
Social Impact Statement

PROPOSED SUBDIVISION

Lot 3 DP 1201486
80 Silverdale Road
THE OAKS

Prepared For:
Mr Mick & Mrs Maryann Nocera, C/- Proficient Construction (Aust)
Pty Ltd



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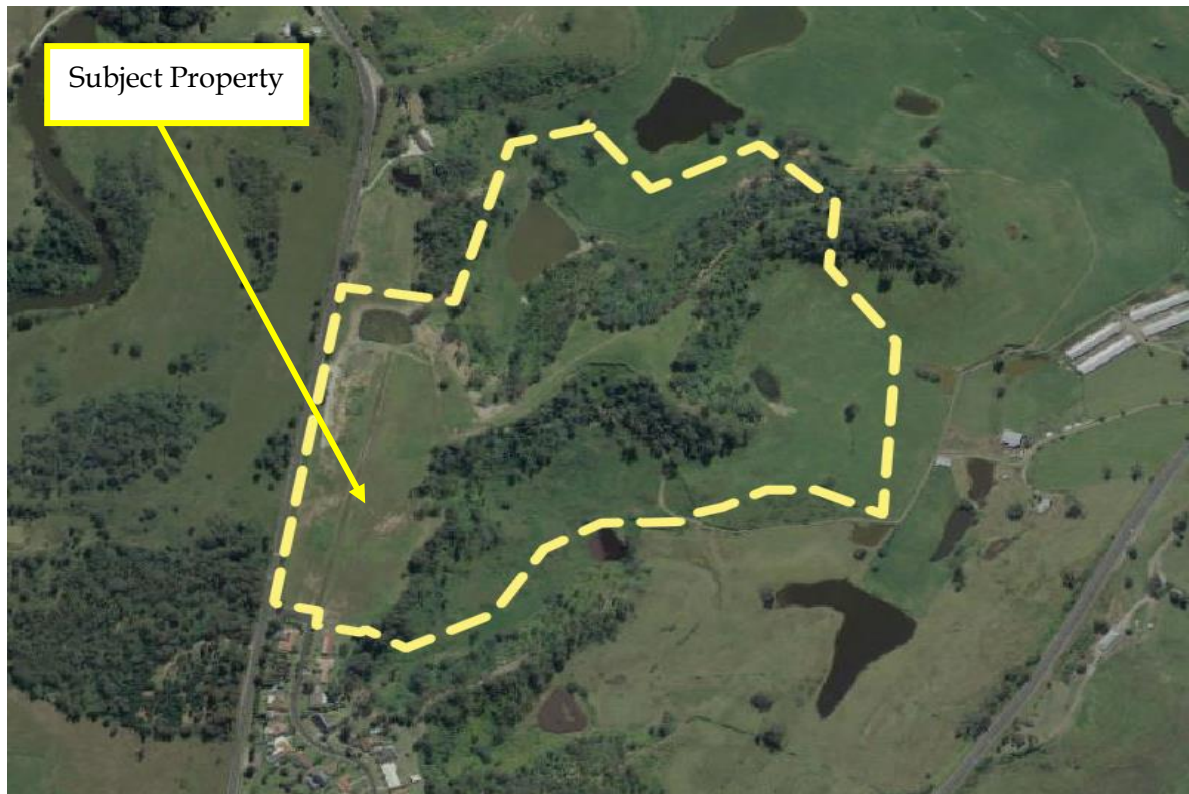
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1 Introduction

This Social Impact Statement (SIS) has been prepared to accompany a development application to rezone land at Lot 3 in DP 1201486 1 Silverdale Road, SILVERDALE (refer to **Figure 1** below) from RU2 Rural Landscape to R5 Large Lot Residential. The Council requires a Social & Health Impact Statement (SHIS) to be submitted with such applications, as stated in the Pre-Scoping Proposal notes of 15 November 2023.

FIGURE 1 - LOCATION OF THE SUBJECT SITE



The purpose of the assessment is to outline and understand the local context surrounding the site, specifically The Oaks Township and take into consideration the social issues which may arise from the proposed rezoning and provide mitigations measures identified with such issues. The following objectives of the SIS are as follows:

- Understand the local demographic and characteristics of the local population.
- Identify social changes which may arise from the development.
- Consideration of social consequences of the proposal and mitigations measures against negative impacts.
- Assessment of all impacts on existing and future community.
- Conclusions and recommendations that arise from the assessment in relation to the Proposal.

Further details of the proposal are within the Planning Proposal Request (PPR) prepared by this firm to accompany the rezoning application.

This SIS has been prepared to accompany a rezoning application for a nine (9) lot subdivision on the subject property. A SIS is an assessment tool most often used by Government to consider and analyse the social impacts of certain types of developments.

The social impacts of a proposed development are also a relevant matter in determining any development application lodged under the NSW *Environmental Planning and Assessment Act 1979*. The process of SIS involves analysing, monitoring, and managing the social consequences, both positive and negative, of a proposed development and any social changes they may cause. To prepare this SIS, data was sourced from the 2021 Census results for Wollondilly Shire Community Profile.

This SIS is prepared with the view to understanding if and how the proposed rezoning to create nine (9) additional lots will impact on the community.

The land is currently zoned RU2 – Rural Landscape zone under the provisions of *Wollondilly Local Environmental Plan 2011*. The proposed rezoning will result in part of the land being zoned R5 Large Lot Residential, with one lot remaining at RU2 Rural Landscape.

1.1 PLANNING CONTEXT

A SIS is needed to address the above potential social impacts of the proposed rezoning, as requested by Council at a Pre-Scoping Proposal meeting held on 15 November 2023. This SIS is submitted to support the PPR.

There are likely to be some localised short-term negative impacts on nearby neighbours from the subdivision and construction of dwellings relating to noise from machinery and traffic, but these are short-term impacts and can be addressed as part of the development application process following the rezoning of the land.

Lands within the South-West Growth Area have been rezoned or identified to be rezoned through the Local Housing Strategy and therefore population density in the Wollondilly Shire LGA to address this growth in development that will come with such growth. Therefore, a growth in population and an associated increased demand for services and facilities in the community, is expected in the future.

1.2 WHAT DOES SIS INVOLVE?

A SIS is an assessment tool most often used by Government to consider and analyse the social impacts of certain types of proposals. An SIS is required to be prepared and lodged as part of a rezoning application (PPR) for the proposal to create the additional nine (9) lots.

The social impacts of a proposal are also a relevant matter in determining any development application lodged under the NSW *Environmental Planning and Assessment Act 1979*.

The process of SIS involves analysing, monitoring, and managing the social consequences, both positive and negative, of a proposed development and any social changes they may cause.

These social changes could occur in one or more of the following areas:

- People's way of life - how they live, work, play and interact with each other.

-
- Their culture – their shared beliefs or customs.
 - Their community – its cohesion, stability, character, services and facilities.
 - The population – including increases or decreases in population numbers.
 - Their political systems – the extent to which people are able to participate in decisions that affect their lives.
 - Their natural and built environment.
 - Their health and well-being.
 - Their personal and property rights.
 - Their fears and aspirations and safety.

1.3 METHODOLOGY

The methodology in preparation of this report is based on standard SIS methodological approaches adopted in NSW and has considered the following points on the basis of the written material available with regard to this proposal.

The following research was completed for this Study:

- Desktop research including review of other plans and reports relating to the proposed development, prepared for the application.
- Identification of issues and groups affected by the proposed development.
- Analysis of existing social conditions.
- Social and demographic analysis including 2021 Australian Bureau of Statistics Data for the Wollondilly Shire Local Government Area.

2 Community and Social Context

A social baseline of the SC for the Wollondilly Shire LGA was developed to provide context for the assessment of potential impacts on the community as a result of the development. The following sources have been used in development of the profile:

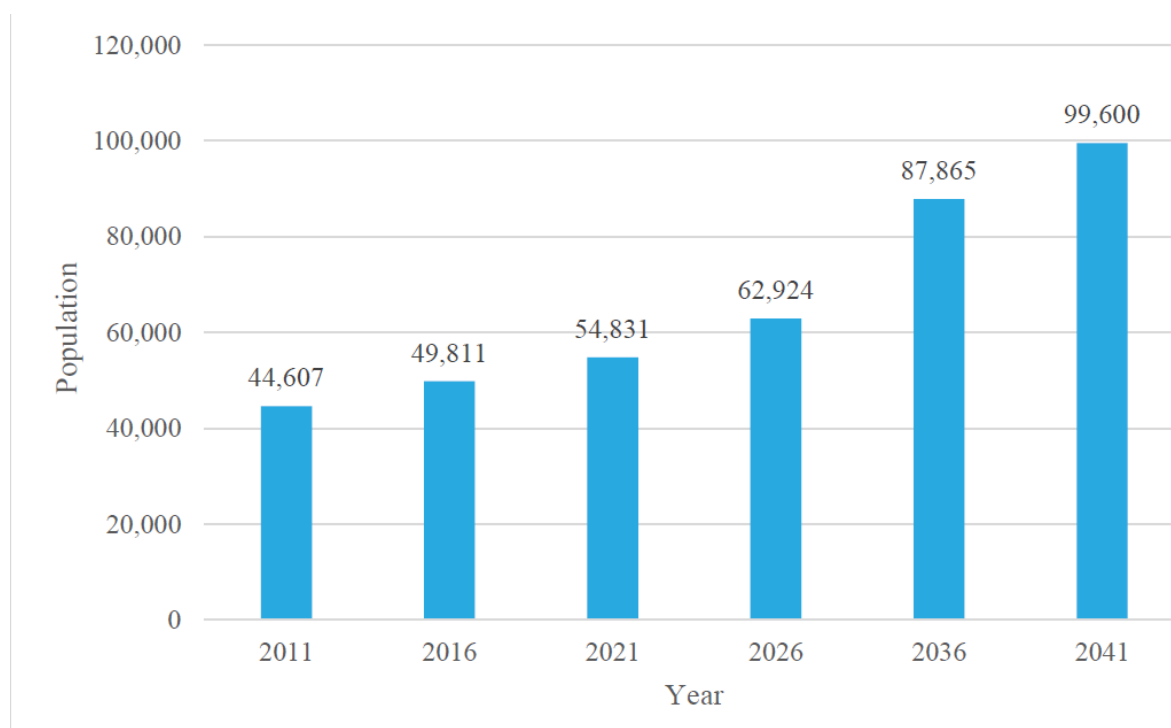
2.1 POPULATION AND GROWTH

The Housing Strategy was adopted January 2021. Technically, this document does not apply. However, the document provides details of the growth that will occur over the ensuing years and it is noted that in terms of population growth the document states:

“The residential population in Wollondilly grew 21% between 2006-2016, with an average annual population change of +1.7% per year. When compared to this 10-year period, the rate of population growth for the next two decades across Wollondilly is projected to increase considerably. By 2036, approximately 34,700 more residents will call Wollondilly LGA home (from June 2019) (source: .id), representing a 76% increase and an annual population change of +5.8% per year. By 2041, approximately 46,435 more residents will call Wollondilly LGA home, which is an 87% increase in the population it is today.

The population forecast is shown in **Table 2**. As stated in this report, with population growth there is a need for a number of services to be provided to meet demands with additional house properties. The current population as at 2022 is estimated at 55,811.

TABLE 2 – POPULATION FORECAST



There are a number of different ways of measuring the population of an area, all of which give an insight into the size of the place and its rate of growth over different time periods. The Census counts people where they are on the night of the Census (enumerated population) and also by where they usually live (usual residence). Both these populations are useful and form the basis for a range of characteristics collected in the Census.

These figures all provide the context for the size of the population and growth rate within Wollondilly Shire and should be looked at in conjunction with other basic demographic information, such as **Age Structure**, **Dwelling Type** and **Household Size**.

The data is sourced from a variety of different tables and designed to give a range of population and dwelling numbers for the area. **Table 3** provides details of the Estimated Resident Population (ERP), as provided by the Australian Bureau of Statistics' official 2020 population figure for all Local Government Areas (LGAs).

TABLE 3 – ESTIMATED RESIDENT POPULATION

Wollondilly Shire - Total persons	2021			2016			Change
Population	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2016 to 2021
Estimated Resident Population	54,176	--	--	49,854	--	--	+4,322
Enumerated Population	53,608	--	--	47,893	--	--	+5,715
Usual Resident Population	53,961	--	--	48,519	--	--	+5,442

2.2 AGE STRUCTURE

Service age groups divide the population into age categories that reflect typical life-stages. They indicate the level of demand for services that target people at different stages in life and how that demand is changing.

To get a more complete picture Wollondilly Shire's Age Structure should be viewed in conjunction with **Household Types** and **Dwelling Types** (refer to **Table 4**).

TABLE 4 – AGE STRUCTURE – SERVICE AGE GROUPS

Wollondilly Shire - Total persons (Usual residence)	2021			2016			Change
Service age group (years)	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2016 to 2021
Babies and pre-schoolers (0 to 4)	3,765	7.0	6.0	3,313	6.8	6.4	+452
Primary schoolers (5 to 11)	5,531	10.3	8.8	5,219	10.8	8.8	+312
Secondary schoolers (12 to 17)	4,707	8.7	7.1	4,269	8.8	6.9	+438
Tertiary education and independence (18 to 24)	4,626	8.6	8.8	4,196	8.6	9.6	+430
Young workforce (25 to 34)	6,537	12.1	15.5	5,706	11.8	16.1	+831
Parents and homebuilders (35 to 49)	10,659	19.8	21.5	10,073	20.8	21.1	+586
Older workers and pre-retirees (50 to 59)	6,801	12.6	12.0	6,471	13.3	12.2	+330
Empty nesters and retirees (60 to 69)	5,782	10.7	9.8	5,192	10.7	9.5	+590
Seniors (70 to 84)	4,786	8.9	8.7	3,421	7.1	7.5	+1,365
Elderly aged (85 and over)	766	1.4	2.0	652	1.3	2.0	+114
Total	53,960	100.0	100.0	48,512	100.0	100.0	+5,448

Analysis of the service age groups of Wollondilly Shire in 2021 compared to Greater Sydney shows that there was a higher proportion of people in the younger age groups (0 to 17 years) as well as a higher proportion of people in the older age groups (60+ years).

Overall, 26.0% of the population was aged between 0 and 17, and 21.0% were aged 60 years and over, compared with 21.8% and 20.5% respectively for Greater Sydney.

From 2016 to 2021, Wollondilly Shire's population increased by 5,448 people (11.2%). This represents an average annual population change of 2.15% per year over the period. The largest changes in the age structure in this area between 2016 and 2021 were in the age groups:

- Seniors (70 to 84) (+1,365 people)
- Young workforce (25 to 34) (+831 people)
- Empty nesters and retirees (60 to 69) (+590 people)
- Parents and homebuilders (35 to 49) (+586 people)

2.3 AGE STRUCTURE

The Age Structure is an indicator of Wollondilly Shire's residential role and function and how it is likely to change in the future.

Five-year age groups present a classic age profile of the population. Each age group covers exactly five years, which enables direct comparison between each group (Table 5).

TABLE 5 – AGE STRUCTURE – FIVE YEAR AGE GROUPS

Wollondilly Shire - Total persons (Usual residence)	2021			2016			Change
Five year age groups (years)	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2016 to 2021
0 to 4	3,765	7.0	6.0	3,313	6.8	6.4	+452
5 to 9	3,926	7.3	6.3	3,737	7.7	6.4	+189
10 to 14	4,026	7.5	6.2	3,628	7.5	5.8	+398
15 to 19	3,712	6.9	5.6	3,411	7.0	6.0	+301
20 to 24	3,188	5.9	6.6	2,902	6.0	7.1	+286
25 to 29	3,081	5.7	7.5	2,749	5.7	7.9	+332
30 to 34	3,454	6.4	8.0	2,958	6.1	8.1	+496
35 to 39	3,550	6.6	7.9	3,011	6.2	7.4	+539
40 to 44	3,348	6.2	7.0	3,555	7.3	7.1	-207
45 to 49	3,759	7.0	6.6	3,502	7.2	6.7	+257
50 to 54	3,587	6.7	6.2	3,265	6.7	6.3	+322
55 to 59	3,215	6.0	5.8	3,212	6.6	5.8	+3
60 to 64	3,096	5.7	5.3	2,803	5.8	5.0	+293
65 to 69	2,682	5.0	4.5	2,387	4.9	4.4	+295
70 to 74	2,320	4.3	3.9	1,615	3.3	3.3	+705
75 to 79	1,517	2.8	2.8	1,086	2.2	2.4	+431
80 to 84	944	1.8	2.0	720	1.5	1.8	+224
85 and over	766	1.4	2.0	652	1.3	2.0	+114
Total population	53,936	100.0	100.0	48,506	100.0	100.0	+5,430

Analysis of the five year age groups of Wollondilly Shire in 2021 compared to Greater Sydney shows that there was a higher proportion of people in the younger age groups (under 15) and a similar proportion of people in the older age groups (65+).

Overall, 21.7% of the population was aged between 0 and 15, and 15.3% were aged 65 years and over, compared with 18.4% and 15.2% respectively for Greater Sydney.

The major differences between the age structure of Wollondilly Shire and Greater Sydney were:

- A larger percentage of persons aged 10 to 14 (7.5% compared to 6.2%)
- A smaller percentage of persons aged 25 to 29 (5.7% compared to 7.5%)

- A smaller percentage of persons aged 30 to 34 (6.4% compared to 8.0%)
- A smaller percentage of persons aged 35 to 39 (6.6% compared to 7.9%)

2.4 EMPLOYMENT STATUS

Wollondilly Shire's employment statistics are an important indicator of socio-economic status. The levels of full or part-time employment, unemployment and labour force participation indicate the strength of the local economy and social characteristics of the population (refer to **Table 6**). Employment status is linked to a number of factors including Age Structure, which influences the number of people in the workforce; the economic base and employment opportunities available in the area and; the education and skill base of the population (Occupations, Industries, Qualifications).

The two most important measures are:

- Unemployment rate - the number of people looking for work, as a percentage of the labour force (employed and unemployed over 15).
- Participation rate - the labour force expressed as a percentage of the total population over 15.

TABLE 6 – EMPLOYMENT STATUS

Wollondilly Shire - Persons aged 15+ (Usual residence)	2021			2016			Change
Labour force status	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2016 to 2021
Total labour force (Participation rate)	27,312	64.7	60.0	25,064	66.2	61.6	+2,248
Not in the labour force	12,808	30.3	34.6	10,652	28.2	32.3	+2,156
Labour force status not stated	2,119	5.0	5.4	2,128	5.6	6.1	-9
Total persons aged 15+	42,239	100.0	100.0	37,834	100.0	100.0	+4,405

The size of Wollondilly Shire's labour force in 2021 was 27,312, of which 8,186 were employed part-time and 15,053 were full time workers.

Analysis of the employment status (as a percentage of the labour force) in Wollondilly Shire in 2021 compared to Greater Sydney shows that there was a higher proportion in employment, and a lower proportion unemployed. Overall, 97.1% of the labour force was employed, and 2.9% unemployed, compared with 94.9% and 5.1% respectively for Greater Sydney.

Analysis of the labour force participation rate of the population in Wollondilly Shire in 2021 shows that there was a higher proportion in the labour force (64.7%) compared with Greater Sydney (60.0%).

Between 2016 and 2021, the number of people employed in Wollondilly Shire showed an increase of 2,466, and the number unemployed showed a decrease of 218. In the same period, the number of people in the labour force showed an increase of 2,248 or 9.0%.

2.5 INDIVIDUAL INCOME

Individual Income statistics are an indicator of socio-economic status. With other data sources, such as Household Income, Qualifications and Occupation, they help tell the story of the economic opportunities and socio-economic status of Wollondilly Shire. The amount of income an individual receives is linked to a number of factors including employment status, age (as for instance students and retirees often receive a lower income), qualifications and type of employment (**Table 7**).

TABLE 7 – WEEKLY INDIVIDUAL INCOME

Wollondilly Shire - Persons aged 15+ (Usual residence)		2021	
Weekly gross income	Number	%	Greater Sydney %
Negative Income/ Nil income	3,777	8.9	10.5
\$1 - \$149	1,295	3.1	2.9
\$150 - \$299	1,691	4.0	4.4
\$300 - \$399	2,951	7.0	6.7
\$400 - \$499	2,734	6.5	6.4
\$500 - \$649	2,960	7.0	6.4
\$650 - \$799	3,072	7.3	6.4
\$800 - \$999	3,484	8.2	7.5
\$1,000 - \$1,249	4,047	9.6	8.7
\$1,250 - \$1,499	3,226	7.6	6.9
\$1,500 - \$1,749	2,829	6.7	6.1
\$1,750 - \$1,999	2,147	5.1	4.7
\$2,000 - \$2,999	3,725	8.8	8.9
\$3,000 - \$3,499	707	1.7	2.3
\$3,500 or more	989	2.3	4.8
Not stated	2,612	6.2	6.5
Total persons aged 15+	42,246	100.0	100.0

Analysis of individual income levels in Wollondilly Shire in 2021 compared to Greater Sydney shows that there was a lower proportion of people earning a high income (those earning \$2,000 per week or more) as well as a lower proportion of low income people (those earning less than \$500 per week).

Overall, 12.8% of the population earned a high income, and 29.5% earned a low income, compared with 15.9% and 30.9% respectively for Greater Sydney.

The major differences between Wollondilly Shire's individual incomes and Greater Sydney's individual incomes were:

- A larger percentage of persons who earned \$650 - \$799 (7.3% compared to 6.4%)
- A larger percentage of persons who earned \$1,000 - \$1,249 (9.6% compared to 8.7%)

- A smaller percentage of persons who earned \$3,500 or more (2.3% compared to 4.8%)
- A smaller percentage of persons who earned Negative Income/ Nil income (8.9% compared to 10.5%)

2.6 HOUSEHOLD INCOME

Households form the common 'economic unit' in our society. Wollondilly Shire's Household Income is one of the most important indicators of socio-economic status.

With other data sources, such as Qualifications and Occupation, it helps to reveal the economic opportunities and socio-economic status of Wollondilly Shire. It is important to note that income data is not necessarily a measure of wealth. For example, if an area has a large number of retirees this will produce a higher proportion of households with low-income but the retirees may have large capital wealth (refer to **Table 8**).

TABLE 8 – WEEKLY HOUSEHOLD INCOME

Wollondilly Shire - Total households (Enumerated)		2021	
Weekly income	Number	%	Greater Sydney %
Neg/Nil Income	263	1.5	2.1
\$1 - \$149	95	0.5	0.6
\$150 - \$299	119	0.7	1.1
\$300 - \$399	244	1.4	2.0
\$400 - \$499	731	4.2	4.3
\$500 - \$649	490	2.8	3.2
\$650 - \$799	832	4.8	4.6
\$800 - \$999	836	4.8	4.8
\$1,000 - \$1,249	1,029	5.9	5.9
\$1,250 - \$1,499	1,099	6.3	6.3
\$1,500 - \$1,749	865	5.0	5.2
\$1,750 - \$1,999	921	5.3	5.2
\$2,000 - \$2,499	2,027	11.6	11.4
\$2,500 - \$2,999	1,562	9.0	7.2
\$3,000 - \$3,499	1,482	8.5	7.0
\$3,500 - \$3,999	924	5.3	4.6
\$4,000 - \$4,499	558	3.2	2.8
\$4,500 - \$4,999	790	4.5	5.7
\$5,000 - \$5,999	688	3.9	4.1
\$6,000 - \$7,999	506	2.9	4.2
\$8,000 or more	157	0.9	1.7
Not stated	1,225	7.0	5.8
Total households	17,443	100.0	100.0

Analysis of household income levels in Wollondilly Shire in 2021 compared to Greater Sydney shows that there was a smaller proportion of high income households (those earning \$3,000 per week or more) and a lower proportion of low income households (those earning less than \$800 per week).

Overall, 29.3% of the households earned a high income and 15.9% were low income households, compared with 30.1% and 17.9% respectively for Greater Sydney.

The major differences between the household incomes of Wollondilly Shire and Greater Sydney were:

- A larger percentage of households who earned \$2,500 - \$2,999 (9.0% compared to 7.2%)
- A larger percentage of households who earned \$3,000 - \$3,499 (8.5% compared to 7.0%)
- A larger percentage of households who earned Not stated (7.0% compared to 5.8%)
- A smaller percentage of households who earned \$6,000 - \$7,999 (2.9% compared to 4.2%)

2.7 HOUSEHOLD TYPE

Wollondilly Shire's household and family structure is one of the most important demographic indicators. It reveals the area's residential role and function, era of settlement and provides key insights into the level of demand for services and facilities as most are related to age and household types (Table 9).

TABLE 9 – HOUSEHOLD TYPE

Wollondilly Shire - Total households (Enumerated)				2021			2016			Change
Households by type				Number	%	Greater Sydney %	Number	%	Greater Sydney %	2016 to 2021
Couples with children				7,428	41.3	34.4	6,845	43.3	35.3	+583
Couples without children				4,793	26.6	23.3	4,086	25.8	22.4	+707
One parent families				1,827	10.2	10.5	1,528	9.7	10.4	+299
Other families				113	0.6	1.2	104	0.7	1.3	+9
Group household				245	1.4	4.0	232	1.5	4.5	+13
Lone person				2,907	16.2	22.2	2,313	14.6	20.4	+594
Other not classifiable household				573	3.2	3.7	631	4.0	4.7	-58
Visitor only households				108	0.6	0.6	76	0.5	0.9	+32
Total households				17,994	100.0	100.0	15,815	100.0	100.0	+2,179

Analysis of the household/family types in Wollondilly Shire in 2021 compared to Greater Sydney shows that there was a higher proportion of couple families with child(ren) as well as a similar proportion of one-parent families. Overall, 41.3% of total families were couple families with child(ren), and 10.2% were one-parent families, compared with 34.4% and 10.5% respectively for Greater Sydney.

There were a lower proportion of lone person households and a higher proportion of couples without children. Overall, the proportion of lone person households was 16.2% compared to 22.2% in Greater Sydney while the proportion of couples without children was 26.6% compared to 23.3% in Greater Sydney.

The number of households in Wollondilly Shire increased by 2,179 between 2016 and 2021. The largest changes in family/household types in Wollondilly Shire between 2016 and 2021 were:

- Couples without children (+707 households)
- Lone person (+594 households)
- Couples with children (+583 households)
- One parent families (+299 households)

2.8 HOUSEHOLDS WITHOUT CHILDREN

Households without Children include couples without children and lone person households. They require different services depending on the age of the people in the households. For example, young couples who have not had children (yet) compared to older "empty nester" couples whose children may have left home (**Table 10**).

For Households without Children in Wollondilly Shire, life stage is based on the age of the household reference person (usually person 1 on the Census form):

- **Young:** Aged 15-44
- **Middle-aged:** Aged 45-64
- **Older:** Aged 65 and over

TABLE 10 – HOUSEHOLD WITHOUT CHILDREN BY LIFE STAGE

Wollondilly Shire - Households (Enumerated)	2021			2016			Change
Households without children	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2016 to 2021
Couples without children	4,793	26.6	23.3	4,086	25.8	22.4	+707
Young couples without children	1,000	5.6	8.8	843	5.3	8.3	+157
Middle-aged couples without children	1,769	9.8	5.9	1,638	10.4	6.0	+131
Older couples without children	2,024	11.2	8.6	1,605	10.1	8.1	+419
Lone person households	2,907	16.2	22.2	2,313	14.6	20.4	+594
Young lone persons	556	3.1	6.8	410	2.6	5.8	+146
Middle-aged lone persons	980	5.4	6.7	853	5.4	6.5	+127
Older lone persons	1,371	7.6	8.7	1,050	6.6	8.1	+321
Group households	245	1.4	4.0	232	1.5	4.5	+13
Total households without children	7,945	44.2	49.6	6,631	41.9	47.3	+1,314
Total households	17,994	100.0	100.0	15,815	100.0	100.0	+2,179

Analysis of the households without children in Wollondilly Shire in 2021 compared to Greater Sydney shows that there was a smaller proportion of young couples without children, a larger proportion of middle-aged couples without children, and a larger proportion of older couples without children.

In addition, there were a smaller proportion of young lone person households, a smaller proportion of middle-aged lone person households, and a smaller proportion of older lone person households. Between 2016 and 2021, the number of households without children increased by 1,314.

The largest changes in households without children in Wollondilly Shire, between 2016 and 2021 were:

- Older couples without children (+419 persons)
- Older lone persons (+321 persons)
- Young couples without children (+157 persons)
- Young lone persons (+146 persons)

2.9 HOUSEHOLD SIZE

The size of households in general follows the life-cycle of families. Households are usually small at the stage of relationship formation (early marriage), and then increase in size with the advent of children. They later reduce in size again as these children reach adulthood and leave home. Household size can also be influenced by a lack (or abundance) of affordable housing. Overseas migrants and indigenous persons often have a tradition of living with extended family members which significantly affects household size (**Table 11**).

Household size in Australia has declined since the 1970s but the rate of decline has slowed in recent years.

An increasing household size in an area may indicate a lack of affordable housing opportunities for young people, an increase in the birth rate or an increase in family formation in the area. A declining household size may indicate children leaving the area when they leave home, an increase in retirees settling in the area, or an attraction of young singles and couples to the area.

TABLE 11 – HOUSEHOLD SIZE

Wollondilly Shire - Households (Enumerated)	2021			2016			Change
	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2016 to 2021
Number of persons usually resident							
1 person	2,911	16.8	23.2	2,311	15.3	21.6	+600
2 persons	5,398	31.2	30.7	4,607	30.5	29.9	+791
3 persons	2,761	15.9	17.2	2,516	16.7	17.6	+245
4 persons	3,352	19.3	17.3	3,047	20.2	18.1	+305
5 persons	1,833	10.6	7.3	1,670	11.1	8.0	+163
6 or more persons	1,069	6.2	4.2	940	6.2	4.7	+129
Total classifiable households	17,324	100.0	100.0	15,091	100.0	100.0	+2,233

Analysis of the number of persons usually resident in a household in Wollondilly Shire compared with Greater Sydney shows that there were a lower proportion of lone person households, and a higher proportion of larger households (those with 4 persons or more). Overall, there were 16.8% of lone person households, and 36.1% of larger households, compared with 23.2% and 28.8% respectively for Greater Sydney. The major differences in the household size for Wollondilly Shire and Greater Sydney were:

- A larger percentage of households with 5 persons usually resident (10.6% compared to 7.3%)
- A larger percentage of households with 4 persons usually resident (19.3% compared to 17.3%)
- A larger percentage of households with 6 or more persons usually resident (6.2% compared to 4.2%)
- A smaller percentage of households with 1 person usually resident (16.8% compared to 23.2%)

2.10 DWELLING TYPE

Dwelling Type is an important determinant of Wollondilly Shire's residential role and function. A greater concentration of higher density dwellings is likely to attract more young adults and smaller households, often renting. Larger, detached or separate dwellings are more likely to attract families and prospective families (**Table 12**). The residential built form often reflects market opportunities or planning policy, such as building denser forms of housing around public transport nodes or employment centres.

TABLE 12 - DWELLING STRUCTURE

Wollondilly Shire - Dwellings (Enumerated)				2021			2016		Change
Dwelling type			Greater Sydney %			Greater Sydney %			2016 to 2021
	Number	%		Number	%		Number	%	
Separate house	17,803	94.2	53.4	15,657	93.5	55.0			+2,146
Medium density	908	4.8	18.8	871	5.2	20.3			+37
High density	7	0.0	27.1	6	0.0	23.5			+1
Caravans, cabin, houseboat	80	0.4	0.1	103	0.6	0.2			-23
Other	58	0.3	0.4	52	0.3	0.5			+6
Not stated	46	0.2	0.2	58	0.3	0.4			-12
Total Private Dwellings	18,902	100.0	100.0	16,747	100.0	100.0			+2,155

In 2021, there were 17,803 separate houses in the area, 908 medium density dwellings, and 7 high density dwellings.

Analysis of the types of dwellings in Wollondilly Shire in 2021 shows that 94.2% of all dwellings were separate houses; 4.8% were medium density dwellings, and 0% were in high density dwellings, compared with 53.4%, 18.8%, and 27.1% in the Greater Sydney respectively.

In 2021, a total of 95.2% of the dwellings in Wollondilly Shire were occupied on Census night, compared to 91.9% in Greater Sydney. The proportion of unoccupied dwellings was 4.7%, which is smaller compared to that found in Greater Sydney (7.9%).

2.11 HOUSING TENURE

Wollondilly Shire's Housing Tenure data provides insights into its socio-economic status as well as the role it plays in the housing market. For example, a high concentration of private renters may indicate a transient area attractive to young singles and couples, while a concentration of home owners indicates a more settled area with mature families and empty-nesters (Household Summary).

Tenure can also reflect built form (Dwelling Type), with a significantly higher share of renters in high density housing and a substantially larger proportion of home-owners in separate houses, although this is not always the case (Table 13).

In conjunction with other socio-economic status indicators in Wollondilly Shire, Tenure data is useful for analysing housing markets, housing affordability and identifying public housing areas.

TABLE 13 – DWELLING TENURE

Wollondilly Shire - Households (Enumerated)	2021			2016			Change
Tenure type	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2016 to 2021
Fully owned	5,363	29.8	26.7	4,681	29.6	27.7	+682
Mortgage	8,530	47.3	31.9	7,591	48.0	31.5	+939
Renting - Total	2,851	15.8	34.7	2,181	13.8	31.8	+670
Renting - Social housing	186	1.0	4.1	192	1.2	4.6	-6
Renting - Private	2,646	14.7	30.4	1,973	12.5	27.1	+673
Renting - Not stated	19	0.1	0.2	16	0.1	0.2	+3
Other tenure type	479	2.7	1.7	320	2.0	1.6	+159
Not stated	796	4.4	5.0	1,034	6.5	7.4	-238
Total households	18,019	100.0	100.0	15,807	100.0	100.0	+2,212

Analysis of the housing tenure of households of Wollondilly Shire in 2021 compared to Greater Sydney shows that there was a larger proportion of households who owned their dwelling; a larger proportion purchasing their dwelling; and a smaller proportion who were renters.

Overall, 29.8% of households owned their dwelling; 47.3% were purchasing, and 15.8% were renting, compared with 26.7%, 31.9% and 34.7% respectively for Greater Sydney.

2.12 HOUSING RENTAL PAYMENTS

Rental payments can be a better measure of the cost of housing in Wollondilly Shire than mortgage repayments because they are not contingent on length of occupancy or equity in the dwelling.

High rental payments may indicate desirable areas with mobile populations who prefer to rent, or a housing shortage, or gentrification. Low rental payments may indicate public housing (check Tenure Type), or areas where low income households move by necessity for a lower cost of living (refer to **Table 14**).

TABLE 14 – WEEKLY HOUSING RENTAL PAYMENTS

Wollondilly Shire - Households (Enumerated)	2021		
Weekly rental amount	Number	%	Greater Sydney %
Less than \$100	17	0.6	1.1
\$100-\$149	50	1.8	4.0
\$150-\$199	136	4.8	3.0
\$200-\$249	125	4.4	2.9
\$250-\$299	126	4.4	3.6
\$300-\$349	289	10.1	6.0
\$350-\$399	380	13.3	9.6
\$400-\$449	458	16.1	11.9
\$450-\$499	371	13.0	11.3
\$500-\$549	263	9.2	10.1
\$550-\$649	302	10.6	14.2
\$650-\$749	103	3.6	7.9
\$750-\$849	51	1.8	4.2
\$850+	40	1.4	6.7
Not stated	139	4.9	3.3
Total households renting	2,850	100.0	100.0

Analysis of the weekly housing rental payments of households in Wollondilly Shire compared to Greater Sydney shows that there was a smaller proportion of households paying high rental payments (\$450 per week or more), and a similar proportion of households with low rental payments (less than \$250 per week).

Overall, 39.6% of households were paying high rental payments, and 11.5% were paying low payments, compared with 54.4% and 11.1% respectively in Greater Sydney.

The major differences between the housing rental payments of Wollondilly Shire and Greater Sydney were:

- A larger percentage of \$400-\$449 (16.1% compared to 11.9%)
- A larger percentage of \$300-\$349 (10.1% compared to 6.0%)

- A smaller percentage of \$850+ (1.4% compared to 6.7%)
- A smaller percentage of \$650-\$749 (3.6% compared to 7.9%)

Rental payments in Wollondilly Shire are indicative of its residential role and function and are directly related to the value of residential property. When viewed with Household Income data they may also indicate the level of 'housing stress' in the community.

The total number of households renting their dwelling in Wollondilly Shire increased by 616 between 2016 and 2021. The most significant change during this period was in the medium highest quartile which showed an increase of 208 households.

2.13 WORKERS' PLACE OF RESIDENCE

Where does Wollondilly Shire's workforce come from? Journey to Work data sheds light on how many workers live locally, how many commute from other areas and which areas they commute from. Some areas attract a large external workforce because they have major employment centres or because local residents have a different set of skills or aspirations than the local jobs require. Understanding where workers reside assists in planning and advocacy for roads and public transport provision. It also helps to clarify economic and employment drivers across areas and assists in understanding the degree to which Wollondilly Shire provides local employment (**Table 15**).

TABLE 15 – RESIDENTIAL LOCATION OF LOCAL WORKERS

Wollondilly Shire Council		2021	
Location		Number	%
Live and work in the area		7,963	59.6
Work in the area, but live outside		5,397	40.4
Total		13,360	100.0

2.14 LOCAL GOVERNMENT AREA

The site is under the Wollondilly Shire Council LGA. Planning in the Wollondilly LGA is guided by the Council Local Strategic Planning Statement – Wollondilly 2040, which was adopted March 2020. The document adopts four themes, which are:

- Infrastructure and Collaboration
- Liveability.
- Productivity.
- Sustainability.

Under each of these themes, there are a number of priorities.

Planning Priority 3 – Establishing a framework for sustainable managed growth has under W5 of “Providing housing supply, choice and affordability, with access to jobs, services and public transport.

Planning Priority 5 – Providing housing options that meet local needs and match the local character of towns and villages and under W5 provides the same priority and states:

“Our vision is to protect and enhance existing towns, villages and rural lands. Our local housing strategy will inform the nature and timing of any development in and around towns and villages in line with the established local character and principles of the Metropolitan Rural Area. The local housing strategy will guide the diversity of future housing types and examine opportunities to provide affordable rental housing across the Shire. The local housing strategy will underpin the provision of affordable, healthy and sustainable housing alongside the provision of parks, paths, cycleways, road improvements and community services. It will be prepared in 2020.

The local housing strategy will consider Wollondilly’s historical patterns of housing:

- quarter acre blocks
- large lot residential
- rural residential
- working acreages.

A typical Wollondilly family lives in a standalone home with three to four bedrooms on a large parcel of land. Planning for people at all stages of life requires a shift away from these traditional patterns. For example, we need to plan for smaller, more affordable housing that can accommodate a variety of living arrangements, including shared living, student accommodation or homes for older people.

These are underrepresented in the Wollondilly market compared to Greater Sydney. Most of this style of housing will be provided in growth areas.

Smaller housing options or higher density housing elsewhere within the Shire must take into account the values of the Metropolitan Rural Area and will only be supported in small quantities and only in locations near reliable, well serviced public transport such as rail. We will identify these locations in the local housing strategy”.

2.15 CONSULTATION

Formal community consultation in respect of the proposal has not been undertaken. We assume that Council will advertise the PPR to adjoining or potentially affected owners in accordance with its Community Consultation Policy.

3 Perceived Social Impacts

3.1 POPULATION CHANGE

Due to the nature of the development, there is not an expected to be population change associated with the site either temporarily in the construction of the development or permanently once the development is completed. Rather it is expected that the development is likely to support a growing community by creating employment opportunities for the surrounding residential areas and supporting access to childcare services for families in the community.

To date, there has been observed population growth in the suburb which suggests that any future growth will be gradual and allow services and facilities in the area to be established in due time. **Table 4** in Section 2.2 presents the breakdown of the population by age structure and indicates that there has been a increase in 0-4 year old’s since 2016.

The population of the LGA is expected to grow as a result of the growth in residential areas and it is expected that the facility will therefore cater for this growing population.

3.2 HOUSING

There is no negative impact on housing anticipated from the development. There is a possibility that housing in the area will become more desirable due to the increased proximity to a necessary service for families looking to reside in the area, which has the opportunity to increase rental agreements and housing sales. However, due to the number of available properties it is not anticipated that this will cause pressure on the existing rental market.

3.3 CRIME AND SAFETY

The proposal is not expected to increase crime in the area as relevant Crime Prevention Through Environmental Design (CPTED) principles have been employed in the design of the subdivision.

3.4 HEALTHY LIFESTYLE

The rezoning of the land is likely to have a positive impact on healthy lifestyles through opportunities for healthy pursuits and physical activity with walking to the township, which is about a 15minute walk and the various parks and sporting fields. The area does not have any polluting industries and there the air is clear and fresh. This will also result in a sense of community with the additional nine (9) large lots creating a small community within this future subdivision, but connected to the Browns Road subdivision.

4 Assessment of Social Impact

As defined by the NSW Government Office on Social Policy, social impacts are significant events experienced by people as changes in one or more of the following are experienced:

- Peoples' way of life (how they live, work, or play and interact with one another on a day-to-day basis).
- Their culture (shared beliefs, customs, and values); or
- Their community (its cohesion, stability, character, services, and facilities).

The SIS report demonstrates the proposal would have positive social impacts including the following:

- Provision of additional large lot residential allotments.
- Provision of additional employment generating opportunities during the subdivision works and construction of houses.
- Increase spending within The Oaks shopping centre.

4.1 ASSESSMENT OF DEMOGRAPHICS

As detailed in Section 2, the Wollondilly LGA is experiencing growth population and has an ageing population, but with disposable incomes. Based on the demographic characteristics of the population, there is nothing to suggest The Oaks population is disadvantaged. Indeed, the Township has a rich history as there is a large rural industry in the area.

The Oaks does not compete with other centres such as Picton or Tahmoor. It provides a complementary role with its heritage character and quaint township.

Due to the nature of the proposal, there is not an expected to be population change associated with the site either temporarily in the construction of the development or permanently once the development is completed. Rather it is expected that the development is likely to support a growing community by creating short-term employment opportunities.

To date, there is no observed population growth in the Township, which suggests that any future growth will be gradual and allow services and facilities in the area to be established in due time.

5 Conclusions and Recommendations

Overall, it is considered that the rezoning application (PPR):

- Is consistent with the regulatory framework, including state government legislation and the Wollondilly Shire Council's strategic plans addressed in the PPR submitted with this SIS.
- Is an appropriate development relative to the projected changes to population and demographics in the region and in particular The Oaks.
- Will provide increased access to community services and facilities and create short-term employment opportunities.
- Will promote community cohesion and sense of community.
- Is unlikely to have significant negative social impacts in the area.