

# Bridge Place 3.0

## Social Impact Assessment



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Wentworth Unit Trust  
16 December 2024

**HiIPDA**  
CONSULTING

# Quality Assurance

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## Quality control

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## Acknowledgement of Country

HillPDA acknowledges the Traditional Custodians of Country throughout Australia and their continuing connection to land, waters, culture and community.

We acknowledge the Gadigal people of the Eora Nation, the Traditional owners of the land on which this report is prepared, and the Dharug people of the land on which Parramatta City Council is situated.

We show our respect to elders past and present. We acknowledge that we stand on Country that was, and always will be, Aboriginal Land.

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# INTRODUCTION

# 1.0 INTRODUCTION

This Social Impact Assessment (SIA) has been prepared by HillPDA to accompany a Planning Proposal in support of the proposed amendment to the *Parramatta Local Environmental Plan 2023* at 93 Bridge Road, Westmead (the site). The proposed amendments include increasing the maximum height of buildings from 20 metres to 69 metres and increasing the maximum Floor Space Ratio from 1.7:1 to 3.6:1. The overall objective of the Planning Proposal is to support the future precinct-oriented development of the site for high density residential development, including the delivery of 404 high density residential dwellings.

This report has been prepared to assess the social impacts associated with the Planning Proposal in accordance with the *Parramatta City Council Social Impact Assessment Guidelines* (2013).

## 1.1 The site

The site is located at 93 Bridge Road, Westmead, within the Parramatta local government area (LGA). The site has an area of approximately 8,700 square metres and is legally defined as Strata Plan (SP) 31901.

The site forms part of the Westmead Health and Education Precinct and Innovation District. It is currently occupied by a housing estate comprising 31 detached and semi-detached single storey dwellings arranged around an internal access road. It is within close proximity to a number of amenities including Westmead railway station (900 metres' walking distance), supermarkets, Mother Teresa Primary School and Westmead Public Hospital. The location of the site within the Health and Education Precinct also affords it excellent access to employment and education.

The site is displayed in Figure 1.

Figure 1: The site



Source: Hatch RobertsDay (2023)

## 1.2 The proposal

The Planning Proposal proposed to amend the Parramatta Local Environmental Plan 2023 to:

- Increase the maximum height of buildings from 20m to 69m



- Increase the maximum Floor Space Ratio from 1.7:1 to 3.6:1.

The overall objective of the Planning Proposal is to support the future precinct-oriented development of the site for high density residential development.

The Planning Proposal would facilitate the delivery of:

- 404 apartments (refer Table 1)
- A 978 sqm park connecting to Monarco Green
- A 2,470 sqm new pedestrian paved area
- 264 sqm of retail uses
- 1 x new street
- 1 x new shared street
- Tree canopy cover

**Table 1: Proposed dwelling composition**

Dwelling type	Total
1 bedroom apartment	190
2 bedroom apartment	190
3 bedroom apartment	24
<b>Total</b>	<b>404</b>

Source: Hatch RobertsDay (2024)

An example floor plan is shown in Figure 2.

**Figure 2: Future high density residential development (Tower)**



Source: Hatch RobertsDay (2024)



SOCIAL LOCALITY

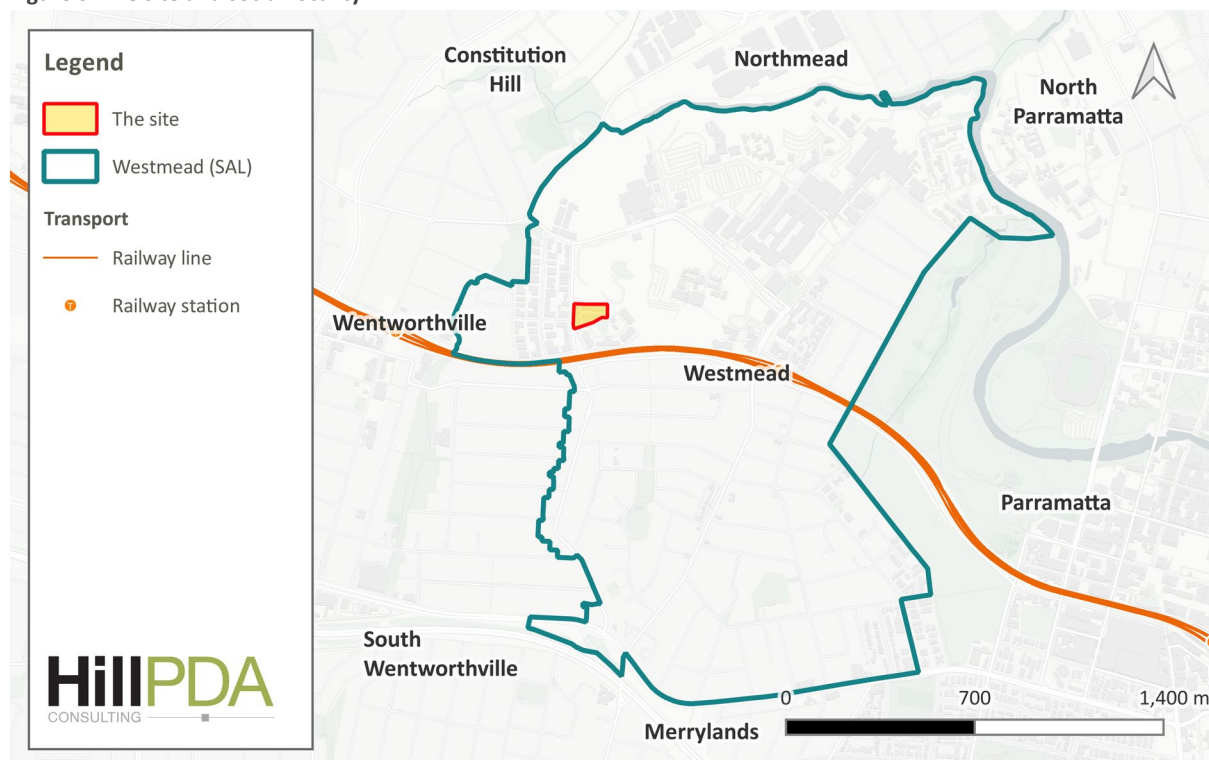
## 2.0 SOCIAL LOCALITY

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

### 2.1 Social locality

For the purposes of this report, the social locality (or study area) is defined as Westmead Suburbs and Localities (SAL), as shown in Figure 3. The social locality recorded a population of 16,555 at the 2021 Census. Further details on the social locality demographics are provided in Chapter 3.0.

**Figure 3: The site and social locality**



Imagery: CartoDB (2023)

### 2.2 Access

The site is situated approximately 2 kilometres west of the Parramatta central business district (CBD). It is within a highly accessible location, being approximately 600 metres from both Westmead railway station to the east and Wentworthville railway station to the west. Both railway stations are situated on the Main Western Line and provide connections to key centres throughout Greater Sydney.

The site has a primary street frontage along Bridge Road to the west, which vehicular and pedestrian access to the site provided via a looping private access road to the south.

In addition, the site is also located in close proximity key destinations including:

- Westmead Private Hospital – 400 metres (approx. 5 minute walk)
- Westmead Hospital – 500 metres (approx. 5 minute walk)
- The University of Sydney Westmead Clinical School – 850 metres (approx. 5 minute walk)
- Future Westmead metro and light rail stations – 800 metres (approx. 10 minute walk).

## 2.3 Social infrastructure

Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities.<sup>1</sup> 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:

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

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.

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.

Social infrastructure located in proximity to the site is mapped and listed in the following sections. An 800-metre catchment area has been included on the map to highlight the most accessible services and facilities.

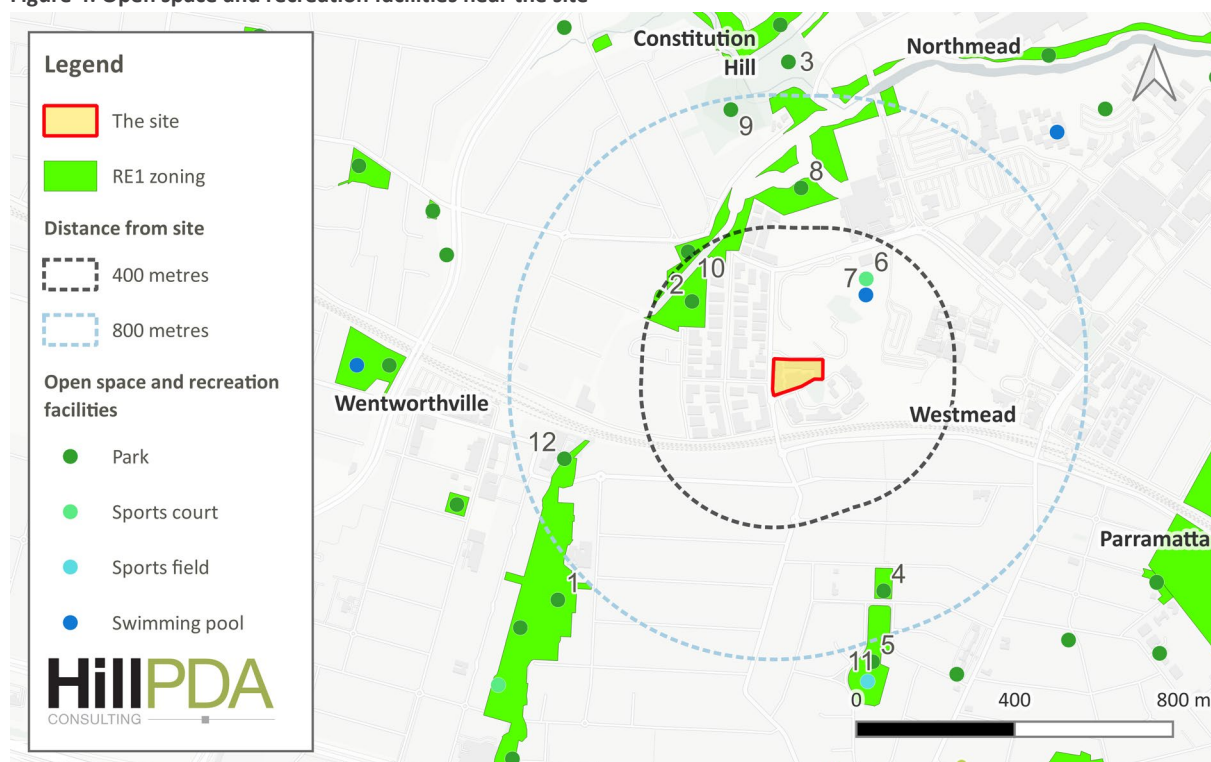
### 2.3.1 Open space and recreation

As identified in Figure 4 and Table 2 below, 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. This includes approximately 17.6 hectares of parks, 1 hectare of sporting space, and 4.9 hectares of natural areas. There are also three playgrounds within an 800 metre radius on the site, including at Lytton Street Park, M J Bennett Reserve, and Shannons Paddock. It should also be noted that two tennis courts and a swimming pool are located within the Westmead Hospital Accommodation Complex to the north of the site. However, these facilities are not accessible to the wider public and have therefore not been included in the social infrastructure calculations.

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<sup>1</sup> (Infrastructure Australia, 2019)

Figure 4: Open space and recreation facilities near the site



Imagery: CartoDB (2023).

Table 2: Open space and recreation facilities near the site

ID	Name	Type	Notes
1	Lytton Street Park - playground	Playground	<ul style="list-style-type: none"> <li>Area: 0.15 ha (approx.)</li> </ul>
2	Shannons Paddock - park	Park	<ul style="list-style-type: none"> <li>Area: 2.15 ha (approx.)</li> </ul>
3	Parabianga Reserve (east)	Reserve	<ul style="list-style-type: none"> <li>Area: 1.83 ha (approx.)</li> </ul>
4	Austral Avenue Reserve	Park	<ul style="list-style-type: none"> <li>Area: 0.34 ha (approx.)</li> </ul>
5	M J Bennett Reserve - Park	Park	<ul style="list-style-type: none"> <li>Area: 0.70 ha (approx.)</li> <li>Contains a playground</li> </ul>
6	Westmead Accommodation Complex – tennis courts	Sports court	<ul style="list-style-type: none"> <li>Area: 0.12 ha (approx.)</li> <li>Includes 2 x tennis courts</li> <li><i>Note: this facility is located within the Westmead Hospital Accommodation Complex and is not accessible to the wider public</i></li> </ul>
7	Westmead Accommodation Complex – swimming pool	Swimming pool	<ul style="list-style-type: none"> <li>Area: 0.04 ha (approx.)</li> <li><i>Note: this facility is located within the Westmead Hospital Accommodation Complex and is not accessible to the wider public</i></li> </ul>
8	Milson Park	Park	<ul style="list-style-type: none"> <li>Area: 7.00 ha (approx.)</li> </ul>
9	Parabianga Reserve (west)	Reserve	<ul style="list-style-type: none"> <li>Area: 3.09 ha (approx.)</li> </ul>
10	Shannons Paddock – playground	Playground	<ul style="list-style-type: none"> <li>Area: 0.20 ha (approx.)</li> </ul>
11	M J Bennett Reserve - cricket field	Sports field	<ul style="list-style-type: none"> <li>Area: 1.00 ha (approx.)</li> </ul>
12	Lytton Street Park - park	Park	<ul style="list-style-type: none"> <li>Area: 7.40 ha (approx.)</li> </ul>

Source: DPHI (2022), NSW Education (2022), ACECQA (2023)<sup>2</sup>, Department of Health (2023)

<sup>2</sup> (Australian Children's Education and Care Quality Authority , 2022)

### 2.3.2 Education and childcare

There are two primary schools and two secondary school located within an approximate 800 metre radius of the site. Of these, Westmead Public School is the only public school with the remainder being Catholic schools.

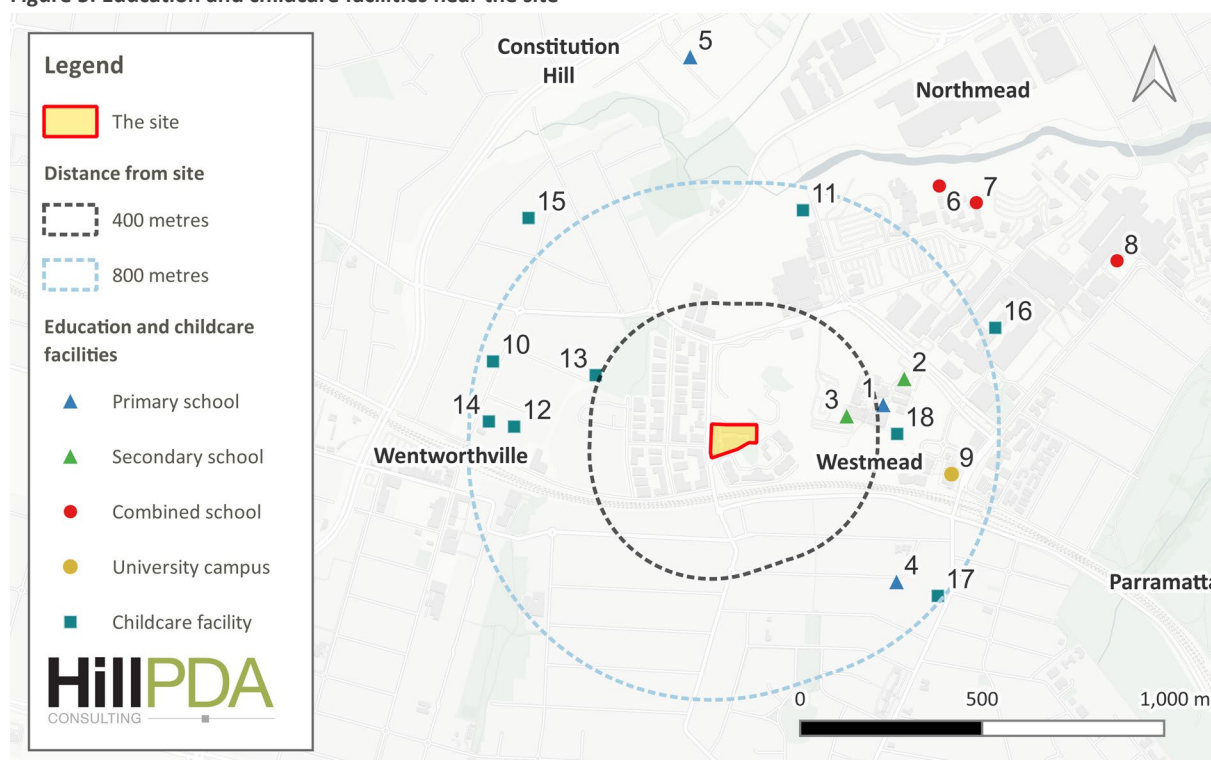
Western Sydney University also has its Westmead campus within an 800 metre radius of the site. This campus is situated at 158-162 Hawkesbury Road, Westmead on the corner of Darcy Road and Hawkesbury Road, a five minute walk from Westmead railway station.

Within an approximate 800-metre catchment of the site, there are:

- 6 x Long Day Care (LDC) facilities with a total capacity of 311 places
- 2 x Outside School Hours Care (OSHC) facilities with a total capacity of 300 places
- 1 x preschool with a total capacity of 25 places.

Of the above facilities, one OSHC facility and one LDC facility recorded vacancies as of December 2024.

**Figure 5: Education and childcare facilities near the site**



Imagery: CartoDB (2023).

**Table 3: Education and childcare facilities near the site**

ID	Name	Type	Notes
1	Mother Teresa Primary School	Primary school	<ul style="list-style-type: none"> <li>FTE enrolments (2023): 396 students<sup>3</sup></li> <li>Capacity: Unknown<sup>4</sup></li> </ul>
2	Catherine McAuley Westmead	Secondary school	<ul style="list-style-type: none"> <li>FTE enrolments (2023): 1,191 students<sup>3</sup></li> <li>Capacity: 1,260 students<sup>5</sup></li> </ul>
3	Parramatta Marist High School	Secondary school	<ul style="list-style-type: none"> <li>FTE enrolments (2023): 1,068 students<sup>3</sup></li> <li>Capacity: Unknown<sup>6</sup></li> </ul>
4	Westmead Public School	Primary school	<ul style="list-style-type: none"> <li>FTE enrolments (2023): 865 students<sup>3</sup></li> <li>Enrolment cap (2023): 948</li> </ul>

<sup>3</sup> Australian Curriculum, Assessment and Reporting Authority (ACARA) (2023), *My School*

<sup>4</sup> Total capacity unknown, however the CSPD noted that this school is at capacity

<sup>5</sup> Total capacity provided by school staff

<sup>6</sup> Total capacity unknown, however the CSPD noted that there is a waitlist of approximately 200+ students per year

ID	Name	Type	Notes
5	Toongabbie East Public School	Primary school	<ul style="list-style-type: none"> <li>FTE enrolments (2023): 110 students<sup>3</sup></li> <li>Capacity: 200 students (approx.)<sup>7</sup></li> </ul>
6	Palm Avenue School	Combined school	<ul style="list-style-type: none"> <li>School for Specific Purpose (SSP) within the NSW Centre for Effective Reading</li> <li>Current enrolments and total capacity unknown</li> </ul>
7	Redbank School	Combined school	<ul style="list-style-type: none"> <li>SSP located on the grounds of Westmead Hospital, providing educational support for children and/or young people accessing mental health related treatment programs and services</li> <li>FTE enrolments (2023): 44 students<sup>4</sup></li> <li>Capacity unknown</li> </ul>
8	The Childrens Hospital School	Combined school	<ul style="list-style-type: none"> <li>FTE enrolments (2023): 100 students (approx.)<sup>8</sup></li> <li>Staff noted there is currently sufficient capacity.</li> </ul>
9	Western Sydney University - Westmead Campus	University campus	<ul style="list-style-type: none"> <li>Located at 158-162 Hawkesbury Road, Westmead</li> </ul>
10	Wentworthville Early Learning Centre	Long day care	<ul style="list-style-type: none"> <li>Max places: 48</li> <li>Vacancies: No</li> </ul>
11	Central Park Early Learning Centre	Long day care	<ul style="list-style-type: none"> <li>Max places: 59</li> <li>Vacancies: No</li> </ul>
12	Monash Preschool and Early Learning	Long day care	<ul style="list-style-type: none"> <li>Max places: 39</li> <li>Vacancies: No</li> </ul>
13	KU - Wentworthville Preschool	Preschool / Kindergarten	<ul style="list-style-type: none"> <li>Max places: 25</li> <li>Vacancies: N/A</li> </ul>
14	Possums' Place Kindergarten	Long day care	<ul style="list-style-type: none"> <li>Max places: 39</li> <li>Vacancies: No</li> </ul>
15	Westmead Early Education Centre	Long day care	<ul style="list-style-type: none"> <li>Max places: 71</li> <li>Vacancies: No</li> </ul>
16	Westmeadow Child Care Centre	Long day care	<ul style="list-style-type: none"> <li>Max places: 55</li> <li>Vacancies: Yes</li> </ul>
17	The Centre@Westmead	Outside School Hours Care	<ul style="list-style-type: none"> <li>Max places: 120</li> <li>Vacancies: No</li> </ul>
18	Catholic Out of School Hours Care Mother Teresa Westmead	Outside School Hours Care	<ul style="list-style-type: none"> <li>Max places: 180</li> <li>Vacancies: Yes</li> </ul>

Source: DPPI (2022), NSW Education (2022), ACECQA (2023)<sup>9</sup>, Department of Health (2023)

### 2.3.3 Health and aged care

Figure 6 displays health and aged care facilities located near the site. The site is located in close proximity to a variety of health facilities, due to its location within the Westmead Health and Education Precinct and Innovation District. Most notably, Westmead Hospital, Westmead Private Hospital and Westmead Children's Hospital are co-located across a large area to the north east of the site. Various other specialist medical practices are also located throughout the vicinity, as identified in Table 4.

There are also two aged care facilities located approximately 1 kilometre from the site. This includes Bolton Clarke Cabrini with 107 beds and Uniting Westmead with 114 beds, to total 221 beds across both facilities.

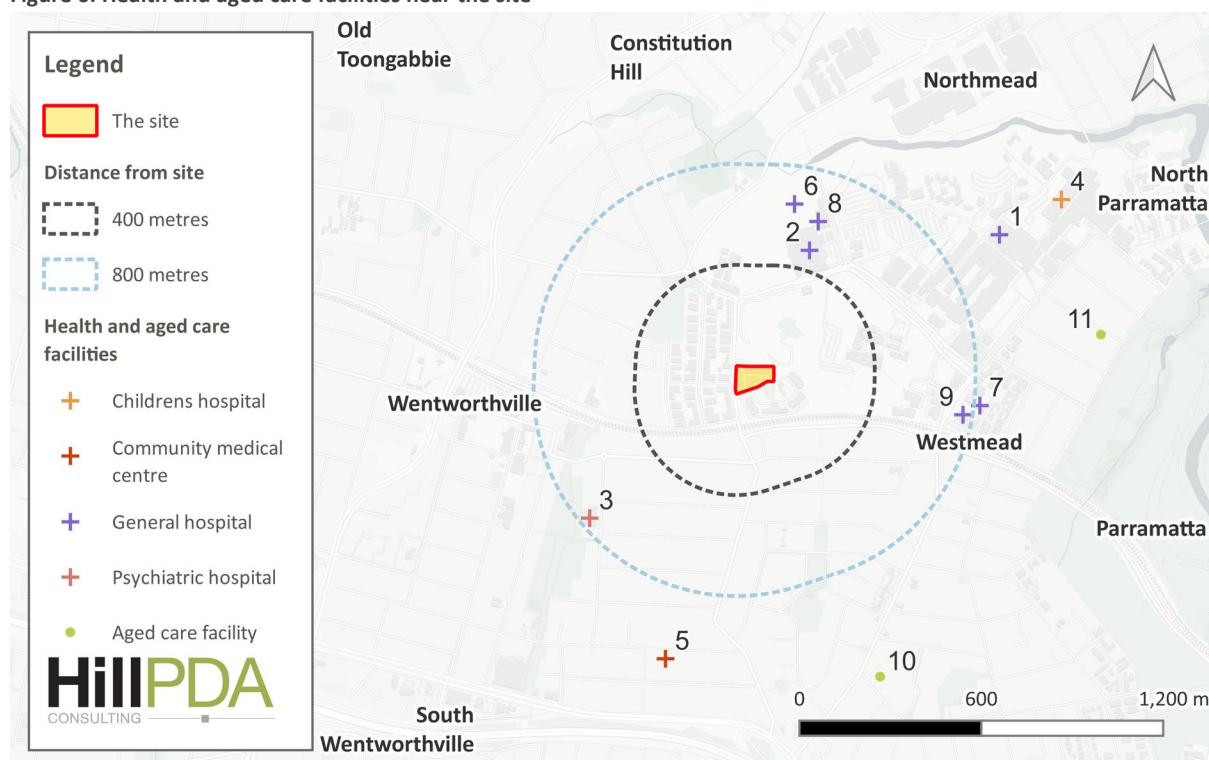
<sup>7</sup> Estimate provided by school staff

<sup>8</sup> Estimated number of enrolments for an average school term. It is noted that the number of enrolments varies significantly due to the nature of the facility.

<sup>9</sup> (Australian Children's Education and Care Quality Authority, 2022)



Figure 6: Health and aged care facilities near the site



Imagery: CartoDB (2023).

Table 4: Health and aged care facilities near the site

ID	Name	Type	Notes
1	Westmead Hospital	General hospital	<ul style="list-style-type: none"> <li>Contains 800 beds</li> <li>Serves a population of over 1.5 million people</li> </ul>
2	Westmead Private Hospital	General hospital	<ul style="list-style-type: none"> <li>Contains 212 beds</li> <li>Serves as a teaching hospital of the Western Clinical School of the University of Sydney</li> </ul>
3	Ramsay Clinic Wentworthville	Psychiatric Hospital	<ul style="list-style-type: none"> <li>Provider of mental health services for Western Sydney</li> </ul>
4	Westmead Children's Hospital	Childrens Hospital	<ul style="list-style-type: none"> <li>Contains 340 beds</li> <li>Provides care to 80,000 children each year</li> </ul>
5	Rosewood Cottage Wentworthville	Community Medical Centre	<ul style="list-style-type: none"> <li>Community health centre for older people</li> </ul>
6	City West Specialist Day Hospital	General Hospital	<ul style="list-style-type: none"> <li>Provides specialist treatment and care in Western Sydney</li> </ul>
7	The Skin Hospital Westmead	General Hospital	<ul style="list-style-type: none"> <li>A not-for-profit organisation offering dermatology services and the treatment of all skin conditions</li> </ul>
8	Western Sydney Private Oncology and Infusion Centre	General Hospital	<ul style="list-style-type: none"> <li>An integrated day therapy, chemotherapy and intravenous infusion centre for patients with cancer and other chronic diseases</li> </ul>
9	MSI Westmead (Sydney West) Abortion & Contraception Clinic	General Hospital	<ul style="list-style-type: none"> <li>Offers reproductive health services to support the diverse needs of the community.</li> </ul>
10	Bolton Clarke Cabrini	Aged care facility	<ul style="list-style-type: none"> <li>Contains 107 beds</li> <li>Provides aged care, dementia care, and respite care</li> </ul>
11	Uniting Westmead (high care)	Aged care facility	<ul style="list-style-type: none"> <li>Contains 114 beds</li> <li>Provides aged care, dementia care, and respite care</li> </ul>

Source: DPHI (2022), NSW Education (2022), ACECQA (2023)<sup>10</sup>, Department of Health (2023)

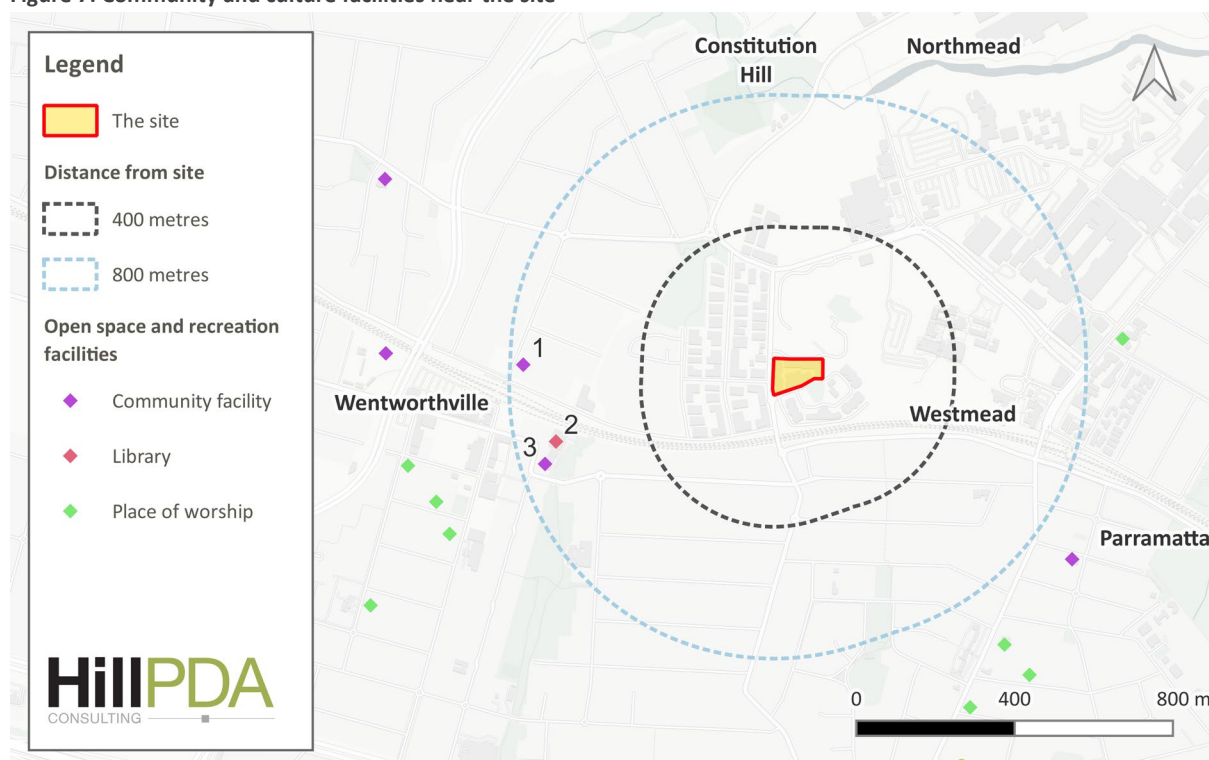
<sup>10</sup> (Australian Children's Education and Care Quality Authority , 2022)

### 2.3.4 Community and culture

There are three community facilities within an 800 metre radius of the site, including two community centres and one local library. The local library is Wentworthville Library, which is located within the Wentworthville Community Centre across on a 671 square metre site and is operated by Cumberland City Council. The two community centres are the Wentworthville Community Centre (area approx. 700 square metres) and the Order of the Eastern Star (OES) Hall (area approx. 200 square metres). The Wentworthville Community Centre is located near the railway station and town centre. As identified in the *Cumberland Community Facilities Strategy 2019-2029*, there are a number of different community service providers which operate out of Wentworthville Community Centre, allowing for residents to be able to receive assistance on a variety of services in one location. In 2019, of the non-staffed facilities located in the Cumberland LGA, the Wentworthville Community centre had the second highest rate of weekly hours of use.

Beyond an 800 metre radius of the site are several community facilities and places of worship, located in clusters to the site's east and west, as shown in Figure 7.

**Figure 7: Community and culture facilities near the site**



Imagery: CartoDB (2023).

**Table 5: Community and culture facilities near the site**

ID	Name	Type	Notes
1	Order of the Eastern Star (OES) Hall	Community facility	<ul style="list-style-type: none"> <li>Area: 200 sqm (estimate)</li> </ul>
2	Wentworthville Library	Library	<ul style="list-style-type: none"> <li>Located within the Wentworthville Community Centre</li> <li>Operated by Cumberland City Council and open 7 days a week</li> <li>Area: 671 sqm<sup>11</sup></li> </ul>
3	Wentworthville Community Centre	Community facility	<ul style="list-style-type: none"> <li>Comprises two function rooms and a meeting room with a total capacity of 255 persons and a large foyer area.</li> <li>Area: 700 sqm (approx.)<sup>12</sup></li> </ul>

Source: DPHI (2022), NSW Education (2022), ACECQA (2023)<sup>13</sup>, Department of Health (2023)

<sup>11</sup> Cumberland Council (2019), *Cumberland Community Facilities Strategy 2019-2029*

<sup>12</sup> Cumberland Council (2021), *COVID-19 Venue Capacities*










<sup>13</sup> (Australian Children's Education and Care Quality Authority, 2022)

# SOCIAL BASELINE

## 3.0 SOCIAL BASELINE

### 3.1 Demographic overview

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

 <b>Population</b>	<ul style="list-style-type: none"> <li>In 2021, Westmead was estimated to be <b>home to approximately 16,555 residents</b>, living in 7,210 dwellings.</li> </ul>
 <b>Median age</b>	<ul style="list-style-type: none"> <li>At the 2021 Census, the <b>median age of Westmead was 33</b>, much younger than the median age for Greater Sydney (37).</li> </ul>
 <b>Age profile</b>	<ul style="list-style-type: none"> <li>In 2021, <b>8.7% of residents in Westmead were aged 65 years or older</b>, which was a smaller proportion than for Greater Sydney (15.2%).</li> <li>There was a <b>higher proportion of residents aged under 15 years</b> in Westmead (21.0%) in 2021 than Greater Sydney (14.4%).</li> <li>The proportion of <b>residents of working age (aged 15-64) was slightly higher in Westmead (70.3%)</b> than Greater Sydney (66.4%) in 2021.</li> </ul>
 <b>Cultural diversity and language</b>	<ul style="list-style-type: none"> <li>In 2021, <b>26.1% of Westmead residents were born in Australia</b>, compared to 56.8% across Greater Sydney. The most common countries of birth in Westmead were India (38.1%), Australia (26.1%), China (3.9%), Nepal (3.4%) and Sri Lanka (2.8%).</li> <li>The <b>most common ancestries</b> of Westmead residents were Indian (35.7%), Chinese (7.7%), English (7.1%), Australian (6.2%) and Nepalese (4.0%).</li> <li>At the 2021 Census, <b>76.6% of households in Westmead spoke a language other than English at home</b>, significantly higher than 42.0% of households across Greater Sydney.</li> </ul>
 <b>Need for assistance</b>	<ul style="list-style-type: none"> <li>At the 2021 Census, approximately <b>731 (4.4%) residents in Westmead required assistance with core activities</b>, compared to 270,665 (5.2%) in Greater Sydney.</li> </ul>
 <b>Dwelling structure</b>	<ul style="list-style-type: none"> <li>In 2021, dwellings were <b>dominated by flats or apartments</b> in Westmead. Of all occupied private dwellings, 75.9% were a flat or apartment, followed by separate houses (15.0%) and semi-detached, row or terrace houses, or townhouses (8.9%). This compares to 30.7%, 55.8% and 12.8% respectively across Greater Sydney.</li> </ul>
 <b>Household type</b>	<ul style="list-style-type: none"> <li>There was a <b>higher representation of group households</b>, with 6.0% in Westmead compared to 4.2% across Greater Sydney</li> <li>At the 2021 Census, <b>57.6% of families in Westmead were couple families with children</b>, 29.8% were <b>couple families without children</b>, and 10.0% were <b>one parent families</b>. Across Greater Sydney, these proportions were 48.4%, 34.8%, and 15.1% respectively.</li> </ul>
 <b>Household size</b>	<ul style="list-style-type: none"> <li><b>Average household size was 2.6</b> in Westmead in 2021, slightly smaller than Greater Sydney (2.7).</li> <li><b>One person households in Westmead (23.0%) occurred at a similar rate to Greater Sydney (23.2%), and two person households</b> constituted a smaller share of total dwellings in Westmead (26.0%) than Greater Sydney (30.7%).</li> <li>Meanwhile, there was a much <b>greater proportion of three and four person households</b> in Westmead (44.9%) than across Greater Sydney (34.6%).</li> <li>In 2021, 6.2% of <b>households consisted of five or more persons</b> in Westmead, a smaller proportion than Greater Sydney (11.5%).</li> </ul>
 <b>Income and expenditure</b>	<ul style="list-style-type: none"> <li>The <b>median weekly personal income in Westmead at the 2021 Census was \$974</b>, higher than that of Greater Sydney (\$881). The median weekly household income in Westmead in 2021 was \$2,144, slightly higher than that of Greater Sydney (\$2,077)</li> </ul>

## Work and employment

- The **median weekly rent in Westmead was lower** (\$410) than across Greater Sydney (\$470). **Median monthly mortgage payments** were also lower (\$2,000 compared to \$2,427).
- In 2021, a **smaller proportion of households in Westmead were experiencing housing stress** in comparison to Greater Sydney. There were 21.0% of rental households in Westmead paying **greater than 30% of their household income**, compared to 35.3% across Greater Sydney. The proportion of households with a mortgage making **mortgage repayments greater than 30% of household income** was 16.5% in Westmead, compared to 19.8% across Greater Sydney.

- As at the 2021 Census, **8% of Westmead 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 Westmead in 2021 was 'Professionals'**, with over almost half (43%) of employed people working in this occupation, whilst the **top industry of employment** was Computer System Design and Related Services (11.6% of employed people). Other common occupations and industries of employment in Westmead are listed in the table below.

Occupation (top five)	%	Industry of employment (top five)	%
Professionals	43.4	Computer System Design and Related Services	11.6
Clerical and Administrative Workers	11.7	Hospitals (except Psychiatric Hospitals)	9.3
Managers	9.6	Banking	4.8
Community and Personal Service Workers	8.0	Supermarket and Grocery Stores	2.9
Technicians and Trades Workers	6.7	Aged Care Residential Services	2.1

Source: Australian Bureau of Statistics QuickStats (2023),<sup>14</sup> Australian Bureau of Statistics TableBuilder (2023)<sup>15</sup>

<sup>14</sup> (Australian Bureau of Statistics, 2022)

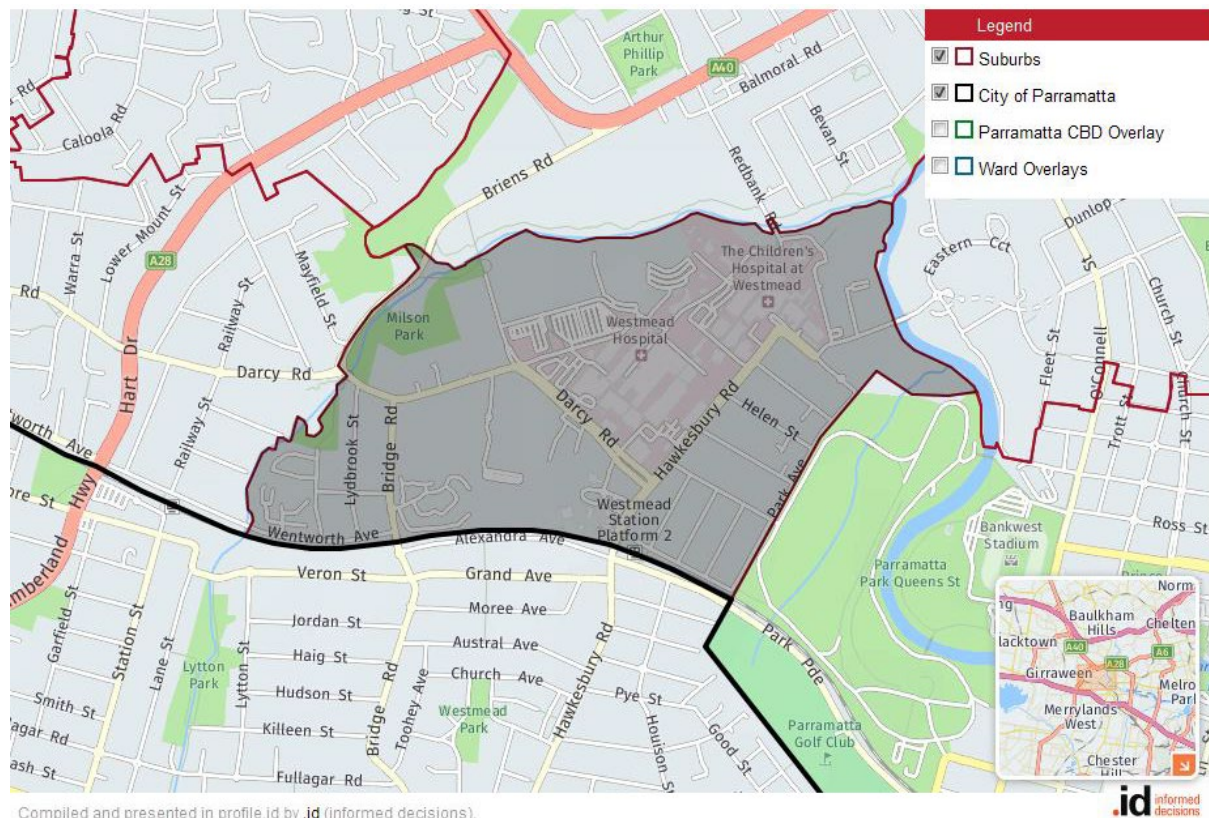
<sup>15</sup> (Australian Bureau of Statistics, 2022)



### 3.2 Population change

Population projections have been sourced from .id from December 2022. These projections forecast the 2041 population of the northern section of Westmead where the site is located, which is situated entirely within the Parramatta LGA (refer Figure 8).

**Figure 8: Westmead (Parramatta LGA)**



Source: .id (2023)

Table 6 shows the projected population growth in Westmead between 2021 and 2041 by age group. This shows that the overall population is projected to increase by approximately 117 per cent over the 20 year period, from 8,329 in 2021 to 18,089 in 2041. The data is also visualised in Figure 9.

All age groups are forecasted to grow between 2021 and 2041. Proportionally, the largest growth has been forecasted in the 55-59 (+280%) and 15-19 (+276%) age groups whilst in terms of absolute numbers, the 30-34 (+1,443 residents), 25-29 (+1,272 residents), and 35-39 (+819 residents) age groups are expected to see the most significant growth. This suggests that the local area will need to offer a wide range of services to meet diverse needs for housing and social infrastructure, with a particular focus on the 25-39 age groups.

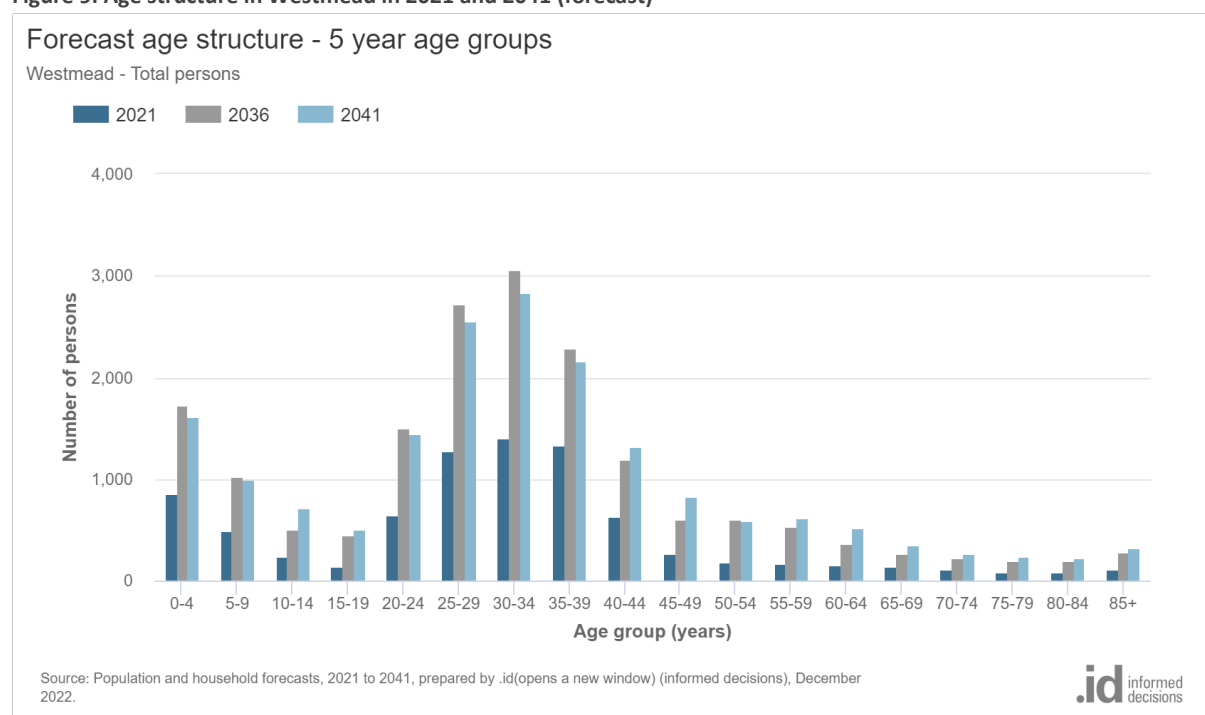


**Table 6: Westmead population growth forecast by age group, 2021-2041**

Age group	2021 (#)	2021 (%)	2041 (#)	2041 (%)	Change (#)	Change (%)
0 to 4	856	10.3	1,616	8.9	+760	89%
5 to 9	496	6.0	999	5.5	+503	101%
10 to 14	236	2.8	711	3.9	+475	201%
15 to 19	135	1.6	507	2.8	+372	276%
20 to 24	644	7.7	1,443	8.0	+799	124%
25 to 29	1,280	15.4	2,552	14.1	+1,272	99%
30 to 34	1,404	16.9	2,832	15.7	+1,428	102%
35 to 39	1,336	16.0	2,155	11.9	+819	61%
40 to 44	636	7.6	1,318	7.3	+682	107%
45 to 49	267	3.2	826	4.6	+559	209%
50 to 54	188	2.3	586	3.2	+398	212%
55 to 59	163	2.0	620	3.4	+457	280%
60 to 64	149	1.8	520	2.9	+371	249%
65 to 69	139	1.7	355	2.0	+216	155%
70 to 74	110	1.3	266	1.5	+156	142%
75 to 79	91	1.1	243	1.3	+152	167%
80 to 84	88	1.1	218	1.2	+130	148%
85 and over	111	1.3	322	1.8	+211	190%
<b>Total persons</b>	<b>8,329</b>	<b>100.0</b>	<b>18,089</b>	<b>100.0</b>	<b>+9,760</b>	<b>117%</b>

Source: .id (2022)

**Figure 9: Age structure in Westmead in 2021 and 2041 (forecast)**



Source: .id (2022)

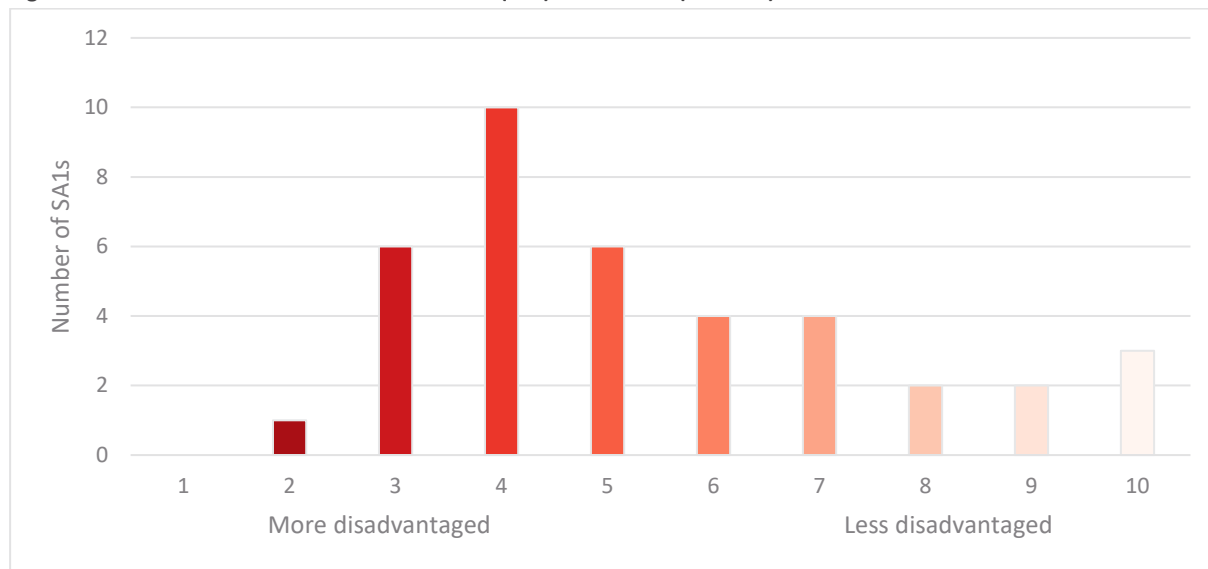
### 3.3 Social advantage and disadvantage

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.

### 3.3.1 Relative socio-economic disadvantage

The Index of Relative Socio-economic Disadvantage (IRSD) examines factors such as unemployment, proportion of lower income households, lower education levels or lack of internet access to compare overall levels of disadvantage in areas. Figure 10 shows the distribution of IRSD rankings for SA1s within the social locality. The SA1s surrounding the site show a varied distribution though are generally concentrated in the third to fifth deciles, indicating slightly higher levels of disadvantage than the national average.

**Figure 10: Distribution of SA1s within Westmead (SAL) on the IRSD (national)**

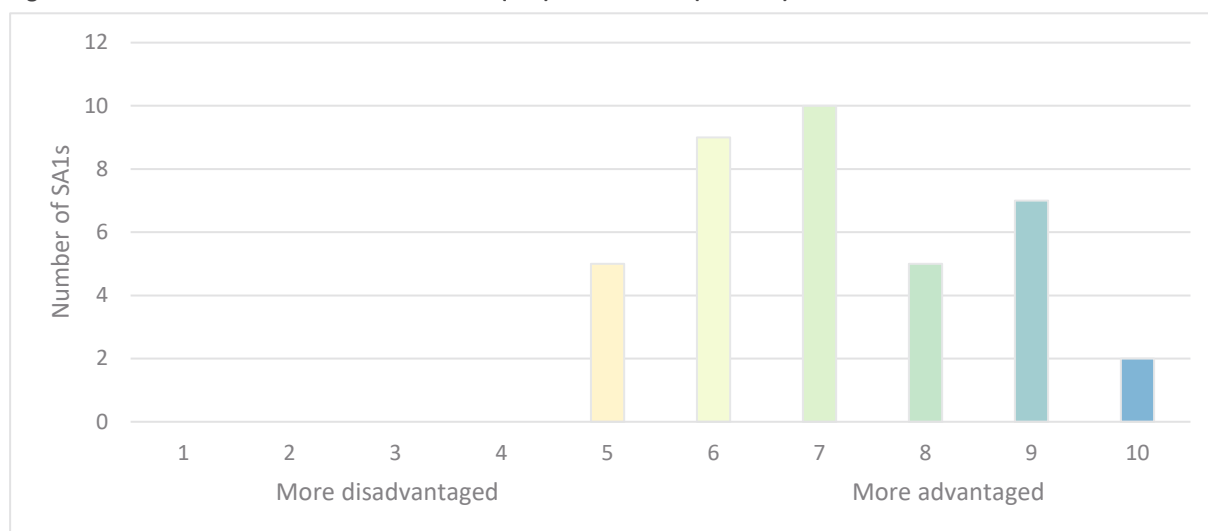


Source: ABS (2021). SA1s for which no score is recorded (low population) have been excluded.

### 3.3.2 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 such as professional occupations, high income, higher education levels, and larger houses to compare overall levels of advantage and disadvantage in areas. Figure 11 shows the distribution of IRSAD rankings for SA1s within the social locality. There are no areas of disadvantage compared with the national average, with all SA1s in the social locality in the top six deciles.

**Figure 11: Distribution of SA1s within Westmead (SAL) on the IRSAD (national)**



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

### 3.4 Crime

Detailed data obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) for Westmead is shown in the tables below, with the wider Parramatta LGA and NSW State rates included for comparison.

Table 7 shows that rates of domestic assault have been stable across all sampled jurisdictions over the previous two years. Rates of this crime are comparable across Westmead (SAL) and NSW, whilst being slightly lower in Parramatta (LGA) across both two-year periods.

**Table 7: Incidents of domestic assault from October 2022 and September 2023 (rate per 100,000 population)**

Year to	September 2023	September 2022		September 2023	
Area	Trend (2 year)	Count	Rate	Count	Rate
Westmead (SAL)	Stable	80	479.3	70	419.4
Parramatta (LGA)	Stable	826	319.8	797	308.5
New South Wales	Stable	33,305	411.5	35,329	436.5

Source: BOCSAR (2023).<sup>16</sup>

Table 8 shows that rates of robbery have increased by 53.3 per cent per year at the LGA level and 18.3 per cent per year at the State level, whilst incidents of this crime were too low to produce a statistically significant trend in Westmead. Over both 12-month periods, rates of robbery were comparable across all three areas.

**Table 8: Incidents of robbery from from October 2022 and September 2023 (rate per 100,000 population)**

Year to	September 2023	September 2022		September 2023	
Area	Trend (2 year)	Count	Rate	Count	Rate
Westmead (SAL)	n.c.	6	35.9	4	24.0
Parramatta (LGA)	Up 53.3% per year	60	23.2	92	35.6
New South Wales	Up 18.3% per year	1,687	20.8	1,996	24.7

Source: BOCSAR (2023).<sup>16</sup>

Table 9 shows that rates of malicious damage to property have been stable across all areas over the previous two years. Across both 12 month periods, rates of malicious damage to property were comparable across Westmead (SAL) and Parramatta (LGA) though significantly higher in NSW.

**Table 9: Incidents of malicious damage to property from October 2022 and September 2023 (rate per 100,000 population)**

Year to	September 2023	September 2022		September 2023	
Area	Trend (2 year)	Count	Rate	Count	Rate
Westmead (SAL)	Stable	77	461.3	73	437.4
Parramatta (LGA)	Stable	1,035	400.7	1,026	397.2
New South Wales	Stable	48,877	603.9	49,086	606.5

Source: BOCSAR (2023).<sup>16</sup>

Table 10 shows that rates of non-domestic assault were up by 24.5 per cent per year in Parramatta (LGA) and 11.2 per cent per year in NSW, whilst they remained stable in Westmead (SAL). Rates of non-domestic assault were generally highest in Westmead (SAL), followed by NSW then Parramatta (LGA).

**Table 10: Incidents of non-domestic assault from October 2022 and September 2023 (rate per 100,000 population)**

Year to	September 2023	September 2022		September 2023	
Area	Trend (2 year)	Count	Rate	Count	Rate
Westmead (SAL)	Stable	69	413.4	91	545.2
Parramatta (LGA)	Up 24.5% per year	755	292.3	940	363.9
New South Wales	Up 11.2% per year	30,146	372.5	33,517	414.1

Source: BOCSAR (2023).<sup>16</sup>

Table 11 shows that that rates of theft (break and enter dwelling) were stable across Westmead (SAL) and Parramatta (LGA) over the last two years, and up by 8.1 per cent per year across NSW. Rates of theft (break and enter dwelling) for Westmead (SAL) are at approximately double the rates for Parramatta (LGA) and NSW.

**Table 11: Incidents of theft (break and enter dwelling) from October 2022 and September 2023 (rate per 100,000 population)**

Year to	September 2023	September 2022		September 2023	
Area	Trend (2 year)	Count	Rate	Count	Rate
Westmead (SAL)	Stable	100	599.1	97	581.2
Parramatta (LGA)	Stable	717	277.6	676	261.7
New South Wales	Up 8.1% per year	18,289	226.0	19,767	244.2

Source: BOCSAR (2023).<sup>16</sup>

Table 12 shows that over the last two years, rates of theft (break and enter non-dwelling) were up 15.2 per cent per year in NSW and stable in Parramatta (LGA), whilst incidents of this crime were too low in Westmead to produce a statistically significant trend. In the 12 months to September 2023, rates of this crime were comparable in Westmead (SAL) and NSW, and slightly lower in Parramatta (LGA).

**Table 12: Incidents of theft (break and enter non-dwelling) from October 2022 and September 2023 (rate per 100,000 population)**

Year to	September 2023	September 2022		September 2023	
Area	Trend (2 year)	Count	Rate	Count	Rate
Westmead (SAL)	n.c.	8	47.9	17	101.9
Parramatta (LGA)	Stable	181	70.1	202	78.2
New South Wales	Up 15.2% per year	7,257	89.7	8,358	103.3

Source: BOCSAR (2023).

Table 13 shows that rates of theft (motor vehicle) were up by 53.1 per cent per year in Parramatta (LGA) and 18.8 per cent per year in NSW, whilst they remained stable in Westmead (SAL). In the 12 months to September 2023, rates of this crime were comparable across Parramatta (LGA) and NSW, whilst being higher in Westmead (SAL).

**Table 13: Incidents of theft (motor vehicle) from October 2022 and September 2023 (rate per 100,000 population)**

Year to	September 2023	September 2022		September 2023	
Area	Trend (2 year)	Count	Rate	Count	Rate
Westmead (SAL)	Stable	27	161.8	41	245.6
Parramatta (LGA)	Up 53.1% per year	305	118.1	467	180.8
New South Wales	Up 18.8% per year	11,649	143.9	13,844	171.0

Source: BOCSAR (2023).<sup>17</sup>

A review of BOCSAR crime data in the tables above has revealed that crimes rates in the study area were generally higher than the rates for the LGA, and either higher than or comparable to the rates for NSW. However, it is considered unlikely that the proposal would result in increased rates of crime in the area. In addition, the proposal may increase feelings of safety in the area as a result of increased passive surveillance and improvements to landscaping and amenity, thereby increasing the overall activation of the area.

### 3.5 Key insights

The social locality is notable for:

- Its proximity to the Parramatta CBD, with easy access to public transport options including at both Westmead and Wentworthville railway stations.

<sup>16</sup> (NSW Bureau of Crime Statistics and Research, 2022)

<sup>17</sup> (NSW Bureau of Crime Statistics and Research, 2022)

- Containing the Westmead Health and Education Precinct, comprising various health and educational institutions.
- An abundance of social infrastructure facilities located in proximity to the site. Notably, there is approximately 17.6 hectares of parks accessible within an 800 metre catchment of the site.
- Continued improvement in public transport infrastructure in Westmead, including the Parramatta Light Rail (opening 2024) and new metro station as part of the Sydney Metro West Line (opening 2032).
- A younger median age (33) than Greater Sydney (37), influenced by the higher proportion of residents aged under 15 years in Westmead (21.0%) than Greater Sydney (14.4%) , and lower proportion of residents aged 65 years and older (8.7% compared to 15.2%).
- High cultural diversity, with only 26.1% of Westmead residents being born in Australia, compared to 56.8% across Greater Sydney. Further, 76.6% of households in Westmead spoke a language other than English at home, which is significantly higher than the 42.0% of households across Greater Sydney.
- The dwelling stock being dominated by flats or apartments (75.9%), followed by separate houses (15.0%) and semi-detached, row or terrace houses, or townhouses (8.9%).
- A greater proportion of three and four person households in Westmead (44.9%) than across Greater Sydney (34.6%).
- A review of crime data revealed that crimes rates in the study area were generally higher than the rates for the LGA, and either higher than or comparable to the rates for NSW.
- A lower median weekly rent (\$410) than Greater Sydney (\$470), and lower median monthly mortgage payments (\$2,000) than Greater Sydney (\$2,427).

CONSULTATION



## 4.0 CONSULTATION

### 4.1 Stakeholders

Relevant stakeholders for this proposal include neighbouring properties, the broader local community, local institutions, and government authorities. Many local stakeholders form part of the Westmead Alliance, which works to develop and promote Westmead as a world-class medical, educational and research precinct. Members of the Westmead Alliance include:

- Western Sydney Local Health District
- The Sydney Children's Hospitals Network
- The Westmead Institute for Medical Research
- Children's Medical Research Institute
- Westmead Private Hospital
- The University of Sydney
- Western Sydney University
- City of Parramatta Council
- Cumberland Council.

### 4.2 Consultation processes

#### 4.2.1 Engagement to date

To date, it is understood that informal discussions have been conducted with stakeholders from the Westmead Alliance, as well as with the neighbouring schools regarding potential for access through part of their site. Formal engagement has also been undertaken on this latest iteration of the PP with the City of Parramatta Council (since November 2022) and with Transport for NSW (since March 2023).

#### 4.2.2 Future engagement

It is anticipated that future engagement will be undertaken with the Westmead Alliance. It is also proposed that, at a minimum, the Proponent would write to the owners and occupiers of adjoining and nearby properties and relevant community group and may hold community information sessions.

Public consultation would otherwise be undertaken in accordance with the requirements of the Gateway Determination. Division 3.4 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the gateway determination. It is anticipated that the Planning Proposal will be publicly exhibited for at least 28 days in accordance with the requirements of the DPHI guidelines 'A Guide to Preparing Local Environmental Plans'.

PROPOSED CHANGES

## 5.0 PROPOSED CHANGES

### 5.1 Physical changes

The Planning Proposal would facilitate the construction of a high density residential development at the site involving the demolition of existing structures and the construction of a new development. The site is currently occupied by a housing estate comprising 31 detached and semi-detached single storey dwellings arranged around an internal access road. The Planning Proposal would therefore result in significant changes to the physical character of the site through the replacement of the existing low rise buildings with high rise buildings.

The Westmead 2036 Place Strategy identifies the following vision for Westmead:

*“The vision for Westmead is to be Australia’s premier health and innovation district – an ecosystem for new discoveries, economic growth and global recognition Westmead will also deliver exceptional place outcomes for the Central River City, with enhanced heritage and environmental assets, activated places, connected communities and housing choice.”<sup>18</sup>*

The Planning Proposal is considered to align with the above vision, including through greater place activation and the provision of greater housing choice. Additionally, due the site’s existing R4 High Density Residential zoning, it is likely that the changes are largely anticipated by the local community including surrounding neighbours.

### 5.2 Demographic changes

#### 5.2.1 Projected population

The proposal comprises 404 residential apartment dwellings. Table 14 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 (Westmead SAL) at the 2021 Census.

**Table 14: Implied population arising from the proposal at average occupancy rates for Westmead (SAL) in 2021**

Unit size	Yield	Average household size – Westmead (SAL) high density dwellings	Projected residential population
1-bedroom	190	1.56	296
2-bedroom	190	2.54	483
3-bedroom	24	3.23	78
<b>Total</b>	<b>404</b>		<b>857</b>

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 3.2, a projection of the age distribution within the proposal has been calculated in Table 15. 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.

**Table 15: Projected population by age group**

Age group	Proportion (%) - Study area (2041)	Population (#) - Proposal	Age group	Proportion (%) - Study area (2041)	Population (#) - Proposal
0 to 4	8.9	76	15 to 19	2.8	24
5 to 9	5.5	47	20 to 24	8.0	69
10 to 14	3.9	33	25 to 29	14.1	121

<sup>18</sup> NSW Government (2022), *Westmead 2036 Place Strategy*, p. 10

Age group	Proportion (%) - Study area (2041)	Population (#) - Proposal
30 to 34	15.7	134
35 to 39	11.9	102
40 to 44	7.3	63
45 to 49	4.6	39
50 to 54	3.2	27
55 to 59	3.4	29
60 to 64	2.9	25

Age group	Proportion (%) - Study area (2041)	Population (#) - Proposal
65 to 69	2.0	17
70 to 74	1.5	13
75 to 79	1.3	11
80 to 84	1.2	10
85 and over	1.8	15
<b>Total</b>	<b>100.0</b>	<b>857</b>

Source: ABS (2021), *Australian Census of Population and Housing*. Compiled by .id (2024)

Based on the above assumptions, it is estimated that the site could achieve a resident population of around 857 persons. The above projection will be used for the purpose of projecting social infrastructure needs generated by the proposal in the following sections.

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

### 5.2.2 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 the proposal.

## 5.3 Projected social infrastructure demand

An indicative level of social infrastructure need that will arise from the proposal can be determined using standards from a variety of sources, as well as average servicing levels derived from aggregate statistical data.

The Parramatta Community Infrastructure Strategy (the CIS) provides benchmarks for the provision of social infrastructure within the Parramatta LGA.<sup>19</sup> The resulting social infrastructure demand is shown in Table 16. It should be noted that the Parramatta CIS does not apply an access component to its benchmarks (i.e. distance from infrastructure). To account for this, the benchmarking exercise below applies a catchment 800 metres of the site (a local walking catchment) and, as such, does not capture district or region serving infrastructure beyond that catchment (e.g. Parramatta Park is located approximately 1 kilometre east of the site and includes extensive passive and active open space facilities).

**Table 16: Projected social infrastructure demand arising from the proposal**

Type	Benchmark (Parramatta CIS)	Existing (within 800m of the site)	The proposal		Additional Facilities Needed
			Parameter	Need	
<b>District library</b>	1 facility: 20,000 – 35,000 residents 39 sqm: 1,000 residents +20% circulation	1 library 671 sqm	857 residents	40 sqm	Negligible
<b>Community space (exc. Scout/guide halls)</b>	80 sqm: 1,000 residents	900 sqm <sup>20</sup>	857 residents	69 sqm	Negligible
<b>Long day care</b>	1 place: 2.48 children 0-4 years	300 places	76 children (0-4)	31 places	1 facility
<b>OSHC</b>	1 place: 2.7 children 5-11 years	311 places	63 children (5-11)	23 places	0-1 facility
<b>Aquatic facility</b>	1 facility: 100,000 – 150,000 residents	None	857 residents	0 facilities	Negligible
<b>Play space</b>	1 play space: 2,000 residents	3 playgrounds	857 residents	0-1 play spaces	Negligible
<b>Parks and open space</b>	1 ha park: 1,000 residents	17.6 ha	857 residents	0.86 ha	Negligible

<sup>19</sup> City of Parramatta (2020). *Community Infrastructure Strategy*.

<sup>20</sup> Note: This does not include the NSW Government Archives which is a State Government facility which requires bookings to attend

Type	Benchmark (Parramatta CIS)	Existing (within 800m of the site)	The proposal		Additional Facilities Needed
			Parameter	Need	
	1 ha sporting: 1,000 residents	1 ha	857 residents	0.86 ha	Negligible, noting district/regional availability
	1 ha natural areas: 1,000 residents	4.92 ha	857 residents	0.86 ha	Negligible
<b>Indoor courts</b>	1 court: 20,000 residents	None	857 residents	0 courts	Negligible
<b>Indoor sports centre</b>	1 centre: 50,000 – 100,000 residents	None	857 residents	0 centres	Negligible

Source: City of Parramatta (2020, pp. 60-61).<sup>21</sup>

The Planning Proposal would facilitate the construction of a high density residential development. The projected populations (calculated in Table 16) show that approximately 857 people could occupy the dwellings within the proposal. While this represents a significant increase in population for the area, the projected demand for social infrastructure is (in general) likely to be accommodated by the existing infrastructure near the site.

### 5.3.1 Open space and recreation

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. The above review identified that there are approximately 17.6 hectares of parks and open space within an 800 metre radius of the site. Based on the open space benchmarks referenced above and with consideration of available district- and region-serving open space, this level of open space is considered sufficient to meet the needs of the population of up to 857 new residents to be generated by the proposed development.

The proposal also incorporates a new 978 square metre (approx. 0.10 ha) park connecting onto the existing Monarco Green, alongside 2,470 square metres (approx. 0.25 ha) of new pedestrian paved areas. A Landscape, Open Space & Recreation Facilities Report (LOSRF) has been prepared by distinctive to accompany the proposal.<sup>22</sup> As shown in Figure 12, the LOSRF identifies landscape open space facilities that have been incorporated into the masterplan. This includes outdoor fitness areas, a play space, and shaded forest areas.

<sup>21</sup> City of Parramatta (2020). *Community Infrastructure Strategy*.

<sup>22</sup> Distinctive (2024), *Landscape, Open Space & Recreation Facilities Report: Bridge Place 3.0*.

**Figure 12: Proposed landscape open space facilities**



Source: distinctive (2024)

The CIS benchmarks recommend 1 hectare of open space for every 1,000 residents. Based on this benchmark, this translates to approximately 1 hectare of open space being required on the site with a projected population of 857 new residents on site. However, given the 17.6 ha of open space that is already available and accessible within 800 metres of the site, it can be argued that existing access to open space from the site is sufficient to meet the increase in demand.

In terms of access to natural areas, the review identified that there is approximately 4.9 hectares of C2 *Environmental Conservation* zoned natural areas located to the north of Briens Road. As such, it can be argued that existing access to natural areas from the site is sufficient to meet the increase in demand from the proposal.

Based on the CIS benchmarks, the proposal would generate a need for approximately 0.86 hectares of sporting space. There is currently only 1 ha of sporting space available within an 800 metre catchment of the site, being the M J Bennett Reserve cricket field. As such, there may be a deficit of sporting space within the area. There are also approximately 4.9 hectares of natural areas available within this catchment. These facilities are considered sufficient to meeting the needs of the increase in population resulting from the proposal.

Therefore, the existing and proposed open space and recreation facilities are expected to be able to meet the open space needs resulting from the increase in population.

### 5.3.2 Education and childcare

#### Education

There are two public schools located within an approximate 800 metre radius of the site, which are Westmead Public School and Toongabbie East Public School. Westmead Public School recorded 865 FTE enrolments in 2023, compared to the enrolment cap of 948 students. HillPDA contacted school staff at Toongabbie East Public School, who estimated that the school can accommodate up to approximately double the number of students that are currently enrolled in the school (114 students in 2023), which translates to room for approximately 100 additional students across the school. The population projections above estimated that the proposal would increase the



population of primary school aged (aged 5-11) children by approximately 63 persons. 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.

The local comprehensive high school servicing the site is Pendle Hill High School, located approximately 1.6 kilometres to the northwest of the site. The school recorded 517 enrolments in 2023 and had an enrolment cap of 940 students in that same year.<sup>23</sup> Using the population projections identified above, it is estimated that the proposed development could result in up to approximately 33 new residents of high school age (ages 12-17).

As previously identified, there are two Catholic secondary schools located within an 800 metre catchment of the site. Catherine McAuley Westmead caters to girls across years 7-12, and Parramatta Marist High School caters to boys in years 7-12. HillPDA contacted the Catholic Education Parramatta Diocese (CSPD) to identify the capacity of the Catholic Schools in Westmead. In their response, a representative from the CSPD noted that Parramatta Marist High School typically has a waitlist of 200+ students each year, whilst Catherine McAuley Westmead has a waitlist of 150+ students, and Mother Teresa Primary School is always at capacity. School staff at Catherine McAuley Westmead also identified that the school has a total capacity of approximately 1,260 students, which is slightly greater than its 2023 enrolment of 1,191 students. From this information, it can be determined that there is limited room for additional enrolments within the Catholic school system.

Additionally, in December 2022, the NSW Government announced its plans to build a new education campus in Westmead, involving the construction of a new 1,000 student primary school with a pre-school and a 2,000 student selective high school.<sup>24</sup> While these are still in the planning stages, once operational they will deliver a significant increase in school capacity in the study area.

Therefore, considering the above including the current capacity at existing schools and future capacity at proposed schools, it is anticipated that the education needs of students would be met.

### Childcare

As identified in section 2.3.2, the following childcare facilities are located within an approximate 800-metre catchment of the site:

- 6 x Long Day Care (LDC) facilities with a total capacity of 311 places
- 2 x Outside School Hours Care (OSHC) facilities with a total capacity of 300 places
- 1 x Preschool with a total capacity of 25 places.

Out these facilities, one OSHC facility (Catholic Out of School Hours Care Mother Teresa Westmead) and one LDC facility (Westmeadow Child Care Centre) recorded vacancies as of January 2024. The increase in population from the proposed development would generate demand for the provision of new childcare facilities. Through reference to the benchmarks, it has been estimated that the proposal would generate additional demand for approximately 31 LDC places and 23 OSHC places. While it is anticipated that the additional demand for OSHC places could be accommodated at the existing OSHC facility, the projected demand for LDC places could be accommodated through the provision of a new LDC facility.

### 5.3.3 Health and aged care

The proposed development would generate some increased demand for local health services. However as noted, the site is located in close proximity to a variety of health facilities including Westmead Hospital, Westmead Private Hospital, Westmead Children's Hospital, and a variety of other specialist medical practices. It is

<sup>23</sup> School Infrastructure NSW & NSW Department of Education (2023), *NSW public school enrolments*, available at: <https://datawrapper.dwcdn.net/Ahg7X/3/>

<sup>24</sup> School Infrastructure NSW (2022), 'Brand new education campus for the west', 6 December 2022, available at: <https://www.schoolinfrastructure.nsw.gov.au/news/2022/12/brand-new-education-campus-for-the-west.html>

anticipated that any additional demand for health services would be accommodated at the existing facilities within the area.

#### **5.3.4 Community and culture**

In terms of community and cultural facilities, the review identified that the following facilities are located within an 800 metre catchment of the site:

- 1 x library (Wentworthville Library) with a floor space of 671 sqm
- 2 x community spaces (Wentworthville Community Centre & OES Hall) with a floorspace of approximately 900 sqm.

Through reference to the CIS benchmarks, an increase in up to 857 new residents as part of the proposed development would generate the need for approximately 69 square metres of floorspace for community space, which is likely to be catered for by the existing facilities.

The Planning Proposal would facilitate demand for approximately 40 square metres of library floor space, which is considered to be an insignificant level of demand. It is also noted that future residents at the site will have access to a range of district-level community and cultural facilities beyond an 800 metre catchment though still within easy access of the site. This includes the Parramatta Library (PHIVE) located within the Parramatta CBD, which opened in 2022 and covers 2,500 square metres of floor space across two fully accessible floors.

#### **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. However, consideration should be given to accommodating the projected increased demand for childcare, including 31 LDC places.

PROBABLE IMPACTS

## 6.0 PROBABLE IMPACTS

This section details the potential social impacts to arise from the Planning Proposal. The assessment is informed by the analysis from the previous chapters and scoping of potential impacts using the *Parramatta City Council Social Impact Assessment Guidelines*.

The method for the social impact assessment is described in Appendix A. 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 24).

### 6.1 Scoping

The social impacts to arise from the Planning Proposal will be influenced by the existing situation, the eventual consequences of the Planning Proposal, and measures put in place to mitigate against any negative impacts and enhance positive impacts. Should the Planning Proposal proceed, the social impacts that may arise would be influenced by:

- The social and geographic context of the site
- The design and final built form of the Planning Proposal
- Any measures put in place to mitigate against identified negative impacts and enhance positive impacts.

Social impacts can involve changes to:

- Way of life
- Culture
- Community
- Political systems
- Environment
- Health and wellbeing
- Personal and property rights
- Fears and aspirations.

The *Parramatta City Council Social Impact Assessment Guidelines* require the SIA to identify key probable positive and negative impacts likely to occur and how they are likely to impact on key stakeholders, considering following key aspects:

- Health
- Housing
- Earning ability
- Safety
- Neighbourhood identity
- Belonging and connection to community
- Access to and usage of community facilities and services
- Social equity (needs of disadvantaged groups / displacement etc).

Potential impacts have been identified in Table 17 based through consideration of the key social aspects as identified by Council.

**Table 17: Area of influence of potential impacts**

Impact type	Meaning	Council social aspects
Way of life	How people live, work, play and interact with one another day-to-day.	<ul style="list-style-type: none"> <li>● Access to and usage of community facilities and services</li> <li>● Earning ability</li> <li>● Housing</li> <li>● Safety</li> </ul>
Culture	Peoples' shared beliefs, customs, values and language or dialect.	<ul style="list-style-type: none"> <li>● Belonging and connection to community</li> <li>● Neighbourhood identity</li> </ul>
Community	Cohesion, stability, character, services and facilities.	<ul style="list-style-type: none"> <li>● Belonging and connection to community</li> <li>● Neighbourhood identity</li> <li>● Social equity (needs of disadvantaged groups / displacement etc)</li> </ul>

Impact type	Meaning	Council social aspects
Political systems	The extent to which people are able to participate in decision-making that affects their lives, the level of democratisation that is taking place, and the resources provided for this purpose.	<ul style="list-style-type: none"> <li>• Belonging and connection to community</li> <li>• Neighbourhood identity</li> <li>• Social equity (needs of disadvantaged groups / displacement etc)</li> </ul>
Environment	The quality of the air and water that people use; the availability and quality of the food they eat; the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources.	<ul style="list-style-type: none"> <li>• Access to and usage of community facilities and services</li> <li>• Health</li> <li>• Safety</li> </ul>
Health and wellbeing	Health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of disease or infirmity.	<ul style="list-style-type: none"> <li>• Health</li> <li>• Housing</li> <li>• Safety</li> </ul>
Personal and property rights	Concerns whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties.	<ul style="list-style-type: none"> <li>• Earning ability</li> <li>• Social equity (needs of disadvantaged groups / displacement etc)</li> </ul>
Fears and aspirations	Perceptions about safety, fears about the future of their community, and their aspirations for their future and the future of their children.	<ul style="list-style-type: none"> <li>• Belonging and connection to community</li> <li>• Neighbourhood identity</li> <li>• Safety</li> </ul>

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

## 6.2 Way of life

### Definition:

How people live, work, play and interact with one another day-to-day.

### Key social aspects:

- Access to and usage of community facilities and services
- Earning ability
- Housing
- Safety

Benefits to way of life are likely to flow from the improved amenity associated with the provision of residential, employment, and public open space areas associated with the proposal. The Planning Proposal will bring some changes to the area, which could potentially impacts on residents, workers, and users of local facilities. These changes may include increased employment and housing opportunities and access to amenities, but may also come with challenges surrounding congestion and adjustments to the existing way of life.

Social benefits to way of life are likely to flow from additional housing being located within a centre expected to experience population growth in the coming years. This housing will be co-located close to services, jobs and amenities. These benefits would be felt both by future residents of the proposal and by the community more broadly. The introduction of more jobs, housing and activity on the site will increase the number of people accessing the site, and therefore congestion on surrounding transport and street networks, thereby potentially impacting routines and daily travel patterns.

A Transport Assessment (TA) has been prepared by Ason Group to accompany the proposal, dated 11 December 2024. The TA notes that as a PP, consideration to the adequate provision of parking is to be given during the future Development Application stages. However, it identifies that parking is to be provided in accordance with the minimum parking rates within the PDCP. It is anticipated that the minimum parking rates would be met as part of the future development, which would assist with minimising any potential impacts on way of life

associated with parking availability and provision. It is also noted that the site is located in a highly accessible location in close proximity to existing railway station and future metro and light rail stations.

The TA also incorporated intersection modelling that was undertaken using a forecast yield of 409 apartments, resulting in a traffic generation of 78 and 61 vehicles in the respective AM and PM peaks. With the existing residential development generating 16 vehicles in each peak period, this would result in a net increase of 62 vehicles in the AM peak and 45 vehicles in the PM peak. The TA also identified that several intersections would experience a slight deterioration in operational performance, though this is mostly a result of the already congested nature of the road network. Overall, the TA conclude that the Planning Proposal is supportable on traffic grounds and as such, it is anticipated that it would have a minor impact on way of life in relation to traffic.

An Acoustic Impact Assessment (AIA) has been prepared by Pulse White Noise Acoustics (PWNA) to accompany the proposal, dated 3 December 2024.<sup>25</sup> The AIA concluded that:

- The noise environment of the area is currently dominated by road traffic noise.
- Standard building construction would be suitable to provide a suitable internal noise environment.
- In terms of operational noise emissions, road traffic noise levels would increase by as much as 0.2 decibels (dB), which is considered to be an indiscernible change in noise. It is both possible and practical to achieve compliance by using typical building services attenuation.

Given the conclusions of the AIA, it is considered unlikely that the proposal would have negative impacts on way of life in relation to noise.

### Mitigation and management

The TA included an assessment of the road network, which considers the proposed upgrade to Bridge Road, as well as further mitigation in the form of parking restrictions, which would effectively provide for two southbound lanes along Bridge Road.

The mitigations would assist to minimise potential impacts to traffic and access and include:

- Bridge Road / Darcy Road Intersection:
  - Enforce a parking restriction along the kerbside of the south approach lane, extending up to 90 metres prior to the intersection.
- Bridge Street / Wentworth Avenue intersection (committed upgrades being undertaken by Sydney Trains):
  - Implementation of a short left-turn lane on the west approach to allow a dedicated right-turn lane.
  - Widening of the road-over-rail bridge at Bridge Road to three lanes, providing two southbound lanes and one northbound lane.
- Bridge Road / Alexandra Avenue intersection:
  - Provision of two southbound lanes due to the road-over-rail bridge widening.
- Bridge Road / Vernon St intersection:
  - Enforce a parking restriction along the kerbside of the south approach and exit lanes, extending up to 40-50 meters prior to the intersection.
  - Enforce a parking restriction along the kerbside of the north approach lane.

A sustainable travel plan should be developed and implemented to encourage active and public transport use by future residents, workers and visitors to the site, and to reduce traffic and congestion impacts across the precinct.

Additionally, the AIA has recommended that:

- Noise impacts from all proposed plant should be reviewed during the detailed design phase of the project

<sup>25</sup> PWNA (2024), 93 Bridge Road, Westmead: Acoustic Impact Assessment



- Appropriate noise controls should be included in the design to comply with the project noise trigger levels identified in the report.

### 6.3 Culture

**Definition:**

Peoples' shared beliefs, customs, values and language or dialect.

**Key social aspects:**

- Belonging and connection to community
- Neighbourhood identity

The Planning Proposal is unlikely to impact on neighbourhood identity, due to the existence of other medium-high density residential buildings (existing and proposed) throughout the vicinity. However, collectively, this has the potential to impact on sense of place for existing residents of Westmead. The Planning Proposal is also not anticipated to impact on culture.

#### Mitigation and management

It is recommended that the following mitigation measures are implemented to reduce the risks surrounding any potential impacts on culture:

- 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 Heritage Act 1977.

### 6.4 Community

**Definition:**

Cohesion, stability, character, services and facilities.

**Key social aspects:**

- Belonging and connection to community
- Neighbourhood identity
- Social equity (needs of disadvantaged groups / displacement etc)

The proposal would provide a range of facilities encompassing residential, employment, and public open space areas. It would introduce an estimated 857 new residents and provide some local employment opportunities through the incorporation of retail floorspace. The proposal also is designed to address the housing demands within the social locality, and may attract a diverse mix of residents and visitors, fostering interaction among people from backgrounds, ages, and lifestyles. There are also potential social benefits through the introduction of new open spaces, which could encourage social gatherings and casual meetings, fostering a stronger sense of community.

#### Mitigation and management

Potential negative impacts to social cohesion and sense of place can be mitigated by continued engagement with the local community. Additionally, the provision of open spaces on site to allow residents to interact and assist with building community cohesion. Consideration could also be given to facilitating "meet and greet" type-events to assist in familiarising new residents with the area.

## 6.5 Political systems

### Definition:

The extent to which people are able to participate in decision-making that affects their lives, the level of democratisation that is taking place, and the resources provided for this purpose.

### Key social aspects:

- Belonging and connection to community
- Neighbourhood identity
- Social equity (needs of disadvantaged groups / displacement etc)

As identified in Chapter 4.0, it is expected that consultation will be undertaken with members of the Westmead Alliance, which include various healthcare institutions, educational institutions, and government authorities. Undertaking effective engagement with these stakeholders would help to ensure and impacts on political systems are positive. There is, however, the potential for people to feel powerless or that they have a lack of means to have input or say on the proposal. To reduce the risks of this occurring, appropriate mitigations have been identified in the following section.

In addition to the above, Division 3.4 of the EP&A Act requires the relevant planning authority to consult with the community in accordance with the gateway determination. It is anticipated that the Planning Proposal will be publicly exhibited for at least 28 days in accordance with the requirements of the DPHI guidelines 'A Guide to Preparing Local Environmental Plans'.

### Mitigation and management

A Stakeholder Management Plan (SMP) should be implemented at the construction phase. This would provide for triggers to notify neighbours of disruptive construction activity, with minimum notice periods to allow neighbours to prepare. It would also nominate a single point of contact for neighbours with issues or concerns.

A Plan of Operation and Management (POM) should be prepared and implemented, which identifies a clear participatory structure for residents and the community to make suggestions or raise issues in the operation of the proposal. The POM should also identify a transparent process for resolving complaints by neighbours and community members. This process should be transparent, with clear timeframes for resolution of matters, as well as a clear system tenant management where tenants are breaching the agreed code of conduct.

## 6.6 Environment

### Definition:

The quality of the air and water that people use; the availability and quality of the food they eat; the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources.

### Key social aspects:

- Access to and usage of community facilities and services
- Health
- Safety

The Planning Proposal may result in impacts to surroundings associated with the increase in population at the site, including noise, traffic and pedestrian movements. In terms of visual impact, the proposal would significantly alter the existing site landscape, though a significant increase in the height and scale of the buildings on-site.

The proposal would involve the demolition of existing buildings and clearing of vegetation on the site. However, the new development is likely to enhance the appeal of the public domain through the introduction of a new park alongside associated landscaping works.

In terms of visual impacts, the Planning Proposal would facilitate significant changes to the visual character of the site. This would be through the construction of two 20 storey buildings with a maximum height of up to 69 metres, replacing the existing single storey dwellings on the site.

### Mitigation and management

Appropriate mitigations to be identified at the DA stage.

## 6.7 Health and wellbeing

### Definition:

Health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of disease or infirmity.

### Key social aspects:

- Health
- Housing
- Safety

### Health care

The influx of new residents and workers could also have an impact on demand for healthcare in the area. However, the site is well-placed to cope with additional healthcare demands due to its location within the Westmead Health Precinct and near a large range of health facilities. These include Westmead Hospital, Westmead Private Hospital, and Westmead Children's Hospital, alongside a range of smaller private medical practices. It is anticipated that new residents introduced as part of the Planning Proposal would access local healthcare services at these facilities. As such, despite the projected increase in up to approximately 857 residents (including approximately 67 residents aged 65 years and over), the Planning Proposal is not anticipated to negatively impact on access to healthcare.

### Mitigation and management

A CTMP should be prepared at the construction phase, which would include site safety procedures for workers and visitors. This document should also be delivered in conjunction with an air quality assessment report, which would include dust suppression mitigation measures.

Additionally, it is recommended that ongoing community engagement occurs to address and alleviate any community concerns that may arise.

## 6.8 Personal and property rights

### Definition:

Concerns whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties.

### Key social aspects:

- Earning ability
- Social equity (needs of disadvantaged groups / displacement etc)

The Planning Proposal would provide new employment opportunities in the area, which will likely have broader social and economic benefits for workers and their dependents and the new local community. It would positively impact on the livelihoods of people employed in the proposed retailers on-site, yielding local employment and additional expenditure from businesses and workers. Nearby retailers would also likely benefit from increased foot traffic resulting from an increase in the local population, having positive impacts on livelihoods. Finally, it

would also benefit the livelihoods of those involved in the construction of the proposal. Overall, the Planning Proposal is anticipated to have a positive impact on livelihoods and peoples' earning ability.

An Economic Impact Assessment (EIA) has been prepared by Atlas Economics to accompany the proposal, dated December 2024.<sup>26</sup> The report concluded that there is strong economic and market merit for the proposal, based on:

- All levels of Government having identified that Australia is currently experiencing a 'housing crisis', with historically high dwelling prices and record low vacancy levels having significant negative social and economic impacts.
- The Parramatta housing market is facing pressure as demand is outstripping supply. Dwelling prices have risen markedly over the past decade, whilst apartment rents have surged by over 40% in the past 2 years alone.
- The most recent DPHI population projections for the Parramatta LGA indicate the over the coming decades to 2041, an additional ~54,000 dwellings will be required – equating to almost 2,800 dwellings per annum.
- DPHI's most recent housing supply forecasts indicate that for each year over the coming 5-years, the Parramatta LGA is unlikely to meet this implied dwelling target of 2,800 dwellings per annum. This will result in a cumulative undersupply of between -4,400 dwellings and -6,200 dwellings by 2028.

Further, the economic impact modelling undertaken as part of the EIA estimated that the proposal would generate a net increase in economic activity, as summarised in Table 18.

**Table 18: Economic outputs of the proposal**

	Economic outputs
During the construction phase	<ul style="list-style-type: none"> <li>• \$341.7 million in additional output (including \$198.9 million in additional direct activity)</li> <li>• \$130.1 million in additional contribution to GRP (including \$56 million in additional direct activity)</li> <li>• \$73.7 million in incomes and salaries paid to households (including \$37 million in additional direct income)</li> <li>• 728 FTE jobs (including 383 directly employed through construction activity on the Site).</li> </ul>
During the operational phase	<ul style="list-style-type: none"> <li>• \$34.9 million in additional output (including \$19.4 million in direct activity)</li> <li>• \$18.3 million in additional contribution to GRP (including \$9.8 million in direct activity)</li> <li>• \$9.9 million in additional incomes and salaries paid to households (including \$6 million paid directly)</li> <li>• 90 additional FTE jobs (including 53 additional FTE jobs that are directly related to activity on the Site).</li> </ul>
Through the delivery of new housing stock	<ul style="list-style-type: none"> <li>• \$51.8 million in additional total outputs (including \$30.7 million in additional direct output)</li> <li>• \$30.2 million in additional total contribution to GRP (including \$18.5 million in direct contributions)</li> <li>• \$13.8 million in additional total wages and salaries to local workers (includes \$8.6 million indirect additional income)</li> <li>• 158 additional FTE jobs (including 108 additional FTE jobs from direct impact).</li> </ul>

Most importantly, the EIA noted that the proposal could play a role in providing more housing options in a location proximate to infrastructure, services and employment opportunities. Therefore, based on the findings of the EIA, the proposal is anticipated to have a positive economic impact. Additionally, through reference to the definition of personal and property rights as outlined above, the Planning Proposal is not expected to lead to people being economically affected in a negative way or experiencing personal disadvantage through a violation of civil liberties.

## Mitigation and management

The Planning Proposal stands to make a positive contribution to the livelihood of residents in Western Sydney, by creating new employment opportunities closer to residents' homes. The creation of employment opportunities could aid in improving community cohesion and social capital in the area and help to support social cohesion.

<sup>26</sup> Atlas Economics (2024), 93 Bridge Road, Westmead: Economic Impact Assessment

## 6.9 Fears and aspirations

### Definition

Perceptions about safety, fears about the future of their community, and their aspirations for their future and the future of their children.

### Key social aspects:

- Belonging and connection to community
- Neighbourhood identity
- Safety

### Crime and safety

Developments can increase or decrease perceived and actual safety. The earlier investigation of BOCSAR crime data revealed that crimes rates in the study area were generally higher than the rates for the LGA, and either higher than or comparable to the rates for NSW. However, it is considered unlikely that the proposal would result in increased rates of crime in the area. In addition, the Planning Proposal would result in increased activation of the area and an increase in the on-site population, resulting in improved passive surveillance. As such, the Planning Proposal is expected to have a positive impact on crime and safety in the area.

### Mitigation and management

It is recommended that Crime Prevention Through Environmental Design (CPTED) principles are incorporated into the design of the Planning Proposal.

## 6.10 Impacts during 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.

It is anticipated that construction impacts would be considered fully at the detailed design phase. It is also anticipated that a Construction Management Plan (CMP) and Construction Traffic Management Plan (CTMP) would be commissioned to appropriately manage and mitigate potential impacts arising from the construction process. Construction impacts would also be managed through effective engagement with surrounding landholders.

In addition to potential amenity and access impacts, it should also be acknowledged that construction activity would likely contribute positively to local livelihoods and economic activity through additional jobs and accompanying direct and indirect investment in the wider community.

## 6.11 Evaluation of impacts

Table 19 draws on the above sections to predict the likely social impacts arising from the proposal.

**Table 19: Social impact evaluation and mitigation response**

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
<b>Way of life</b>				
Benefits to the way of life resulting from the provision of new housing, employment, and open space facilities at the site.	Likely + Moderate = High (positive)	<ul style="list-style-type: none"> <li>None (positive)</li> </ul>	<ul style="list-style-type: none"> <li>None (positive)</li> </ul>	Likely + Moderate = High (positive)
Increased traffic volumes 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.	Possible + Moderate = Medium (negative)	<ul style="list-style-type: none"> <li>Manage access to/from adjacent properties.</li> <li>Manage vehicle activity in the vicinity of the site.</li> <li>Provide an appropriate and convenient environment for pedestrians and cyclists.</li> <li>Minimise the impact on pedestrian movements.</li> <li>Maintain appropriate capacity for pedestrians at all times on footpaths adjacent to the site.</li> <li>Maintain appropriate public transport access.</li> </ul>	<ul style="list-style-type: none"> <li>Encourage the use of public transport for residents and workers.</li> <li>Notify neighbouring residents, businesses, and any other potentially impacted premises of any changes to access.</li> <li>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"> <li>Employing traffic controllers at site access points to manage interactions between vehicles and pedestrians</li> <li>Implementation of recommendations as outlined in the Traffic report, involving upgrades at the following intersections <ul style="list-style-type: none"> <li>Bridge Road / Darcy Road</li> <li>Bridge Street / Wentworth Avenue</li> <li>Bridge Road / Alexandra Avenue</li> <li>Bridge Road / Vernon Street.</li> </ul> </li> </ul> </li> </ul>	Unlikely + Minor = Low (negative)
Potential impacts to way of life for the surrounding area during future construction works, resulting from noise, dust, odours and the movement of construction vehicles to and from the site	Possible + Moderate = Medium (negative)	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>Implementation of appropriate mitigations as part of one or more of the following: <ul style="list-style-type: none"> <li>Construction Management Plan (CMP)</li> <li>Construction Traffic Management Plan (CTMP)</li> <li>Construction Noise &amp; Vibration Management Plan (CNVMP).</li> </ul> </li> <li>Implementation of the following recommendations as outlined in the AIA: <ul style="list-style-type: none"> <li>Noise impacts from all proposed plant should be reviewed during the detailed design phase of the project</li> <li>Appropriate noise controls should be included in the design to comply with the project noise trigger levels identified in the report.</li> </ul> </li> </ul>	Unlikely + Minor = Low (negative)
Potential for interruptions to essential utility service(s) for neighbouring residents and	Possible + Minor = Low (negative)	<ul style="list-style-type: none"> <li>Ensure relevant properties are notified at least two weeks in</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>	Unlikely + Minor = Low (negative)



Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
businesses may cause negative impacts to access and way of life.		advance of any changes to utility access.		
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.	Possible + Minor = Low (negative)	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>HillPDA has estimated that the proposal would generate demand for approximately: <ul style="list-style-type: none"> <li>31 additional LDC places, and</li> <li>23 additional OSHC places.</li> </ul> </li> </ul>	Possible + Minor = Low (positive)
Additional demand for local schools (primary and secondary) arising from population on site, potentially affecting way of life and access to services.	Likely + Minor = Medium (negative)	<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>	Possible + Minor = Medium (negative)
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	Unlikely + Minor = Low (negative)	<ul style="list-style-type: none"> <li>Parking is to be constructed in line with relevant requirements for the uses on site</li> <li>Alternative transport options (e.g. cycling) are to be provided in accordance with relevant requirements</li> </ul>	<ul style="list-style-type: none"> <li>Parking to be provided in accordance with the minimum parking rates within the PDCP.</li> </ul>	Unlikely + Minimal = Low (negative)
<b>Culture</b>				
Potential impact on community and culture through impacts to Aboriginal and historic cultural heritage.	Unlikely + Minor = Low (negative)	<ul style="list-style-type: none"> <li>Implementation of an unexpected finds and human remains procedure</li> <li>Cease work if object or remains are found and contact an archaeological consultant immediately.</li> <li>Provide induction for workers on Aboriginal heritage and responsibilities under the <i>Heritage Act 1977</i>.</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>	Unlikely + Minor = Low (negative)
<b>Community</b>				

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
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 = High (positive)	<ul style="list-style-type: none"> <li>None (positive)</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling mix supports existing demographics and enables a diverse population to reside there</li> </ul>	Almost certain + Moderate = High (positive)
The proposal will provide more housing choice and increase the supply of dwellings in the LGA. This could positively impact future residents' livelihood, accessibility, way of life, and social cohesion in the area.	Almost certain + Moderate = High (positive)	<ul style="list-style-type: none"> <li>None (positive)</li> </ul>	<ul style="list-style-type: none"> <li>None (positive)</li> </ul>	Almost certain + Moderate = High (positive)
Improved access to open spaces for recreation purposes, which can enrich the quality of life for residents foster a stronger sense of community.	Likely + Minor = Medium (positive)	<ul style="list-style-type: none"> <li>None (positive)</li> </ul>	<ul style="list-style-type: none"> <li>Incorporation of the following features as part of the Planning Proposal: <ul style="list-style-type: none"> <li>A 978 sqm park connecting to Monarco Green</li> <li>A 2,470 sqm new pedestrian paved area.</li> </ul> </li> </ul>	Likely + Minor = Medium (positive)
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 (negative)	<ul style="list-style-type: none"> <li>Council, in conjunction with the proponent, could consider distributing welcome packs to new residents that would assist in familiarising them with the area.</li> </ul>	<ul style="list-style-type: none"> <li>Consideration of facilitating "meet and greet" type-events to assist in familiarising new residents with the area.</li> <li>Provision of open space and facilities on site to allow residents to interact and assist with building community cohesion.</li> </ul>	Unlikely + Minor = Low (negative)
An influx of new residents moving into the area in could potentially cause negative impacts to community cohesion.	Unlikely + Minor = Low (negative)	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>Consideration of facilitating "meet and greet" type events to assist in familiarising new residents with the area.</li> </ul>	Unlikely + Minor = Low (negative)
Additional demand for parks and open space arising from the increase in local population on site.	Possible + Minor = Medium (negative)	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>Incorporation of the following features as part of the Planning Proposal: <ul style="list-style-type: none"> <li>A 978 sqm park connecting to Monarco Green</li> <li>A 2,470 sqm new pedestrian paved area.</li> </ul> </li> </ul>	Possible + Minimal = Low (negative)
Displacement of existing residents at the site, who could face difficulties in finding new accommodation and/or adapting to a new community.	Likely + Minor = Medium (negative)	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>Consider working with existing residents to locate replacement accommodation</li> </ul>	Possible + Minor = Medium (negative)
<b>Political systems</b>				
Potential feeling of powerlessness or lack of means to have input for surrounding properties and the wider community, negatively impacting decision-making systems.	Possible + Minor = Medium (negative)	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>Implementation of a construction stakeholder communications plan, including: <ul style="list-style-type: none"> <li>Identifying stakeholders who will be potentially disrupted by construction activity</li> <li>Engaging early with identified stakeholders regarding planned construction activities, identifying potential impacts and additional mitigations</li> </ul> </li> </ul>	Unlikely + Minor = Low (negative)

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
			<ul style="list-style-type: none"> <li>Ensuring that a point of contact remains available to assist with project-related enquiries throughout the construction process.</li> <li>Ongoing engagement with surrounding residents on the progress of the development and consideration of implementing a Stakeholder Management Plan (SMP).</li> <li>Implementation of a Plan of Operation and Management (POM), which: <ul style="list-style-type: none"> <li>Identifies a clear participatory structure for residents and the community to make suggestions or raise issues in the operation of the proposal.</li> <li>Identifies a transparent process for resolving complaints by neighbours and community members. This process should be transparent, with clear timeframes for resolution of matters, as well as a clear system tenant management where tenants are breaching the agreed code of conduct.</li> </ul> </li> </ul>	
<b>Environment</b>				
Improved feelings of safety (real and perceived) resulting from improved amenity and increased activation at the site.	Possible + Minor = Medium (positive)	<ul style="list-style-type: none"> <li>Incorporation of Crime Prevention Through Environmental Design (CPTED) principles into the proposal design</li> </ul>	<ul style="list-style-type: none"> <li>The Planning Proposal would increase passive surveillance and improve overall amenity, therefore increasing feelings of safety (real and perceived).</li> </ul>	Possible + Minor = Medium (positive)
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 + Minor = Low (positive)	<ul style="list-style-type: none"> <li>None (positive)</li> </ul>	<ul style="list-style-type: none"> <li>Provision of publicly accessible landscaped and planted areas within the site</li> <li>Improvement of tree canopy cover on the site.</li> </ul>	Almost certain + Minor = Low (positive)
Site changes required to facilitate construction works would temporarily reduce the quality of natural environment features in the surroundings of the site, reducing aesthetic value and amenity.	Likely + Minor = Medium (negative)	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>Implementation of appropriate mitigations as part of one or more of the following: <ul style="list-style-type: none"> <li>Construction Management Plan (CMP)</li> <li>Construction Traffic Management Plan (CTMP)</li> <li>Construction Noise &amp; Vibration Management Plan (CNVMP).</li> </ul> </li> </ul>	Likely + Minor = Medium (negative)
Visual impacts to the surroundings, influencing changes to the overall existing landscape setting and the quality of the landscape character.	Almost certain + Minor = Medium (negative)	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>	Almost certain + Minor = Medium (negative)
<b>Health and wellbeing</b>				

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
Improvements to community wellbeing through the provision of open space.	Possible + Moderate = Medium (positive)	<ul style="list-style-type: none"> <li>None (positive)</li> </ul>	<ul style="list-style-type: none"> <li>None (positive)</li> </ul>	Possible + Moderate = Medium (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.	Unlikely + Minor = Low (negative)	<ul style="list-style-type: none"> <li>None</li> </ul>	<ul style="list-style-type: none"> <li>The site is located in close proximity to a variety of health facilities including Westmead Hospital, Westmead Private Hospital, Westmead Children's Hospital, and a variety of other specialist medical practices.</li> </ul>	Unlikely + Minor = Low (negative)
<b>Personal and property rights</b>				
Increased employment opportunities and the availability of goods and services on site through the inclusion of retail floorspace, benefitting way of life, livelihoods, and access to local jobs.	Almost certain + Minor = Medium (positive)	<ul style="list-style-type: none"> <li>None (positive)</li> </ul>	<ul style="list-style-type: none"> <li>The Planning Proposal incorporates 264 sqm of retail uses on-site.</li> </ul>	Almost certain + Minor = Medium (positive)
<b>Fears and aspirations</b>				
Increased activation of the area and an increase in the on-site population, resulting in improved passive surveillance and feelings of safety	Possible + Minor = Medium (negative)	<ul style="list-style-type: none"> <li>Incorporation of Crime Prevention Through Environmental Design (CPTED) principles into the design of the Planning Proposal.</li> </ul>	<ul style="list-style-type: none"> <li>None</li> </ul>	Possible + Minor = Medium (negative)

# ENHANCEMENT, MITIGATION AND RESIDUAL IMPACTS

## 7.0 ENHANCEMENT, MITIGATION AND RESIDUAL IMPACTS

The Planning Proposal 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 Planning Proposal would result in a range of 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. The Planning Proposal would offer housing for various demographics, including an array of choices in size.
- Additional employment opportunities on site, including new jobs that will be made available within the approximate 264 square metres of retail uses that would be incorporated on-site, benefiting livelihoods and way of life.
- The proposal would provide social benefits through the provision of approximately 0.1 ha of public open 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 Planning Proposal could result in some negative social impacts including:

- Some impacts to local amenity during construction of the proposal, including through increased traffic generation. Appropriate mitigations would be developed and implemented as part of a Construction Management Plan (CMP) and/or Construction Traffic Management Plan (CTMP) at the DA stage.
- Should the Planning Proposal proceed, the influx of up to approximately 857 new residents may place increased pressure on local services and infrastructure including child care and schools.

However, the majority of potential negative social impacts that could result from the Planning Proposal are considered to have been sufficiently mitigated:

- Social impacts from dust, hazardous materials, and vibration arising from the construction of future development resulting from the Planning Proposal would generally be well-mitigated by standard mitigation measures and implementing the additional measures identified in the technical reports. Detailed mitigation measures would form part of the detailed DA process but would be informed by relevant technical reporting at that stage, including a Construction Traffic Management Plan (CTMP), Air Quality Impact Assessment and Noise and Vibration Impact Assessment, all of which are recommended to be undertaken prior to construction commencement.
- 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 surrounding residents and the local community
  - Developing and following processes for recording complaints and incidents
  - Limiting construction works to standard construction hours.
- Impacts to the site's surroundings through changes to the built and natural environments would be partly mitigated through improved planting, landscaping works and vegetation regeneration on the boundaries of the site.
- Potential impacts resulting from increased demand to social infrastructure would generally be mitigated through the provision of open spaces on-site, along with the location of the site within the Westmead Health and Education Precinct, which contains various health and educational institutions.



# CONCLUSION

## 8.0 CONCLUSION

This report has assessed the potential social impacts arising from the proposed amendments to the Parramatta LEP to increase the maximum height of buildings from 20 to 69 metres and increase the maximum Floor Space Ratio from 1.7:1 to 3.6:1. These amendments would facilitate the delivery of a high density residential development comprising 404 apartments, alongside new open spaces and retail floor space. A summary of the report's findings is provided below:

### Key changes

The Planning Proposal would result in significant changes to the physical character of the site through the replacement of the existing low rise buildings with high rise buildings. However, the proposal is considered to align with the vision of the Westmead 2036 Place Strategy, including through greater place activation and the provision of greater housing choice. Additionally, due to the site's existing R4 High Density Residential zoning, it is likely that the changes are largely anticipated by the local community including surrounding neighbours. Through reference to the area's forecast age structure and the average dwelling size across the social locality, the projected population arising from the proposal has been estimated at approximately 857 residents.

### Social context

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

- The site is located in close proximity to the Parramatta CBD, with easy access to public transport options including at both Westmead and Wentworthville railway stations. Public transport services will continue to be improved, including through the opening of the Parramatta Light Rail Stage 2 in 2024, and the opening of the proposed Westmead metro station as part of the Sydney Metro West line in 2032.
- The site is located within the Westmead Health and Education Precinct, comprising various health and educational institutions. As a result, there is an abundance of social infrastructure facilities located in proximity to the site. Notably, there is approximately 17.6 hectares of parks accessible within an 800 metre catchment of the site.
- The study area has a younger median age (33) than Greater Sydney (37), which is influenced by the higher proportion of residents aged under 15 years in Westmead (21.0%) than Greater Sydney (14.4%), and lower proportion of residents aged 65 years and older (8.7% compared to 15.2%).
- The dwelling stock is dominated by flats or apartments (75.9%), followed by separate houses (15.0%) and semi-detached, row or terrace houses, or townhouses (8.9%). High density dwellings are anticipated to become more common through the continued development of the Westmead Health and Education Precinct.
- A lower median weekly rent (\$410) than Greater Sydney (\$470), and lower median monthly mortgage payments (\$2,000) than Greater Sydney (\$2,427).

### Social infrastructure

A review of social infrastructure has been undertaken based on the benchmarks for the provision of social infrastructure as outlined in the Parramatta CIS. The projected populations show that approximately 857 people could occupy the dwellings within the proposal. It has been estimated that the proposal would generate additional demand for approximately 31 LDC places, 23 OSHC places, 63 primary school places, and 33 high school places. This additional demand is likely to be catered for by the existing education and child care facilities in proximity to the site. It is further noted that a new education campus has been proposed by the NSW Government in Westmead, involving the construction of a new 1,000 student primary school with a pre-school and a 2,000 student selective high school. The site also benefits from being situated within the Westmead Health and Education Precinct, in proximity to a range of existing social infrastructure facilities. As such, while the

additional 857 people represents a significant increase in population for the area, the projected demand for social infrastructure is (in general) likely to be accommodated by the existing infrastructure near the site.

### **Potential impacts**

The Planning Proposal was shown to have a range of potential social benefits, including through the provision of diverse housing options in an area identified for greater density, in proximity to both existing and proposed public transport options; as well as an existing employment centre. The proposal would also provide social benefits through the provision of new open spaces, including a 978 square metres park connecting to Monarco Green and 2,470 square metres new pedestrian paved area, providing benefits for both new residents as well as existing residents of the broader community. Additionally the proposal incorporates 264 square metres of retail uses, providing positive social outcomes through new jobs and benefits to livelihoods.

Whilst there is the potential for some negative impacts on amenity from the planning proposal, these would generally be limited to impacts associated with noise and traffic. However, the TA concluded that the Planning Proposal was supportable on traffic grounds and that it would have a minor impact on way of life in relation to traffic, whilst the AIA concluded that it would be possible to achieve noise compliance by using typical building services attenuation. Further, both the existing and proposed public transport infrastructure in Westmead would help to mitigate any potential negative impacts associated with access, as the site is highly accessible via public transport for future residents and workers.

Overall, the Planning Proposal is anticipated to have a positive social outcome and is supported.

## APPENDIX A : METHOD

The *Parramatta City Council Social Impact Assessment Guidelines* (2013) provide guidance on the preparation of SIAs and the assessment of social impacts within the LGA. This SIA has adopted an approach that incorporates components from the *Parramatta City Council Social Impact Assessment Guidelines*, as well as current industry best practice, by drawing upon the NSW Department of Planning Housing and Infrastructure (DPHI) *SIA Guideline for State Significant Developments 2023*.

The SIA aims to scope, assess, and enhance or mitigate potential positive and negative impacts that may arise from the Planning Proposal. The method for this SIA is divided into four phases as shown in Figure 13 below.

**Figure 13: SIA process**



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

### 8.1 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 14.

**Figure 14: Areas of social impact**

<b>Way of life</b>	<i>How people live, work, play and interact with one another day-to-day.</i>
<b>Culture</b>	<i>Peoples' shared beliefs, customs, values and language or dialect.</i>
<b>Community</b>	<i>Cohesion, stability, character, services and facilities.</i>
<b>Political systems</b>	<i>The extent to which people are able to participate in decision-making that affects their lives, the level of democratisation that is taking place, and the resources provided for this purpose.</i>
<b>Environment</b>	<i>The quality of the air and water that people use; the availability and quality of the food they eat; the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources.</i>
<b>Health and wellbeing</b>	<i>Health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of disease or infirmity.</i>
<b>Personal and property rights</b>	<i>Concerns whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties.</i>
<b>Fears and aspirations</b>	<i>Perceptions about safety, fears about the future of their community, and their aspirations for their future and the future of their children.</i>

Source: Adapted from Parramatta City Council (2013), *Social Impact Assessment Guidelines*

The *Parramatta City Council Social Impact Assessment Guidelines* (2013) require the SIA to identify the key probable positive and negative impacts that are likely to occur by considering the following aspects:

- Health
- Housing
- Earning ability
- Safety
- Neighbourhood identity
- Belonging and connection to community

- Access to and usage of community facilities and services
- Social equity (needs of disadvantaged groups / displacement etc).

## 8.1 Scoping

Social impacts arising from a development may be positive, negative and cumulative. Table 20 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 20: 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"> <li>● Increased dust or noise levels affecting health</li> <li>● Decreased amenity during construction</li> <li>● Alterations to community character through land use changes.</li> </ul>
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"> <li>● Increased access to jobs in the local area</li> <li>● Improved amenity through provision of open space</li> <li>● Stronger sense of community through provision of community space.</li> </ul>
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"> <li>● Increased traffic level from construction vehicles for multiple projects in one area</li> <li>● A shortage of workers in an area due to multiple similar projects</li> <li>● Health impacts from persistent noise or dust levels due to ongoing projects.</li> </ul>

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

## 8.2 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 (ABS), NSW Bureau of Crime Statistics and Research (BOCSAR), NSW DPHI, and relevant information provided by the proponent.

## 8.3 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 8.1. 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 21.

**Table 21: 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

Likelihood	Description	Indicative Probability
Possible	Medium probability	50 per cent
Unlikely	Low probability	30 per cent
Very unlikely	Improbable or remote possibility	Less than 10 per cent

Source: DPPI (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 22.

**Table 22: 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: DPPI (2023), *Social Impact Assessment Guideline*. Adapted from Esteves A.M.et. al. (2017)

Table 23 below identifies the overall magnitude level of impact rating.

**Table 23: 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: DPPI (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 24.

**Table 24: 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 DPPI (2023), *SIA Guideline*.

## 8.4 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.



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6. This report does not constitute a valuation of any property or interest in property. In preparing this report HillPDA has relied upon information concerning the subject property and/or Planning Proposal provided by the Client and HillPDA has not independently verified this information except where noted in this report.
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This valuation is prepared on the assumption that the lender or addressee as referred to in this valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.
8. HillPDA makes no representations or warranties of any kind, about the accuracy, reliability, completeness, suitability or fitness in relation to maps generated by HillPDA or contained within this report.

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