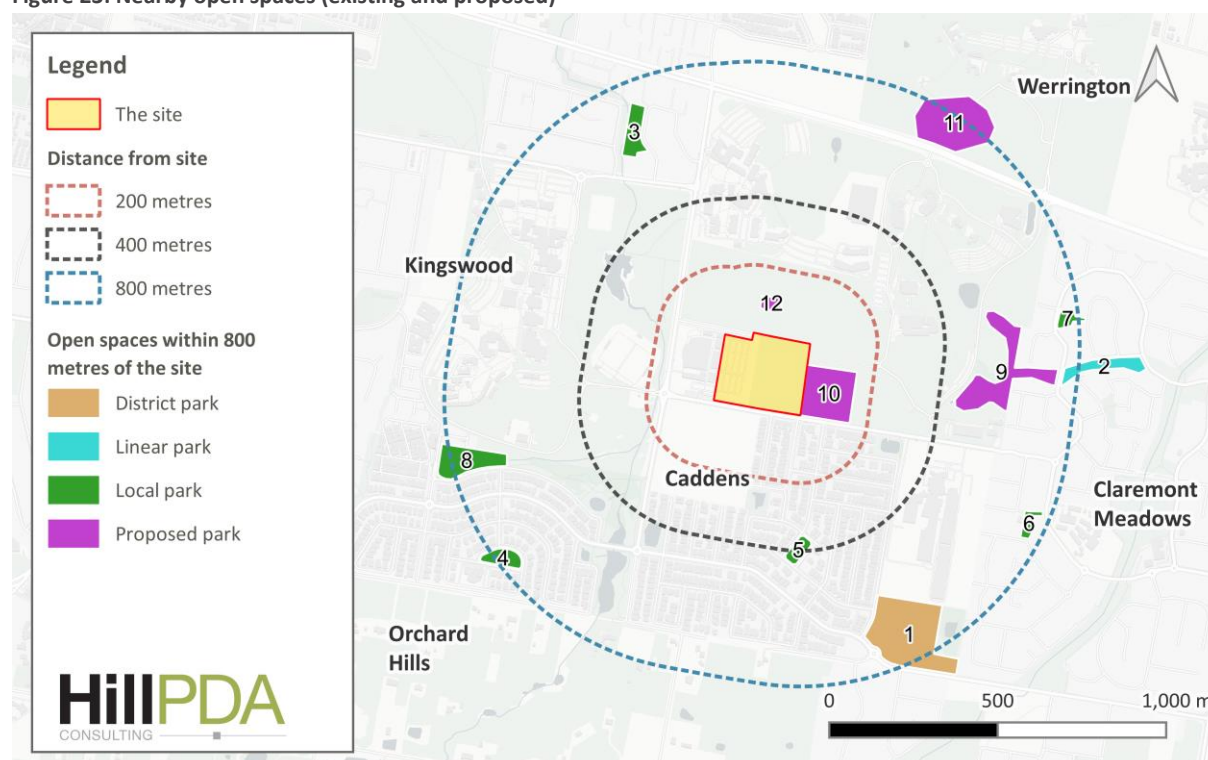
Parks and open spaces

The *Penrith Sport and Recreation Strategy* recommends that for high density residential areas, 100 per cent of dwellings should be located within 200 metres of local park and 100 per cent of dwellings should be located within 400 metres of district park. Existing and proposed open spaces within 400 meters of the site are identified

in Figure 23 and Table 23. This includes two proposed parks within a 200 metre radius of the site with a total area of approximately 2.35 ha, and one existing park (Hilltop Park) within a 400 metre radius of the site with an area of 0.3 ha. Together, these comprise 2.65 ha of existing and proposed parks within 400 metres of the site.

Within 800 metres of the site is also one linear park, an unnamed reserve (ID 2) which surrounds Claremont Creek and its distributaries. This meets the benchmark of 100 per cent of dwellings being with 800 metres of a linear park.

Figure 23: Nearby open spaces (existing and proposed)



Imagery: CartoDB (2023).

Table 23: Open spaces within 800 metres of the site

ID	Name	Category	Status	Distance from site	Notes
1	Caddens Oval	District park	Existing	< 800 metres	-
2	Unnamed reserve	Linear park	Existing	< 800 metres	-
3	Samuel Foster Reserve	Local park	Existing	< 800 metres	-
4	Roger Nethercote Park	Local park	Existing	< 800 metres	-
5	Hilltop Park	Local park	Existing	< 400 metres	An existing local park containing open spaces and a playground. Area = 0.30 ha.
6	Unnamed reserve	Local park	Existing	< 200 metres	-
7	Cedar Park	Local park	Existing	< 800 metres	-
8	Gandell Reserve	Local park	Existing	< 800 metres	-
9	Proposed passive open space	Proposed park	Proposed	< 800 metres	-
10	Proposed active open space	Proposed park	Proposed	< 800 metres	A proposed active open space located adjacent to the east of the site, as identified in the WELL Precinct DCP (see Figure 8). Area = 2.2 ha

ID	Name	Category	Status	Distance from site	Notes
11	Proposed passive open space	Proposed park	Proposed	< 800 metres	-
12	Proposed passive open space	Proposed park	Under construction	< 200 metres	A new local park incorporated into the masterplan of the Westwood Estate (see Figure 12). Area = 0.15 ha.

In terms of open space within the site itself, it is noted that the site has a total area of approximately 5.4 hectares. The proposal incorporates a range of open space facilities that will be accessible to both the public and residents of the development, covering approximately 0.4 hectares in total. This includes:

- A public plaza at the western boundary of the site adjacent to the existing shopping centre building
- Three pocket parks
- Open space links between buildings.
- 1,000 sqm of open space resulting from the removal of Building A (refer Figure 24), comprising:
 - An open lawn
 - Dog exercise area
 - Play area
 - Exercise area
 - BBQ / amenities / seating.

Figure 24: Revised proposal



Source: Site Image Landscape Architects (2023)

Based on the open space benchmarks referenced above, this level of open space is considered sufficient to meet the local open space needs of up to 992 new residents to be generated by the proposed development. As indicated in the Penrith Open Space Strategy, district and regional open space needs can be met by the identified existing and proposed open space, identified in the following paragraph.

It is also noted that several parks and open spaces have recently been developed in Caddens, to the south of the site as part of the new housing developments. These have been identified in section 4.5 and include Gandell Reserve (area approx. 1.6 ha), Roger Nethercote Park (area approx. 0.5 ha) and Hilltop Park (area approx. 0.3 ha), to total approximately 2.5 hectares of new parks and open spaces in Caddens. These have contributed

significantly to the provision of passive open spaces within an 800 metre radius of the site and would assist in meeting the needs of the increase in population from the proposed development.

Sporting space

Figure 25 below shows sporting spaces located within a 2 kilometre radius of the site. This includes:

- 11 existing sports fields
- 3 existing sports courts (includes 2 tennis courts and 1 half-court)
- The Gipps Street Recreation Precinct (currently under construction).

Figure 25: Sporting spaces within a 2 kilometre catchment of the site



Imagery: CartoDB (2023).

The Gipps Street Recreation Precinct is located approximately 1.4 kilometres to the east of the site and is currently under construction. This Precinct will contain ten multi-purpose courts including five playing fields, one mini field, two netball courts, two multi-courts, and cricket nets. The master plan for the Gipps Street Recreation Precinct is shown in Figure 26.

Figure 26: Gipps Street Recreation Precinct Master Plan



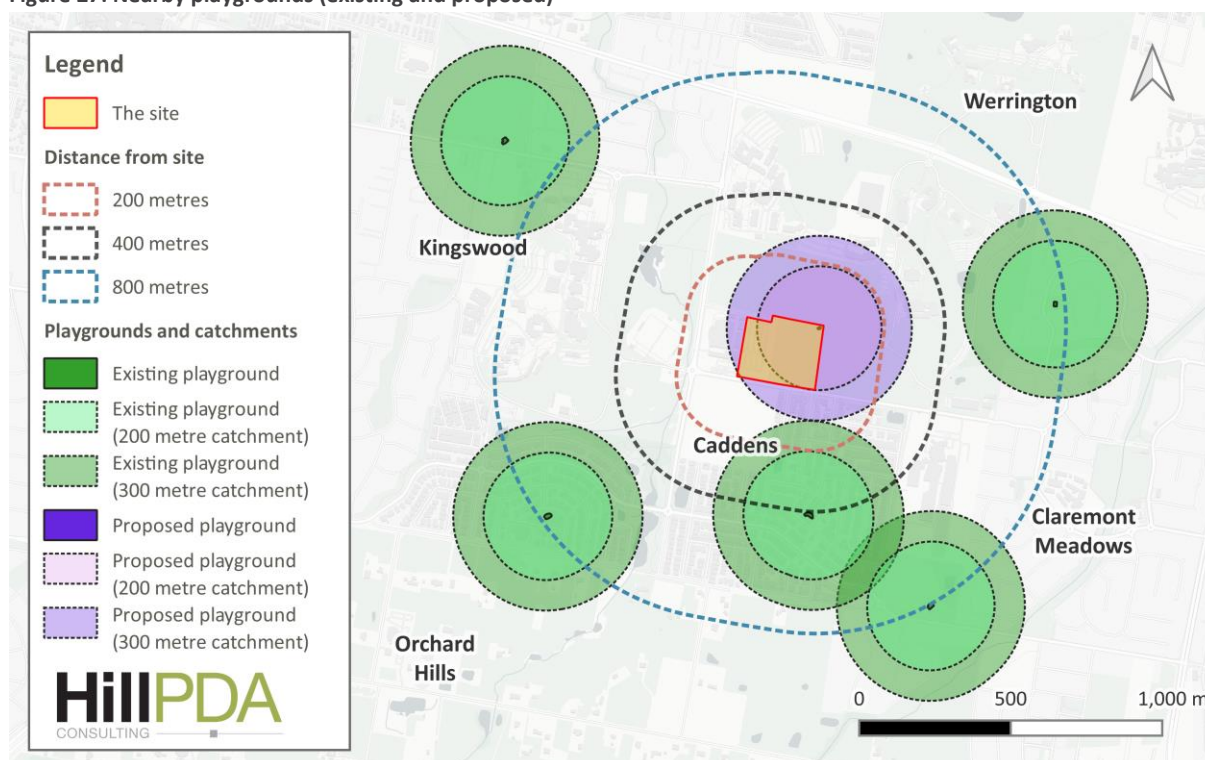
Source: Clouston Associates (2020)

The *Penrith Sport and Recreation Strategy* recommends that 80 per cent of homes should have access to two sporting spaces within 2 kilometres of their home. The review above has identified that there are currently 14 sporting spaces available within 2 kilometres of the site, excluding the future facilities that would become available following the completion of the Gipps Street Recreation Precinct. As such, the existing and proposed sporting spaces are expected to be able to meet resulting from the increase in population. Using the benchmark of 1.4 hectares of sporting space per 1,000 population, the proposal would also generate demand for approximately 1.4 hectares of sporting space. However, given the ample supply of sporting spaces within a 2 kilometre radius of the site, the sporting needs are considered to be sufficiently met.

Playgrounds

As shown in Figure 27, there are currently four playgrounds located within an 800 metre catchment of the site. Penrith City Council's minimum outcome performance measure of playgrounds identifies that for high density areas, playgrounds should be within 200 metres for 80 per cent of homes and 300 metres for 100 per cent of homes. A new play area has also been proposed following the removal of Building A as shown in Figure 24, providing new residents access to a play area within the site itself. As such, although the nearest existing playground is located approximately 400 metres to the south of the site, the incorporation of a playground as part of the proposal would meet the minimum outcome performance measure for playgrounds and provide easy access for new residents at the site.

Figure 27: Nearby playgrounds (existing and proposed)



Imagery: CartoDB (2023).

6.2.2 Community facilities

There is currently only one community facility within an 800 metre radius of the site, the NSW Government Archives and Offices which is open to the public from Tuesday to Saturday each week. However, for the purposes of this SIA, this facility is not considered a 'local' community facility given that it does not allow opportunities for the local community to congregate or engage in local community activities or events.

The Parramatta Community Infrastructure Strategy (the CIS) provides benchmarks for the provision of social infrastructure within the Parramatta LGA¹⁹. These benchmarks are considered best-practice benchmarks across NSW and have been applied to the projected population calculated above.

Table 24: Parramatta Community Infrastructure Strategy – benchmarking for community facilities

Type	Benchmark (Parramatta CIS)	Existing (within 800m of the site)	The proposal		Additional Facilities Needed
			Parameter	Need	
District library	1 facility: 20,000 – 35,000 residents 39 sqm: 1,000 residents +20% circulation	1 library 7,000 sqm ²⁰	992 residents	46 sqm	Negligible
Community space (exc. Scout/guide halls)	80 sqm: 1,000 residents	0 sqm ²¹	992 residents	79 sqm	1 facility

Source: City of Parramatta (2020, pp. 60-61).²²

The WELL Precinct DCP identifies that a multi-purpose community facility is to be established in the WELL Precinct Centre (see Figure 8). This facility would to the community needs associated with the expected residential development throughout the WELL Precinct. The following is stated in the WELL Precinct DCP regarding the provision of this proposed facility:

¹⁹ City of Parramatta (2020). *Community Infrastructure Strategy*.

²⁰ ARIA Project Solutions (2017), *John Phillips Library*: <http://www.ariaprojectsolutions.com.au/main/?portfolio=library-building>

²¹ Note: This does not include the NSW Government Archives which is a State Government facility which requires bookings to attend

²² City of Parramatta (2020). *Community Infrastructure Strategy*.

“A new multi-purpose community centre located in or adjacent to the WELL Precinct Centre would have reasonable access to all of the residential areas within the Precinct, as well as assist in strengthening the attractiveness of the commercial services offered in the Precinct Centre. South Werrington Urban Village residents would be the most distant from this location, however the provision of floor space at this location is seen by Council as a more appropriate strategy to meet the demands of development than augmenting existing Werrington community facilities located north of the railway line.”²³

A community centre was included in the approved DA (DA17/0995), covering an area of 597 sqm. The community centre is proposed to be retained and is proposed to be used as a multi-functional community space. Through reference to the CIS benchmarks, an increase in up to 992 new residents as part of the proposed development would generate the need for approximately 79 sqm of floorspace for community space. Therefore, through the delivery of the proposed multi-functional space as part of the proposed development, it is anticipated that community space needs will be met. It is also noted that multi-functional community spaces can provide numerous social benefits by allowing for multiple uses and activities.

6.2.3 Education

Primary schools

There are two public primary schools located approximately 800 metres from the site. The site is currently located within the drawing area for Kingswood Public School. HillPDA contacted Kingswood Public School to determine the capacity of this school. School staff also noted that there are currently 12 demountable classrooms on the site, and the school has the potential to grow to be larger than the nearby Claremont Meadows Public School. It was estimated that Kingswood Public School has a total capacity of approximately 650 students, noting that the school recorded 506 FTE enrolments in 2023. Based on this, it is estimated that the school has room for an additional 100-150 enrolments (approx.).

Claremont Meadows Public School is the same distance east from the site as Kingswood is to the west. As previously noted, Claremont Meadows Public was upgraded in 2019 to increase its capacity to up to 800 students through the provision of 12 new permanent teaching spaces which can accommodate up to 300 additional students.²⁴ The school recorded 605 full time equivalent (FTE) enrolments in 2023, and therefore would have the capacity to accommodate approximately 200 additional students, should there be a future drawing area adjustment.

The population projections above estimated that the proposal would increase the population of primary school aged (aged 5-11) children by approximately 102. Based on a review of the existing enrolments and capacity and the two local primary schools, it is anticipated that the schools would be able to cater for this growth.

Secondary schools

Using the population projections identified above, it is estimated that the proposed development could result in approximately up to 73 new residents of high school age (ages 12-17).

The local comprehensive high school servicing the site is Kingswood High School, located approximately 1.7 kilometres to the west of the site. The school recorded 970 FTE enrolments in 2023. HillPDA contacted the school to discuss the school's enrolments, where school staff noted that the school is currently at capacity across most year groups and is not accepting out of area enrolments due to there being limited capacity at the school.

The next nearest comprehensive high school is Cambridge Park High School, located approximately 1.8 kilometres to the north of the site. This school recorded 631 FTE enrolments in 2023, with an enrolment cap of

²³ Penrith City Council (2008), *Werrington Enterprise Living and Learning (WELL) Precinct 2.94 Development Contributions Plan*, p. 52

²⁴ St Hilliers (2023), *Western Sydney Schools Package – Claremont Meadows Public School*: <https://sthilliers.com.au/current-projects/western-sydney-schools-package-claremont-meadows-public-school/>

1,060 students in that same year. While this indicates that there is capacity for additional enrolments at this school, it is recommended that engagement with School Infrastructure NSW is undertaken to discuss options to accommodate the expected increase in high school age students to be generated by the proposed development.

6.2.4 Child care

The Parramatta CIS also provides benchmarks for the provision of childcare facilities, which are identified in Table 25 below. The population projections in section 6.1 have estimated that the proposal could result in an increase in population of up to 81 children aged 0-4 and 102 children aged 5-11.

Table 25: Parramatta Community Infrastructure Strategy – benchmarking for childcare facilities

Type	Benchmark (Parramatta CIS)	Existing (within 800m of the site)	The proposal		Additional Facilities Needed
			Parameter	Need	
Long day care	1 place: 2.48 children 0-4 years + 1 place: 75 workers	256	81 children (ages 0-4)	33 places	1 facility
OSHC	1 place: 2.7 children 5-11 years	118	102 children (ages 5-11)	38 places	1 facility

Source: City of Parramatta (2020, pp. 60-61).²⁵

Within an approximately 800-metre catchment of the site, there are four Long Day Care (LDC) centres with a total capacity of 256 places, and one Out of School Hours Care (OSHC) centre with total capacity of 118 places. Out of these five facilities, all facilities excluding the Little Village Early Learning Centre recorded vacancies as of January 2024.²⁶ Through reference to the benchmarks, it has been estimated that the proposal would generate additional demand for approximately 33 LDC places and 38 OSHC places, insufficient for an additional standalone centre. As such this demand is likely to be catered for through the existing childcare facilities, although does not preclude the possibility of child care on site in future, subject to demand within the wider market catchment.

6.2.5 Health

The proposed development would generate some increased demand for local health services. As noted, there is one health facility located within an 800 metre radius of the site, being the Caddens Medical Centre. This GP practice is located adjacent to the site within Caddens Corner Shopping Centre, providing new residents within the proposed development with easy access to this facility. The nearest hospital is the Nepean Hospital, which is also located in relatively close proximity, approximately 2 kilometres west of the site. It is anticipated that there will be greater demand for local health services through the continued growth of the broader Werrington Enterprise Living and Learning (WELL) Precinct.

6.2.6 Summary

Overall, the proposed development is likely to result in a minor increase to the demand for social infrastructure in the local community. The existing social infrastructure in the surrounds has capacity to accommodate most short-term needs, and the proposal provides open space areas within the site which would more than address local open space requirements.

However, consideration should be given to addressing the increased demand for childcare and education facilities. This includes the projected demand for an additional:

- 33 LDC places
- 38 OSHC places
- 73 high school enrolments.

²⁵ City of Parramatta (2020). *Community Infrastructure Strategy*.

²⁶ StartingBlocks (2024), *Find child care*: <https://www.startingblocks.gov.au/find-child-care>

IMPACT ASSESSMENT AND PREDICTION

7.0 IMPACT ASSESSMENT AND PREDICTION

This section details the potential social impacts to arise from the proposed development. The assessment is informed by the analysis from the previous chapters and scoping of potential impacts using DPHI's *Social Impact Assessment Guidelines for State Significant Projects*.

The method for the social impact assessment is described in Chapter 2.0. Each potential impact is assessed having regard for the level of impact, the likelihood of impact, and the significance of impact, and a social risk rating matrix (see Table 6).

7.1 Scoping

The social impacts to arise from the proposed development will be influenced by the existing situation, the eventual consequences of the proposed development, and measures put in place to mitigate against any negative impacts and enhance positive impacts.

Social issues already in existence are relevant only as context, within which the impacts of the proposal must be examined. Issues have been assessed based on their impact during the construction and operational period of the development.

Social impacts can involve changes to:

- Way of life
- Community
- Access to and use of infrastructure, services and facilities
- Culture
- Health and wellbeing
- Surroundings
- Personal and property rights
- Decision making systems
- Fears and aspirations.

7.2 Area of influence

Social impacts of the proposed development may extend beyond the immediate surrounds. Potential impacts of the proposed development on the local community and broader community are detailed in Table 26.

Table 26: Area of influence of potential impacts

Impact type	Local Community	Broader Community
Amenity	<ul style="list-style-type: none"> Construction disturbance Noise Lighting Odours 	<ul style="list-style-type: none"> Increased truck movements on road network during construction
Access	<ul style="list-style-type: none"> Traffic volumes On street parking Changes in access arrangements Possible restriction on access to amenities in shopping centre 	<ul style="list-style-type: none"> Traffic volumes
Culture and Heritage	<ul style="list-style-type: none"> Potential impact to Aboriginal heritage items Potential impacts to Non-Aboriginal heritage items 	<ul style="list-style-type: none"> None identified
Community	<ul style="list-style-type: none"> Increased demand for local services and facilities Job creation and impacts on livelihoods 	<ul style="list-style-type: none"> Increase demand for district and regional facilities and services
Health and safety	<ul style="list-style-type: none"> Access to health services Impacts on human health Community safety 	<ul style="list-style-type: none"> None identified
Built environment	<ul style="list-style-type: none"> Visual impact and local character Changes to the public domain 	<ul style="list-style-type: none"> Changes in local character

Impact type	Local Community	Broader Community
Livelihoods	<ul style="list-style-type: none"> Potential impacts to livelihoods of businesses and workers on site Expenditure by construction workers during construction Operational benefits from residents and workers on site at completion 	<ul style="list-style-type: none"> Wider expenditure in local economy during construction (direct and indirect)
Natural Environment	<ul style="list-style-type: none"> Protection and enhancement of local natural features 	<ul style="list-style-type: none"> Reduced air quality through vehicle emissions.

Each of the above impacts has been considered in the context of the area of influence, with findings outlined below.

7.3 Amenity

Amenity has its meaning of pleasantness, but also has a physical (or tangible) component. This includes the character and appearance of buildings, proximity to commercial or recreational facilities, quality of infrastructure and absence of noise, unsightliness, or presence or offensive odours. It also has a psychological or social component.

Amenity is what makes one location feel different from another, but it also contributes to a place's identity and can be what makes our physical surroundings worth caring about. Amenity can affect the ability of a resident, a visitor, a worker or the community to enjoy or undertake activities within the local area.

The construction process has the potential to affect the amenity of sensitive receivers within the surrounding area. Sensitive receivers generally relate to residents but may also include child care centres, places of worship, community and recreational facilities, or businesses (such as cafes and restaurants) that rely on the amenity of a locality to attract customers.

During construction, the following may affect local amenity:

- The introduction of construction facilities
- Noise and dust arising from construction activities
- Unpleasant odours
- Increased traffic volumes and/or congestion.

During construction, it is likely that there would be reduced amenity for workers and shoppers at Caddens Corner Shopping Centre. However, construction impacts on local amenity would generally be contained within close proximity to a construction site. Construction impacts are also considered to be short term as they will be present only while construction is occurring. It would be appropriate for the proponent to engage in consultation with neighbouring businesses regularly throughout the construction period to inform them of construction timelines, expectations and standards that will be met.

A range of mechanisms can be applied to minimise any potential construction impacts on amenity. Such mechanisms are typically required as a condition of development consent and are employed by most building contractors and implemented through a Construction Management Plan (CMP). Such plans tend to focus on issues such as demolition and construction staging, noise, air and water quality, construction traffic management, pedestrian safety and site management. They can include simple but effective measures such as screening, noise mitigation at source and varying work hours.

These mechanisms can be as simple as avoiding noisy or disruptive construction activities during the hours when residents are likely to want to enjoy surrounding open space or rest, for example on evenings and weekends. Considering the context of the site and its proximity to residential developments, there are likely to be amenity impacts from construction. Proximity to other (current and potential) construction sites may also contribute to a cumulative impact to amenity from construction works. However, a review of surrounding developments

undertaken in section 4.3 did not identify any surrounding developments located in close proximity to the site that would contribute to cumulative impacts.

7.3.1 Noise and vibration

A Noise and Vibration Impact Assessment (NVIA) was produced to accompany the proposal by Stantec, dated February 2023.²⁷ The NVIA identified nearby noise-sensitive receivers as the residential areas to the site's south, the existing local retail centre to the site's west, and the Western Sydney University Werrington campus to the site's east.

The NVIA identified that the main noise sources generated by the proposed development would include:

- Noise emissions from the operation of mechanical plant servicing the proposed development to the surrounding noise-sensitive receivers
- Traffic generated by the development, including, vehicle movements entering and exiting the basement carpark spaces
- Noise generated from the operation of the loading docks (unloading/loading activities).

The NVIA concluded the following in relation to the proposed development's impacts on noise and vibrations:

- Based on the noise monitoring conducted on the site, acoustic performance requirements for the façade elements have been provided to achieve internal noise levels in accordance with the recommendations of the relevant standards.
- A preliminary noise assessment of mechanical plant was undertaken. Based on the application of good plant selection and standard noise control methods, the noise criteria are expected to be met.
- A traffic generation noise assessment was undertaken to determine the potential noise impact of traffic generated by the proposed development. Based on the results of this assessment, there is predicted to be less than a 2 decibel (dB) increase in traffic noise levels, and the proposed development is expected to comply with relevant noise requirements.
- Assessment of the operation of the loading docks associated with the retail and residential components of the development was undertaken. Provided that the operation of the loading docks (i.e. goods delivery and waste collection) is conducted during the daytime hours, it is not expected to cause any significant impacts to the surrounding noise sensitive receivers.

The NVIA concluded that overall, the relevant objective will be satisfied, and approval of the proposal was recommended. The NVIA recommended a range of measures to minimise impacts on noise receivers, including measures to minimise noise emissions resulting from waste collection and loading area activities, and measures to mitigate noise from operation of mechanical plant and equipment on rooftop plantrooms. Adoption of the measures identified in the NVIA will help mitigate any potential negative social impacts stemming from noise in the immediate area.

7.4 Accessibility

7.4.1 Social infrastructure

A comprehensive analysis of existing social infrastructure capacity versus projected demand arising from the proposal is included in Chapter 6.0. This assessment found that, overall, the proposed development is likely to result in a minor increase to the demand for social infrastructure in the local community. The existing social infrastructure in the surrounds has capacity to accommodate most short-term needs, and the proposal provides open space areas within the site.

²⁷ Stantec (2023), *Caddens Corner: Noise & Vibration Impact Assessment*

However, consideration should be given to addressing the increased demand for childcare and education facilities. This includes the projected demand for an additional:

- 33 LDC places
- 38 OSHC places
- 73 high school enrolments.

7.4.2 Transport

Traffic and access

There is potential for movement of construction vehicles and, once operational, movement of vehicles to and from the site to impact on the social environment. Movement of large vehicles in particular can lead to increased stress to drivers and pedestrians in the vicinity of the site. Reduced parking could impact on the convenience of workers and visitors to neighbouring businesses. Changes to access arrangements can also add to stress and inconvenience.

Access to existing services within Caddens Corner Shopping Centre could be impacted during construction of the proposed development, including through reduced amenity and the availability of parking at the site. Preparing a Construction Transport Management Plan (CTMP) can assist in mitigating potential negative impacts to the surrounding community arising from construction activity. Nonetheless, it is recommended that information be provided to shoppers on alternate locations for shoppers to be able to access similar services and offerings during the construction phase. Other nearby shopping centres offering similar services include St Marys Village (approx. 3 kilometres east) and Southlands Shopping Centre South Penrith (approx. 3.5 kilometres west). The nearest major shopping centre is Westfield Penrith, located approximately 4 kilometres to the northwest of the site.

The proposed development will also include new access roads, comprising an extension of Corr Road to connect with O'Connell Street, and a new 'circuit' connecting to the new section of Corr Road. This new road system would ultimately improve transport access within and surrounding the site.

A Traffic Impact Assessment (TIA) was prepared by TTPA, dated March 2023.²⁸ The TIA evaluated the impact of the proposed development on traffic and transport in the area and concluded that:

- The proposed road system will be appropriate and generally compliant with the DCP specifications
- There will be no adverse traffic implications
- The proposed parking provision will be adequate and appropriate
- The provisions for vehicle access, internal circulation and servicing will be suitable and appropriate.

As such, the proposed development is not expected to negatively impact on road users.

Active transport

In terms of active transport, the TIA identifies that there will be a dedicated shared path along the eastern and southern side of O'Connell Street and the western side of O'Connell Lane, as well as through Caddens Corner. In addition, all local and collector roads will have paved footways. These measures would provide opportunities for the development of the site to link to the broader networks and facilitate improved connectivity through the site and beyond.

Public transport

The nearest railway station on the Sydney Trains network is Kingswood railway station, located approximately 1.8 kilometres to the northwest of the site. The nearest metro station on the new Sydney Metro Western Sydney

²⁸ TTPA (2023), *Proposed Mixed Use Development 68-80 O'Connell Street, Kingswood: Traffic Impact Assessment*

Airport line is approximately 2.3 kilometres to the southeast of the site, which is due to open in 2026. These are displayed in Figure 28, alongside existing bus routes and stops.

Figure 28: Local transport connections (existing and proposed)



Imagery: CartoDB (2023)

A bus service is provided along the O'Connell street frontage of the site and provides a bus service between Mt Druitt and Penrith. It is not considered that this development will overwhelm the service and TFNSW regularly monitors bus usage to understand when services may need to be altered. The TIA also includes an indicative concept for bus services and stops in the local area following the construction of the local development, which could improve access for residents and workers.

With consideration of the above, the additional traffic and transport from the proposed development is not anticipated to have significant impacts on occupants within the surrounds of the site or for residents within the proposal.

7.4.3 Utilities

Utilities are important to the day-to-day operations of the neighbouring businesses and residential properties. The proposed development is unlikely to result in significant disruption to utility services in the surrounds.

A Services Utilities Report was prepared by Goldfish & Bay to accompany the proposal, dated December 2022.²⁹ The report concluded that the proposed development would have the following impacts on the existing infrastructure network:

- Endeavour Energy: Four new substations will need to be created to supply the development, requiring early involvement with Endeavour Energy.
- Telecommunications: The existing pit and pipe infrastructure will require extension to cover the new buildings.

²⁹ Goldfish & Bay (2022), *Services Utilities Report: Caddens Corner*

- Water supply: there are no Sydney Water, water supply assets within the site and the proposed development would therefore have no impact. However, there are water mains owned by the university which reticulate through the northern part of the site, which do require attention.
- Sewer: there are no Sydney Water, sewer network assets within the site and the proposed development would therefore have no impact.
- Natural gas: there are no Jemena, gas network assets within the site and the proposed development would therefore have no impact.

Based on the findings of the Services Utilities Report, it can be concluded that the proposed development is unlikely to have an impact on access to services and utilities for the local community. However, the report did identify that the Western Sydney University Werrington campus is supplied with two water lines and two communication lines from O'Connell Street, which pass through the northern boundary of the site of the proposed development. As such, care will need to be taken to ensure these services are protected, diverted, or relocated with minimum disruption to the university and its operations.

Additional utility works required may require temporary interruptions to utility service for neighbouring premises; however, it is unlikely that significant or long-term interruptions would occur.

7.5 Culture and heritage

Potential impacts to the heritage value of place can impact on way of life, local character, and the community's sense of connectedness to a place. These concepts are important constituent parts of the social environment and any impact on them could have negative flow-on effects in the community.

The Statement of Environmental Effects (SEE) prepared for the proposal³⁰ states that site is not identified as a heritage item and is not located within a heritage conservation area. As such, no future heritage studies were deemed to be necessary for this proposal. The SEE also identifies that the site beyond the Caddens Shopping Centre to the west of the site is a local heritage item (I670 – Teacher's residence). However, it is anticipated that Caddens Shopping Centre and O'Connell Street would provide sufficient separation between the development site and the local heritage item, and the proposal would not have any impacts on the heritage curtilage of this item.

In terms of potential impacts to Aboriginal heritage, the SEE notes that the site has not been identified as potentially containing items of potential Aboriginal cultural significance.

7.6 Community

Community cohesion refers to the connections and relationships between individuals and their neighbourhoods. A socially cohesive society is one which works towards the wellbeing of all its members, fights exclusion and marginalisation, creates a sense of belonging, promotes trust and offers its members the opportunity of upward mobility.

The proposed development concerns the construction of mixed-use medium and high density development in Caddens. The site is zoned E1 Local Centre and R4 High Density Residential pursuant to the Penrith LEP 2010. As such, to an extent the proposed development is considered to align with the community's expectation for the area. The proposal contains a significant proportion of three-bedroom units (35 per cent) as well as some four-bedroom units (3 per cent), which could help address housing affordability and access to services for households that were previously restricted to a house or townhouse.

The provision of communal resources within the site is also likely to support social cohesion in the resultant community. As identified in the Landscape Plans³¹, this includes a public plaza with seating areas adjacent to the Caddens Corner shopping Centre, three pocket parks for future residents, a landscaped pathway network

³⁰ Think Planners (2023), *Statement of Environmental Effects: Mixed use Development 68-80 O'Connell Street, Caddens*

³¹ Site Image Landscape Architects (2023), *Caddens Corner: O'Connell Street, Caddens NSW 2747*

through the residential component of the site, and a conservation area to allow for the appreciation of the remnant Cumberland Plain native vegetation on the site.

A Capital Investment Value (CIV) Report was prepared for the proposal by Construction Consultants (QS)³². The CIV Report states that the estimated cost of construction of the proposed development is approximately \$258 million (excl. GST).

The construction of the development would be expected to have short and long-term benefits with respect to construction employment and the purchase of materials. During construction, it is anticipated that the proposed development would generate additional jobs, with indirect benefits flowing to local businesses as workers spend on local services (e.g. food and beverage, other services). The construction industry has strong linkages with other sectors, so its impact on the economy goes further than the direct contribution of construction. The procurements of construction materials would be one such activity generator.

As such, the development would create employment opportunities during construction and operation, which could aid in improving community cohesion and social capital in the area and help to support social cohesion.

7.7 Health and safety

7.7.1 Health

The potential for increased risk to health has been considered, including risk arising from disposal of waste, traffic emissions and dust during construction. Further to this, an assessment of accessibility to health services for current, future, and surrounding residents has been made.

Construction-related impacts to environment and air quality during construction could have a very limited impact on the health of nearby workers and residents. This is mainly a concern for people in residential housing to the site's south.

The influx of a large number of new residents could also have an impact on demand for healthcare in the area. The nearest hospital is the Nepean Hospital, located approximately 2 kilometres west of the site. As identified in section 4.5, there is only one existing health facility within 800 metres of the site. The Caddens Medical Centre is a GP practice located within the Caddens Corner Shopping Centre adjacent to the site, which provides bulk-billing for patients with Medicare. It is important that access to this Medical Centre is maintained during the construction phase of the proposed development. Once operational, it is also anticipated that new residents introduced as part of the proposed development would access local healthcare services at this facility.

A Detailed Site Investigation (DSI) report was prepared by EI Australia for the proposal to assess the nature and degree of on-site contamination. The DSI report identified no major contamination concerns and concluded that the site is suitable for the proposed development. A range of mitigation measures have been included, which would reduce the risks of construction activities having impacts human health through their implementation. These are identified in section 7.10.1.

7.7.2 Safety

Developments can increase or decrease perceived and actual safety. The earlier investigation of the community identified some high-density crime areas to the northwest of the site.

A Crime Prevention through Environmental Design (CPTED) Assessment was prepared by Barker Ryan Stewart for the proposal, dated March 2023. The CPTED Assessment evaluated the proposal in accordance with CPTED principles and concluded that the proposed development can be managed to minimise the potential risk of crime and a re-design of the proposal would not be required.

³² Construction Consultants (QS) (2023), *Capital Investment Value Report*

The CPTED report found generally, hotspot crime rates within the vicinity of the site have remained stable or unchanged over the previous 5 year period. Meanwhile, hotspot levels have generally increased in the residential areas to the north-west of the site surrounding the Great Western Highway and the Kingswood town centre. This supports the findings of the crime analysis undertaken by HillPDA in section 5.4 of this report, which found that crime hotspots were more prevalent to the north-west of the site in Kingswood, with crime rates generally being much higher in Kingswood than in Caddens.

The CPTED Assessment found that the proposal incorporates numerous CPTED design features including:

- Residential development above retail floor spaces is provided with separate access points and lifts, toilet facilities and waste collection rooms.
- Spaces between the buildings are provided with clear sightlines, assisting wayfinding and providing observation between building exteriors and the public domain.
- The layout has been designed to facilitate natural surveillance of building entry points, vehicle entry points and pedestrian thoroughfares through the site.
- Balconies associated with residential apartments will not be accessible from commercial or communal areas, only from the interiors of residential apartments.
- The precinct car parks minimise unnecessary obstructions and possess clear sightlines of vehicle passageways and entries.
- Residential buildings within the precinct overlook the proposed public open spaces, providing passive surveillance and natural security of the area.
- Access to private residential courtyards and rooftop communal spaces will be controlled by secure doors and fencing with swipe card control to be implemented for residents only.
- Communal spaces and hallways will benefit from clear sightlines, minimising potential hiding places which could be used by trespassers or offenders.

Therefore, it can be concluded that the proposed development follows CPTED principles by providing clear sight lines, accessibility, lighting, and passive surveillance within its planned spaces. As such, it is considered to be well-placed to help keep the site activated and safe from crime. Additionally, it is noted that the increased population of residents and workers may improve the activation of the area at all hours and improve passive surveillance, potentially contributing to increased safety at a local level.

The addition of up to 1,177 new residents at the site poses a minor safety risk in terms of pedestrian access to surrounding areas, presenting an additional risk to safety over the existing environment. However, this would be partly mitigated through the provision of numerous services (e.g. health services, shops) and facilities (e.g. open spaces) throughout the broader site, which would reduce the need for pedestrians to leave the site for basic needs.

7.8 Livelihoods

A person's livelihood is their capacity to sustain themselves, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits. It can include change in livelihood from new employment and business opportunities (positive), or from disruption during construction (negative). The proposal would affect the local and regional economy both during construction and operation.

Construction of the proposed development would be expected to have short and long-term benefits with respect to construction employment and the purchase of materials. During construction, it is anticipated that the proposed development would generate additional jobs, with indirect benefits flowing to local businesses as workers spend on local services (e.g. food and beverage, other services). The construction industry has strong linkages with other sectors, so its impact on the economy goes further than the direct contribution of construction. The procurements of construction materials would be one such activity generator.

However, the construction phase of the proposed development also has the potential to have negative impacts the livelihoods of existing workers and businesses at Caddens Corner Shopping Centre, such as through reduced

expenditure. These impacts would be mitigated through the implementation of a CMP, which would help to ensure that there is a minimal level of disruption to these businesses and their operations. Ongoing communication with these stakeholders, particularly in advance of any potentially disruptive construction activities, will be critical in reducing any negative impacts on the livelihoods of workers and businesses at the Centre. It is proposed that a construction stakeholder communications plan be implemented as part of the CMP, which will identify stakeholders who may be impacted by proposed construction activities, trigger points for notification during construction and nominates a single point of contact for the duration of the construction activities. This plan would also be enhanced by feedback mechanisms to enable existing business owners and workers to provide input to the CMP by identifying potential impacts and mitigations.

Once operational, the proposal would provide opportunities for new local businesses to operate, yielding local employment and additional expenditure from businesses and workers. The proposal would provide benefits to livelihoods through increased local access to goods and services for both existing residents in the local community and new residents as part of the proposed development. Retailers would also likely benefit from increased foot traffic resulting from an increase in the local population, having positive impacts on livelihoods.

7.9 Natural and built environment

For the purposes of Social Impact Assessment, impacts to the natural environment are considered in the way that peoples' surroundings are affected, including access to and use of ecosystem services, public safety and security, access to and use of the natural and built environment and their aesthetic value and/or amenity.

A Biodiversity Development Assessment Report (BDAR) was prepared by Ecological for the proposal, dated February 2023.³³ The BDAR identifies that the proposed development would have indirect impacts to the biodiversity values within the development footprint through the clearing of approximately 0.09 hectares of native vegetation within the development site. Specifically, it will impact on approximately 0.09 hectares of native vegetation and 0.16 hectares of planted native vegetation. However, no threatened flora species were recorded on or within the development site or are likely to persist in the soil profile. Additionally, the vegetation within the development site was deemed highly disturbed and fragmented and does not represent potential habitat for threatened flora species.

Landscape Plans have been prepared by Site Image Landscape Architects for the proposal. The Landscape Plans outline a variety of open space networks on the site including a public plaza with seating areas adjacent to the Caddens Corner shopping Centre, three pocket parks for future residents, a landscaped pathway network through the residential component of the site, and a conservation area to allow for appreciation of the remnant Cumberland Plain native vegetation on the site. These landscaping works would improve the natural environment qualities of the site over its current state and improve overall access to the natural environment for the local community.

Overall, the proposed development would provide a total of approximately 8,000 square metres of communal open space, with a large amount of this area being landscaped and planted. It is also noted that Building A has been removed from the proposed development plans in response to feedback from Council. This has contributed an additional 1,000 sqm of open space / deep soil to the development site.

As such, the proposed development would increase the volume of open spaces available within the area over the existing baseline.

Potential impacts to the built environment can impact on way of life, local character and the community's sense of connectedness to a place. The review of existing social infrastructure found that there are no parks or public spaces in proximity to the subject site that would be materially affected by the activities proposed. Additionally,

³³ Eco Logical (2023), 68-80 O'Connell Street, Kings wood: Biodiversity Development Assessment Report

as the site has been identified as being suitable for high density mixed use development for an extended period, the changes are largely anticipated by stakeholders.

7.10 Impact assessment summary

The following tables draw on the above sections to predict the likely social impacts arising from the proposal. The impacts have been separately considered at the construction and operational phases. Impacts are assessed using the framework outlined in Chapter 2.0.

7.10.1 Construction

The construction process has the potential to affect the amenity of sensitive receivers within the surrounding area through noise, dust, odours and the movement of construction vehicles to and from the site. Sensitive receivers for these types of impacts generally relate to residents but may also include child care centres, places of worship, community and recreational facilities or businesses (such as cafes and restaurants) that rely on the amenity of a locality to attract customers. These impacts are assessed in Table 27.

Table 27: Construction phase: social impact evaluation and mitigation response

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual significance
Dust from construction activity could cause a decline in air quality, potentially impacting the amenity of surroundings and health and wellbeing of neighbouring residents and workers.	Possible + Minor = Medium	<ul style="list-style-type: none"> Construction phase air quality impacts shall be minimised or avoided by incorporation of appropriate dust suppression and air quality control measures at various stages of the project. Dust suppression may include: <ul style="list-style-type: none"> Covering of truck loads while in transport Covering and/or wetting any stockpiles at the site as relevant 	None	Unlikely + Minor = Low
Noise and vibration from construction activity may negatively affect amenity for residents, workers and shoppers, impacting upon quiet enjoyment of surroundings, way of life and health and wellbeing.	Likely + Minor = High	<ul style="list-style-type: none"> When planning construction work that will generate significant noise or vibration, consider: <ul style="list-style-type: none"> Substitution by an alternative process. Restricting times when work is carried out. Screening or enclosures. Carry out demolition activity in accordance with the approved work hours. 	<p>Implement the recommendations of the Noise and Vibration Impact Assessment (NVIA):</p> <ul style="list-style-type: none"> Implement recommendations of the NVIA including: <ul style="list-style-type: none"> Where possible, locate plant as far away from possible noise sensitive receivers as practical to minimise the aggregate noise level. Select low noise mechanical equipment. Acoustic louvres or solid barriers may be required, surrounding plant items on the rooftop. This mitigation will likely be driven by internal noise criteria within the residential spaces of the proposed development. Where possible, locate noisy plant within an enclosed plant space. Waste collection should only be performed during the day period (7:00am to 6:00pm) Rubbish trucks and braking materials of vehicles associated with the operation of the facility should be maintained to minimize or eliminate noise (e.g., squeaky brakes, hoppers etc). Patrons and drivers should implement quiet work practices 	Possible + Minor = Medium
Additional construction vehicle movements and any potential road closures may increase congestion on surrounding roads, impacting way of	Possible + Minor = Medium	<ul style="list-style-type: none"> Manage access to/from adjacent properties. Manage and control construction vehicle activity in the vicinity of the site. 	<ul style="list-style-type: none"> Encourage the use of public transport for workers Notify neighbouring residents, businesses, and any other potentially impacted premises of any changes to access. 	Possible + Minimal = Low

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual significance
life, access and livelihoods for surrounding residents, workers and shoppers.		<ul style="list-style-type: none"> Provide an appropriate and convenient environment for pedestrians and cyclists. Minimise the impact on pedestrian movements. Maintain appropriate capacity for pedestrians at all times on footpaths adjacent to the site. Maintain appropriate public transport access. Carry out demolition activity in accordance with the approved work hours. 	<ul style="list-style-type: none"> Preparation of a Construction Traffic Management Plan (CTMP) / Construction Pedestrian Traffic Management Plan (CPTMP) and implementation of appropriate measures such as: <ul style="list-style-type: none"> Employing traffic controllers at site access points to manage interactions between vehicles and pedestrians Limiting construction works within standard construction hours 	
Potential impacts to workers, shoppers, and businesses and residences from changed access arrangements and the provision of workers parking on site during construction, impacting way of life and access.	Possible + Minor = Low	<ul style="list-style-type: none"> Ensure worker parking is provided on site where possible Consider the provision of alternate short-term parking for shoppers Encourage workers to travel via alternative means (e.g. public transport) Implementation of a Construction Transport Management Plan to manage parking and access to site 	None	Unlikely + Minor = Low
Potential for interruptions to utilities service(s) for neighbouring residents and businesses may cause negative impacts to livelihood and way of life.	Possible + Minor = Low	<ul style="list-style-type: none"> Ensure relevant properties are notified at least two weeks in advance of any changes to utility access. 	<ul style="list-style-type: none"> The Services Utilities Report determined that the proposed development is unlikely to have an impact on access to services and utilities for the local community. The Services Utilities Report also identified the following works would be required in relation to site utilities: <ul style="list-style-type: none"> Electricity: Installation of four new substations to supply the development Telecommunications: Extension of the existing pit and pipe infrastructure Water: Water mains owned by the university reticulate through the northern part of the site and require attention. 	Possible + Minimal = Low
Additional employment opportunities on site arising from construction activity (direct and indirect) positively impacting livelihoods	Likely + Moderate (positive) = High (positive)	<ul style="list-style-type: none"> Construction activity will draw resources from and thereby generate economic activity in the LGA as well as from outside the LGA. 	None (positive)	High (positive)

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual significance
Potential feeling of powerlessness or lack of means to have input or say on the proposal during construction for surrounding properties and the wide community, negatively impacting decision-making systems	Possible + Moderate = Medium	None	<ul style="list-style-type: none"> Implementation of a construction stakeholder communications plan, including: <ul style="list-style-type: none"> Identifying stakeholders who will be potentially disrupted by construction activity Engaging early with identified stakeholders regarding planned construction activities, identifying potential impacts and additional mitigations ensuring that a point of contact remains available to assist with project-related enquiries throughout the construction process Ongoing engagement with surrounding residents on the progress of the development and consideration of implementing a Stakeholder Management Plan (SMP). 	Possible + Minor = Medium
Potential impact on community and culture through impacts to Aboriginal and historic cultural heritage during construction.	Unlikely + Minimal = Low	<ul style="list-style-type: none"> Implementation of an unexpected finds and human remains procedure Cease work if object or remains are found and contact an archaeological consultant immediately. Provide induction for workers on Aboriginal heritage and responsibilities under the <i>Heritage Act 1977</i> 	<ul style="list-style-type: none"> The site identified has been identified as having low Aboriginal archaeological potential 	Unlikely + Minimal = Low

7.10.2 Operation

This section considers impacts that may occur once construction is completed, and the development is occupied and in operation.

Table 28: Operation phase: social impact evaluation and mitigation response

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
Potential impacts to nearby heritage items, potentially impacting appreciation of their significance by the community.	Unlikely + Minimal = Low	None	<ul style="list-style-type: none"> The site to the west of Caddens Shopping Centre is a local heritage item (I670 – Teacher’s residence). However, Caddens Shopping Centre and O-Connell Streer would provide sufficient separation between the development site and the local heritage item, and no impacts are expected. 	Unlikely + Minimal = Low
Increased employment opportunities and the availability of goods and services on site through the inclusion of commercial/retail	Almost certain + Moderate (positive) = High (positive)	None (positive)	<ul style="list-style-type: none"> Provision of approximately 1,470 square metres of retail floorspace across the proposed development 	Almost certain + Moderate (positive) = High (positive)

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
floorspace, benefitting way of life, livelihoods, and access to local jobs.				
Noise emissions, including from the operation of mechanical plant facilities, car parking and loading dock could potentially impact surrounding residents and workers enjoyment of surroundings, way of life and health and wellbeing.	Possible + Minor = Medium		<ul style="list-style-type: none"> Implement recommendations of the NVIA including: <ul style="list-style-type: none"> Where possible, locate plant as far away from possible noise sensitive receivers as practical to minimise the aggregate noise level. Select low noise mechanical equipment. Acoustic louvres or solid barriers may be required, surrounding plant items on the rooftop. This mitigation will likely be driven by internal noise criteria within the residential spaces of the proposed development. Where possible, locate noisy plant within an enclosed plant space. Waste collection should only be performed during the day period (7:00am to 6:00pm) Rubbish trucks and braking materials of vehicles associated with the operation of the facility should be maintained to minimize or eliminate noise (e.g., squeaky brakes, hoppers etc). Patrons and drivers should implement quiet work practices 	Unlikely + Minor = Low
Residents and workers (both in the proposed development and surrounds) could be impacted by noise and vibration from the use of communal areas in the proposed development potentially affecting enjoyment of surroundings, way of life and health and wellbeing.	Likely + Minor = Medium	<ul style="list-style-type: none"> Locating mechanical equipment as far as practicable from noise sensitive receivers Building barriers or enclosures around equipment Using acoustic louvres Incorporation of glazing on doors and windows 		Possible + Minor = Medium
Residents and workers (both in the proposed development and surrounds) could be impacted by noise and vibration from the surrounding environment, including roads and other buildings, potentially affecting enjoyment of surroundings, way of life and health and wellbeing.	Possible + Minor = Medium			Unlikely + Minor = Low
New residents could experience a sense of social dislocation and loneliness, affecting way of life; health and wellbeing; and sense of community.	Possible + Minor = Medium	Council, in conjunction with the proponent, could consider distributing welcome packs to new residents that would assist in familiarising them with the area.	<ul style="list-style-type: none"> Consideration of facilitating “meet and greet” type-events to assist in familiarising new residents with the area. Provision of communal open space and facilities on site would allow residents to interact and assist with building community cohesion. 	Unlikely + Minor = Low
The provision of diverse dwellings encourages a diverse mix of residents within the development, positively impacting way of life, social cohesion, sense of community, and livelihoods.	Almost certain + Moderate(positive) = High (positive)	None (positive)	<ul style="list-style-type: none"> Provision of approximately 12 per cent of the total number of residential units (57 units) as adaptable & liveable units. Provision of approximately 26 per cent of the total number of residential units (123 units) as liveable units. The proposed dwelling mix provides a wide range of dwelling sizes and layouts, suitable to various types of households, including many larger dwellings (3-4 bedrooms): <ul style="list-style-type: none"> 156 three bedroom units (33 per cent of all units) 11 four bedroom units (4 per cent of all units) 	Almost certain + Moderate (positive) = High (positive)

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
			<ul style="list-style-type: none"> Dwelling mix supports existing demographics and enables a diverse population to reside there. 	
The proposal will provide more housing choice in the LGA, suitable for the projected increases in older residents, as well as for couple households with children who may prefer a unit over a house or townhouse. The proposal includes a significant number of larger units, which would significantly increase the supply of dwellings and positively impact future residents' livelihood, accessibility, way of life, and social cohesion in the area.	Almost certain + Moderate (positive) = High (positive)	None (positive)	None (positive)	Almost certain + Moderate (positive) = High (positive)
Provision of accessible and adaptable dwellings would benefit an ageing population, enabling residents to age in place, and provide options for other households and individuals with access requirements. This would improve future residents' livelihood, way of life, and social cohesion.	Almost certain + Major (positive) = Very high (positive)	None (positive)	<ul style="list-style-type: none"> Develop mechanisms to ensure accessible and adaptable dwellings are advertised for sale and rent as such. Provide information and resources to residents of adaptable dwellings to enable them to retrofit accessibility features. 	Almost certain + Major (positive) = Very high (positive)
There are existing crime hotspots and higher crime rates to the north-west of the site in Kingswood. This could potentially increase the risk of antisocial behaviour around site, impacting safety and wellbeing, as well as livelihoods for residents, workers and visitors to the site and surrounds. Built up areas with high crime can have the potential to create a feeling of unsafeness impacting way of life; enjoyment of surroundings and safety and wellbeing.	Possible + Minor = Low	<ul style="list-style-type: none"> Implementation of standard design elements to minimise anti-social behaviour, including: <ul style="list-style-type: none"> Active frontages to ensure passive surveillance of public areas Designated access points which are clearly visible for non-residential areas. 	<ul style="list-style-type: none"> Inclusion of CPTED principles in the design of the proposed development Resident-only areas to be secured and accessible only by residents Large and diverse population on site would provide activation and passive surveillance across the day. Implementation of recommended strategies identified in the CPTED assessment 	Unlikely + Minor = Low
Additional demand for parks and open space arising from the increase in local population on site.	Likely + Minor = Medium	None	<ul style="list-style-type: none"> Provision of approximately 4,000 square metres of open space, including: <ul style="list-style-type: none"> A public plaza with seating areas adjacent to the Caddens Corner shopping Centre Three pocket parks for use by future residents A landscaped pathway network through the residential component of the site. 	Likely + Minor = Medium

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
			<ul style="list-style-type: none"> Removal of Building A from the original design plans to allow for the provision of additional open space adjacent to the remnant Cumberland Plain native vegetation 	
Provision of landscaping and planting at the site would improve local tree canopy coverage, potentially reducing the urban heat island effect and improving air quality and access to shade. This would also improve amenity and access to natural environment areas for local residents and future residents at the site.	Almost certain + Minimal (positive) = Low (positive)	None (positive)	<ul style="list-style-type: none"> Provision of publicly accessible landscaped and planted areas within the site Improvement of tree canopy cover on the site 	Almost certain + Minimal (positive) = Low (positive)
Additional demand for and pressure upon health care services arising from the increase in local population on site. This could potentially impact upon way of life, health and wellbeing, and access for local residents and workers.	Possible + Minor = Medium	None	None	Possible + Minor = Medium
Additional demand for local schools (primary and secondary) arising from population on site, potentially affecting access to services.	Likely + Minor = Medium	<ul style="list-style-type: none"> School capacity planning is the responsibility of NSW Education and School Infrastructure NSW. While modelling on school capacity planning is not made public, these agencies are tasked with monitoring and projecting population growth and planning infrastructure accordingly. 	<ul style="list-style-type: none"> As noted in section 6.2, HillPDA has estimated that: <ul style="list-style-type: none"> The proposal could result in an increase in approximately 102 primary school age children The proposal would result in an increase in approximately 73 high school age children The local primary schools currently have the capacity to accommodate the growth in primary school age children, whilst the local high school (Kingswood High School) is currently at capacity with limited room to accept additional enrolments The proponent or Council engage with School Infrastructure NSW regarding the expected increase in high school age students on site for incorporation into future capacity planning. 	Likely + Minor = Medium
Additional demand for and pressure upon child care services arising from increase in local population on site. This could potentially impact upon way of life, and access for local residents and workers.	Likely + Moderate = High	None	<ul style="list-style-type: none"> HillPDA has estimated that the proposal would generate demand for approximately 39 additional LDC places and 44 additional OSHC places. It is noted that a review of existing childcare facilities within an approximate 800 metre radius of the site found the majority recorded no current vacancies. 	Likely + Moderate = High

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
Impact to surrounding parking availability from on site uses, impacting accessibility and way of life for surrounding residents, workers and shoppers, and livelihoods for retailers which rely on existing parking. It is noted that the Transport Impact Assessment concluded that proposed parking provision will be adequate and appropriate.	Unlikely + Minor = Low	<ul style="list-style-type: none"> Parking is to be constructed in line with relevant requirements for the uses on site Alternative transport options (e.g. cycling) are to be provided in accordance with relevant requirements 	<ul style="list-style-type: none"> 1,271 parking spaces across the site including: <ul style="list-style-type: none"> 770 (residential) 501 (retail) Provision of active transport facilities. 	Unlikely + Minimal = Low
Increased congestion on local roads could impact accessibility and way of life for surrounding residents, workers, and visitors, and livelihoods for nearby businesses who rely on local traffic access. It is noted that the Transport Impact Assessment concluded that there would be no adverse traffic implications.	Possible + Minor = Low	None	<ul style="list-style-type: none"> The TIA prepared by TTPA concluded that there would be no adverse traffic implications from the proposed development 	Unlikely + Minor = Low
Introduction of an estimated 1,000+ new residents into an area where existing public transport options are limited (to an extent), affecting the way of life and accessibility for new residents and workers	Possible + Minor = Low	None	<ul style="list-style-type: none"> Continue discussions with local bus operators to determine required service needs to meet the needs of the increased local population 	Unlikely + Minor = Low
Provision of private communal space would increase the availability of meeting places and benefit social cohesion and wellbeing for building residents.	Almost certain + Minor (positive) = Medium (positive)	None (positive)	<ul style="list-style-type: none"> Consider providing facilities within the communal spaces to maximise utility for the residents, possibly including: <ul style="list-style-type: none"> Outdoor table tennis or pool tables Basketball hoops Table and seating facilities 	Almost certain + Minor (positive) = Medium (positive)
Provision of public open space within the site would increase amenity for local residents and workers.	Almost certain + Minor (positive) = Medium (positive)	None (positive)	<ul style="list-style-type: none"> Incorporation of the following into the proposal design: <ul style="list-style-type: none"> A public plaza at the western boundary of the site adjacent to the existing shopping centre building Three pocket parks Open space links between buildings 1,000 sqm of open space resulting from the removal of Building A. 	Almost certain + Minor (positive) = Medium (positive)
The inclusion of commercial/retail floorspace in the proposal would increase amenity for residents, locals, and workers	Almost certain + Minor (positive) = Medium (positive)	None (positive)	None (positive)	Almost certain + Minor (positive) = Medium (positive)

ENHANCEMENT, MITIGATION AND RESIDUAL IMPACTS

8.0 ENHANCEMENT, MITIGATION AND RESIDUAL IMPACTS

The proposed development is likely to generate a range of social impacts and benefits. This section contains a summary of the resultant benefits and residual impacts arising from the proposal and the implementation of mitigations discussed in the previous section.

The proposed development would result in positive social impacts including:

- The delivery of diverse housing options in an area that has been identified for higher density housing, benefiting way of life and community cohesion
- Additional employment opportunities on site during both the construction phase and operational phase. This includes new jobs that will be made available within the 1,470 square metres of retail uses which would be incorporated as part of the proposed development, benefiting livelihoods and way of life
- New residents will have access to a range of services within Caddens Corner Shopping Centre, as well as open spaces and facilities (both public and private) on-site and a new multi-functional community space.
- The proposal would lead to increased activity at the site and greater passive surveillance, which could improve perceived and actual safety in the area.

The proposed development would result in some negative social impacts including:

- Some impacts to local amenity during construction of the proposal. Noise generated at the site during construction would be reduced in significance by the application of appropriate mitigation measures, however, could remain as a negative social impact for neighbouring residents and businesses.
- There is limited public transport available in the vicinity of the site, though it is understood that discussions with the local bus operator are being undertaken to determine the levels of service that are required to meet the influx in local population resulting from the proposed development.
- A range of social infrastructure facilities are available within 800 metres of the site. Although most forms of social infrastructure have been projected to be able meet the projected population increase, based on relevant benchmarks, it has been estimated that additional childcare places and secondary school places may be required.

However, the majority of potential negative social impacts that could result from the construction and operation of the proposal are generally considered to have been sufficiently mitigated:

- Social impacts from dust, hazardous materials, and vibration arising from the construction of the proposed development would generally be well-mitigated by standard mitigation measures and implementing the additional measures identified in the technical reports.
- Potential social impacts to the community and decision-making systems would also be mitigated through relevant measures including:
 - Implementing a construction stakeholder communications plan and seeking input, where possible, from existing occupants to the CMP
 - Developing and following processes for recording complaints and incidents
 - Limiting construction works to standard construction hours.
- Impacts to culture through damage to items of Aboriginal or historical significance were found to be unlikely as the site was identified as having low Aboriginal archaeological potential, with a sufficient buffer also provided between the site and the nearest item of historic heritage significance.
- The TMAP indicates that the proposed development would not significantly increase traffic congestion in the area, and the proposed parking provisions will be adequate and appropriate.

- Impacts to the site's surroundings through changes to the built and natural environments would be mitigated through improved planting and landscaping works on the boundaries of the site.

CONCLUSION

9.0 CONCLUSION

This report has assessed the potential social impacts arising from the proposed mixed use development at 68-80 O'Connell St, Caddens, within the City of Penrith LGA. The proposal incorporates 469 dwellings including a mixture of 1-4 bedroom units. Through reference existing age structure and the average dwelling sizes for high density dwellings across the study area and Greater Sydney, the projected population arising from the proposal has been estimated at approximately 992 residents.

The analysis has examined the site and its surrounds as well as its social context, noting that:

- There are numerous child care centres, educational institutions, and open space and recreation facilities within the local area, including several new parks recently constructed to the south of the site in Caddens
- The study area currently has a younger age profile than Greater Sydney, however a review of the DPHI population projections has signalled an ageing population for the local area.
- A smaller proportion of households speak a language other than English at home (approx. 32 per cent) within the study area compared to across Greater Sydney (42 per cent).
- Areas immediately surrounding the site had moderate-high levels of advantage, whilst those further to the west, north and east showed higher levels of disadvantage.
- Whilst a low incident of crimes in Caddens (SAL) has contributed to lower crime rates in this suburb, crime rates in Kingswood (SAL) were significantly higher than the rates for the LGA and NSW.

The proposed development has been considered to have a range of potential negative social impacts, including in relation to the negative impacts on amenity for surrounding residents, workers and shoppers during construction. Additionally, there could be negative social impacts during the operational phase resulting from limited access to public transport and the limited capacity of some of the existing social infrastructure. Despite this, the social risks from the proposal were largely mitigated by a range of factors including the provision of communal facilities and open space areas within the development, increased access to natural areas through landscaping and plantings, and provision of parking and active transport facilities within the proposal.

It has been estimated that the proposal would generate demand for 33 additional LDC places, 38 additional OSHC places, with most nearby childcare facilities (4 out of 5 facilities) currently recording vacancies.

The population of high school aged children would also increase by approximately 73 from the proposal. While this number is low in the context of existing student numbers at local schools. Having identified constraints on existing school infrastructure in the area, NSW School Infrastructure have been contacted regarding the proposal. Formal advice was still forthcoming at the time of writing.

The proposal incorporates several open space areas including a public plaza adjacent to the Caddens Corner shopping Centre, three pocket parks for future residents, open space links between buildings, and 1,000 sqm of open space resulting from the removal of Building A. In terms of open space provision, the benchmarks identified a need for additional local open space, which will be met by proposed open space within the site. An audit of surrounding open space indicated that the existing and proposed open space within relevant catchments defined under the Penrith Open Space Strategy would be sufficient to meet future open space demand from the proposal at a district and regional level.

A community centre was included in the approved DA (DA17/0995), covering an area of 597 sqm. This community centre is proposed to be retained to be used as a multi-functional community space. This would meet the need for community facility as identified by benchmarking, and would also meet the objective of introducing a multi-purpose community centre in the WELL Precinct Centre as identified in the WELL DCP.

The proposed development was also shown to have potential social benefits, including through the provision of diverse housing options in an area identified for greater density, in proximity to existing shops and services

including at Caddens Corner Shopping Centre. This benefit is increased through the provision of diverse dwelling types in the proposed development, including large units suitable for families and larger households, as well as liveable and adaptable housing that enables greater access for different types of households.

Overall, the proposal would have some residual negative social impacts and a wide range of positive social impacts, at both the construction stage and once completed. In conclusion, the proposal has merit on social grounds.

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