

20th October 2021

Nigel White & Danny Jones
Planning Direction Pty Ltd
On behalf of Triple Eight Corporation Pty Ltd

Re: Redevelopment of the property 241 – 245 Pennant Hills Road Carlingford Social Impact Comment

Dear Nigel and Danny,

Please find attached the Social Impact Comment (SIC) prepared for the redevelopment of the property 241 – 245 Pennant Hills Road Carlingford.

If you require any further information, please do not hesitate to contact me on 0434 583 580.

Yours sincerely



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1 Introduction

EMM Consulting Pty Ltd (EMM Consulting) has been engaged by Planning Direction Pty Ltd on behalf of Triple 888 Corporation Pty Ltd to prepare a Social Impact Comment (SIC), for the redevelopment of the property at No 241–245 Pennant Hills Road Carlingford (the Planning Proposal). The Planning Proposal consists of a redevelopment of No 241–245 Pennant Hills Road, Carlingford (Lots 1, 2, 5 and 6 in DP 805059), for an indicative mixed-use development providing non-residential (commercial/business and childcare centre floor space) and residential apartments compatible with development sites within the Carlingford town centre.

The subject site for the Planning Proposal is currently zoned *B2 Local Centre* and currently has a height of 9 m and a floor space ratio (FSR) of 1:1. Under the current controls, an FSR of 1:1 generates up to 1,970 m² of commercial and 3,923 m² (46 units) of residential space. The Planning Proposal proposes to increase the height of the development on the site to part 14m and part 49m with a corresponding increase in floor space ratio FSR to 2.1:1. The maximum development potential of the subject site under the Planning Proposal includes:

- 1,970 m² of non-residential floor space (commercial/retail/ business) including small businesses, a gymnasium, restaurants and a childcare centre with the capacity for 90 children; and
- up to 76 additional units provided by the Planning Proposal's 'additional' density equalling a maximum total of 122 residential units above the non-residential floor space.

The site is located within the western fringe of the Carlingford town centre, adjoining residential properties and is within proximity of James Ruse Agricultural High School, Carlingford Court Shopping Centre, Carlingford Library, and the K13 Submarine Memorial Park. The site for the Planning Proposal is currently occupied by a commercial property comprising several tenancies, including small businesses and a 24-hour gym.

The Planning Proposal was considered by the Sydney Central City Planning Panel on 7 May 2021 where outcomes of the decision concluded that several matters need to be addressed prior to further consideration. As a result, the applicant requested an SIC be prepared to:

- address the requirements of the Sydney Central City Planning Panel to clearly address social infrastructure via the preparation of a supporting social infrastructure assessment; and
- meet the guidance of the *Parramatta City Council Social Impact Guidelines, August 2013*.

To ensure an appropriate assessment, the SIC has been prepared in accordance with the *Parramatta City Council Social Impact Assessment Guidelines, August 2013* (City of Parramatta SIA Guideline) and is informed by the Department of Planning, Industry and Environment's *Social Impact Assessment Guideline for State Significant Projects* (SIA Guideline 2021) (DPIE 2021).

1.1 Determining the level of impact

An assessment of the Planning Proposal to determine the level of social impact was conducted using the impact matrix shown in Table 1.1.

Table 1.1 Impact matrix

Assessment criteria	Neutral (neither positive or negative)	Minor (positive or negative)	Moderate (positive or negative)	Significant (positive or negative)
Degree of change likely to arise from development relative to existing circumstances	Insignificant/No change	Some change, low significance	Some change, moderate significance	High level of change
The number and nature of people affected	None	Immediate neighbours only (small number)	Suburb level impact (100+ people)	LGA wide impact, substantial impact on a large number of people/groups
Direct or indirect impact	No impact	Indirect impact	Some direct impact	Direct impact
Duration of impact	N/A	During construction phase only	1–12 months	12 months or more
Community perception that a development will cause significant negative social impacts	None	Low level of reaction from the people affected	Moderate level of reaction from the people affected and/or wider community	High level reaction from the people affected and/or wider community
Potential cumulative impacts	Insignificant/None	Low likelihood of increase in overall impacts in the locality	Moderate likelihood of increase in overall impacts in the locality	High likelihood of increase in overall impacts in the locality

Given the scale of the development activity and the minimal significance of social impacts, probable impacts relating to the Planning Proposal are minor. Therefore, it was determined that SIC be prepared to address matters raised by the Sydney Centre Planning Panel.

1.1.1 City of Parramatta SIA Guideline

This SIC has been prepared in accordance with the City of Parramatta SIA Guideline (2013). An SIA allows City of Parramatta Council to make decisions within its strategic planning systems to enable the development of cohesive, connected, caring, safe and equitable communities (2013). The City of Parramatta SIA Guideline defines social issues as ‘covering all aspects of human life, including how we live, our culture, our community, our health and wellbeing and our aspirations’ (City of Parramatta 2013). The City of Parramatta SIA Guideline states that an SIA must:

- “address relevant policy and legislation and integrate policy priorities in the assessment;
- acknowledge the makeup and values of local communities and be informed by the things that are likely to impact on local community wellbeing; and
- identify impacts that are directly related to the proposed development” (City of Parramatta 2013).

This SIC has been informed by the various technical studies that have been included in the *Planning Proposal town planning report for No 241–245 Pennant Hills Road (Lots 1, 2, 5 and 6 in DP 805059)* (prepared by Planning Direction 2021) in order to consider the matters relevant to any potential social impacts for local community.

2 Demographic profile

An assessment of the existing population and adequacy of service was undertaken for the Planning Proposal. The subject site for the Planning Proposal is No 241–245 Pennant Hills Road, Carlingford. The Planning Proposal is located in the Carlingford State Suburb Classification (SSC) area. Potential direct and indirect social impacts of the Planning Proposal within Carlingford SSC have been assessed as being within the local area of social influence.

Potential direct and indirect social impacts of the Planning Proposal due to use of infrastructure, supply chains, roads, transportation of goods, materials and equipment, the movement of its workforce (some of which may have drive-in-drive-out arrangements) and cumulative impacts arising from other projects in the area have been assessed within Parramatta Local Government Area (LGA) as being the regional area of social influence.

These communities identified in the local and regional areas of social influence (herein referred to as local area and regional area) have been mapped to the Australian Bureau of Statistics (ABS) categories used for data collection.

2.1.1 Population

According to the ABS (2011; 2016a) Census of Population and Housing, the local area has a total population of 24,394 people and has increased by 13.1 percent since the 2011 Census. The regional area has experienced a significant growth rate from 2011–2016 (35.5%), which is higher than NSW (8.1%) for the same period. The regional area had a population of 226,149 at the time of the 2016 Census. By 2041, the projected population of the regional area is estimated to increase by 86.9%, forecasting a greater population growth than NSW over the same period (36.7 percent) (DPIE 2019).

Table 2.1 Population trends, 2006–2016

Location	2006	2011	2016	Total % change 2006–2011	Total % change 2011–2016	Total % change 2006–2016
Local area	21,363	21,570	24,394	0.9%	13.1%	14.1%
Regional area	148,324	166,858	226,149	12.4%	35.5%	52.4%
NSW	6,549,174	6,917,656	7,480,228	5.6%	8.1%	14.2%

Source: ABS 2006; ABS 2011; ABS 2016a, Census of Population and Housing: General Community Profiles

Projected population data is not available for the local area. However, trends are expected to be similar to the regional area. Population projections published by DPIE (2019) suggest that the population of the regional area is projected to increase by 203,900 people from 2016–2041, representing a total change of 86.9% and an average annual growth rate of 2.5% (DPIE 2019). The growth rate of the regional area is much higher than NSW, which is projected to increase by 2,839,838 people, representing a total change of 36.7% and an average annual growth rate of 1.5%. The high growth rate in the regional area reflects the trends discussed above, with growth in outer Sydney suburbs attributable to high prices and demand in Sydney, thereby

influencing existing and new residents to seek housing further outside of the Sydney Central Business District (CBD) (Greater Sydney Commission 2018a). The Greater Sydney Region Plan (Greater Sydney Commission 2018a) is planning for extreme growth in the Greater Sydney region in the next 40 years. Population projections for the regional area are presented in Table 2.2.

Table 2.2 Projected population, 2016–2041

Area	2016	2021	2026	2031	2036	2041	Total change 2016–2041	Total % change 2016–2041	Average annual growth rate 2016–2041
Regional area	234,450	298,900	346,250	380,000	405,700	438,350	203,900	86.9%	2.5%
NSW	7,732,858	8,414,978	9,011,010	9,560,567	10,077,964	10,572,696	2,839,838	36.7%	1.5%

Source: NSW Department of Planning 2019, NSW 2019 Population Projections: ASGS 2019 LGA projections

Notes: 1. Population projection data was not available at the SSC level.
2. The projected population has been determined by using the ABS ERP population count which takes Census counts of people where they usually live (accounting for interstate visitors and removing overseas visitors), adjusts for Census undercount and overcount using the Census Post Enumeration Survey (PES), adds in Australians who are temporarily overseas, and applies further demographic adjustments.

2.1.2 Population by age and sex

In the local area, the largest age groups are people aged 35–44 years (14.0%), 45–54 years (13.8%) and 5–14 years (13.0%). The proportion of people aged 5–14 years in the local area (19.1%) is higher compared to NSW (15.6%), but lower compared to the regional area (23.4%). There is a slightly higher proportion of youth aged 15–24 in the local area (13.1%) compared to the regional area (11.7%) and greater NSW (12.5%). Median ages across the local area and regional area varied, with the median age in local area is 39 years which is higher than the regional area (34 years) and NSW (38 years). When reviewing family composition within the local and regional area, couple families with children (57.8% and 52.2% respectively), is higher than greater NSW (45.7%). This reflects the higher proportion of persons aged 35–54 years and 0–14 years and the higher average number of persons per household (3.1) compared to greater NSW (2.6). The high proportion of families and families with children in the local and regional areas is likely reflective of trends of young families migrating to outer suburbs after having children as larger housing options are more affordable in these areas (Wade 2018). The age group distribution and median age is presented in Table 2.3.

Table 2.3 Age group distribution and median age, 2016

Age groups	Local area		Regional area		NSW	
		% of the population		% of the population		% of the population
0–4 years	1,501	6.2%	16,505	7.3%	244,737	3.3%
5–14 years	3,166	13.0%	25,616	11.3%	921,196	12.3%
15–19 years	1,674	6.9%	11,508	5.1%	448,424	6.0%
20–24 years	1,507	6.2%	14,864	6.6%	489,671	6.5%
25–34 years	3,029	12.4%	45,775	20.2%	1,067,522	14.3%
35–44 years	3,403	14.0%	35,843	15.8%	1,002,888	13.4%
45–54 years	3,362	13.8%	26,636	11.8%	977,985	13.1%

Table 2.3 Age group distribution and median age, 2016

Age groups	Local area		Regional area		NSW	
		% of the population		% of the population		% of the population
55–64 years	2,929	12.0%	22,373	9.9%	889,768	11.9%
65–74 years	2,097	8.6%	15,061	6.7%	677,015	9.1%
75–84 years	1,288	5.3%	8,597	3.8%	373,112	5.0%
85 years and older	515	2.1%	3,904	1.7%	167,510	2.2%
Median age of persons 2016	39		34		38	

Source: ABS 2016, Census of Population and Housing: General Community Profiles

2.1.3 Social infrastructure and services

i Childcare services

A total of ten centre-based childcare services are located in the local area, with eight centres providing long day care services and two centres providing preschool/kindergarten. The number of available places in each childcare service ranged from 24 – 78, providing a total capacity for 468 children in the local area (ACECQA 2021). According to the 2016 Census there are 1,501 children aged 0–4 in the local area (ABS 2016a). This suggests that people in the local area also access a wider range of childcare and early learning options in the regional area. The childcare services available in the local area is presented in Table 2.4.

Table 2.4 Childcare services, 2021

Service name	Type	Service	Number of places
Carlingford Kindergarten	Centre-Based Care	Long day care	29
Carlingford Montessori Academy	Centre-Based Care	Long day care	72
Carlingford West Kindergarten	Centre-Based Care	Preschool/Kindergarten	24
Fairytales Preschool and Long Day Care Centre	Centre-Based Care	Long day care	25
Families @ Carlingford Education Service	Centre-Based Care	Long day care	78
Giggles Carlingford Childcare Centre	Centre-Based Care	Long day care	28
Laughing Clowns Early Learning Centre	Centre-Based Care	Long day care	42
Munchkin Manor Early Learning Centre	Centre-Based Care	Long day care	78
North Rocks Preschool	Centre-Based Care	Preschool/Kindergarten	56
Shine Preschool Carlingford	Centre-Based Care	Long day care	36
TOTAL			468

Source: ACECQA 2021

ii Education services

There is a total of eight schools in the local area, which comprise three government secondary schools ranging from Years 7–12, four government primary schools ranging from kindergarten to Year 6 and one non-government primary school ranging from kindergarten to Year 6 (ACARA 2021). According to the City of Parramatta Local Housing Strategy (2020b), schools within the local area experience capacity issues due to limited infrastructure. Information on primary and secondary schools in the local area is presented in Table 2.5.

Table 2.5 Schools in the local area, 2021

School	Sector	Type	Year range	Student enrolments
Carlingford High School	Government	Secondary	7–12	1,383
Carlingford Public School	Government	Primary	K–6	796
Carlingford West Public School	Government	Primary	K–6	1,678
Cumberland High School	Government	Secondary	7–12	778
James Ruse Agricultural High School	Government	Secondary	7–12	854
Murray Farm Public School	Government	Primary	K–6	959
Roselea Public School	Government	Primary	K–6	366
St Gerard’s Catholic Primary School	Non-government	Primary	K–6	283

Source: ACARA 2021

iii Recreation facilities and community services

Recreation services in the local area varied. Park facilities include 10 community parks, 11 community reserves, two community ovals and two playgrounds. Sporting and recreational facilities in the local area include one skatepark, one bowling greens and club, one aquatic centre, three sporting grounds, two martial arts clubs and one fencing club. There were minimal community services in the local area with only a library branch, community centre, scouts’ hall, two art galleries/studios and nine dance studios available to the community. The recreational and sporting facilities within the area of social influence are presented in Table 2.6.

Table 2.6 Parks, sporting and community facilities in the local area, 2021

Parks facilities		Sporting facilities		Community services	
Facility	Count	Facility	Count	Facility	Count
Community park	10	Skate parks	1	Library	1
Community reserve	11	Bowling greens and clubs	1	Community centres	1
Community oval	2	Aquatic centres	1	Scouts	1
Playground	2	Sporting grounds (Soccer, Netball, Tennis)	3	Art galleries/studio	2
		Marital arts (Taekwondo, Karate,	2	Dance studio	9
		Fencing club	1		

Source: Google 2021

iv Health services

Within the local area, there are 13 general practices, 12 dental surgeries and six specialist health services (My Community Directory 2021). There are no community health services or hospitals located in the local area. However, there are three community health services and eight hospitals in the regional area which service the local area.

v Retail services

There are two shopping centres and one smaller shopping precinct located in the local area. The local area is relatively well-serviced with retail services including clothing stores, restaurants, hardware stores, pharmacies, and supermarkets.

3 Stakeholders and community consultation

As the Planning Proposal proposes to redevelopment an already existing *B2 Local Zone*, key stakeholders are limited to nearby neighbours and relevant public authorities of the site given the minor nature of impact (see Table 1.1). Key stakeholders of the Project include:

- City of Parramatta Council;
- Sydney West Central Planning Panel;
- City of Parramatta Local Planning Panel;
- business owners of the existing site;
- residents located on Felton Road and Pennant Hills Road between Azile Court and Tip Trees Avenue; and
- business owners located on Pennant Hills Road between Azile Court and Tip Trees Avenue namely:
 - Shell Coles Express Carlingford West;
 - 7-Eleven Carlingford;
 - Carlingford Mechanical; and
 - Lifetime Pools & Spas.

The applicant for the Planning Proposal has engaged multiple public authorities since 2014. City of Parramatta Council and the Sydney West Central Planning Panel were engaged in the preparation of the development application. The applicant met with the Sydney West Central Planning Panel on the 30 November 2016 and the City of Parramatta Local Planning Panel (LPP) on 21 May 2019 where both panels provided recommendations for the plans for the applicant and assessment processes to the City of Parramatta Council. Consultation was also undertaken with TransGrid in 2014, who indicated no opposition to the Planning Proposal, and Roads and Maritime in 2014 who provided their input on the rezoning of the Planning Proposal. It was determined that RMS would support the Planning Proposal pending plans for the road widening of Pennant Hills Road adjacent the site. Community consultation requirements and timeline for the Planning Proposal will be determined by DPIE (Planning Direction 2020). Therefore, the opportunity for public comment on the planning proposal and a formal community consultation process is anticipated to commence when the planning proposal is placed on public exhibition.

4 Assessment of impacts

The Planning Proposal comprises of non-residential floor space and residential floor spaces to accommodate uses such as small businesses, restaurants, recreational facilities, childcare and up to 122 residential units to provide for the existing and growing population (see Section 2.1.1). Currently, there are several state and local government plans that envisage the future of the local and regional area which align with the development of the Planning Proposal. A summary of relevant state and local government policies, plans and strategies is provided in Table 4.1.

Table 4.1 State and local planning context

Plan/Strategy	Responsibility	Summary	Timeframe
Greater Sydney Regional Plan: A Metropolis of Three Cities	Greater Sydney Commission	The Greater Sydney Regional Plan (GSR Plan) takes into consideration land use and transport to improve liveability, productivity, and sustainability within Greater Sydney, which comprises three cities (Western Parkland, Central River and Eastern Harbour). The GSR Plan emphasises the importance of overcoming growth pressures and improving transport, education and health facilities, land use, services, and amenity to accommodate for anticipated population growth and enhance connectivity. The GSR Plan helps local councils inform their local planning statements as well as plan for challenges concerning population growth.	2018–2056
Central City District Plan	Greater Sydney Commission	The Central City District Plan (CCD Plan) supports the GSR Plan by providing support for local councils and districts within Greater Sydney to facilitate growth and change. The CCD Plan focuses on high quality urban renewal, neighbourhood, amenity and infrastructure improvements as well as increasing access for employment opportunities and housing types. The CCD Plan states that land use and infrastructure must promote job growth, create opportunities for investment and business and enhance the local workforce.	2018–2038
Community Strategic Plan	City of Parramatta	The Community Strategic Plan (CSP) envisions the City of Parramatta to have increased and diverse employment opportunities and housing and infrastructure to accommodate for the increasing population. The CSP details how population growth within the City of Parramatta is straining local infrastructure, services and community centres due to increased demand.	2018–2038
Local Strategic Planning Statement City Plan 2036	City of Parramatta	The Local Strategic Planning Statement (LSPS) details the strategic direction and planning context for the City of Parramatta from 2020–2036. The LSPS highlights the need to strengthen economic activity, essential services, natural assets and culture within the City of Parramatta. The LSPS anticipates strong housing growth within the City of Parramatta over the next 20 years which will require the development of workforces, employment opportunities and appropriate housing.	2020–2036
Local Housing Strategy	City of Parramatta	City of Parramatta’s Local Housing Strategy (LHS) outlines housing and housing growth within the City of Parramatta to align with strategic priorities in the CSP and GSR Plan. The LHS states that dwelling projections demonstrate an oversupply of housing and determines that more housing diversity and one bedrooms dwellings is required. To accommodate for the increasing population the LHS states that housing should be supported with necessary infrastructure and services.	2020–2036

4.1.1 Summary of impacts

i Positive impacts

The development of the Planning Proposal will accommodate for the growing population of the local and regional areas through the provision of housing and social infrastructure. The local area is deemed as a local centre which requires additional services to accommodate for the anticipated growth (City of Parramatta

2020b). As the Planning Proposal intends to incorporate high amenity large units and commercial and retail services, as well as a childcare centre and gymnasium. This is anticipated to enable sustainable growth within the local area without placing a strain on local services. During the construction and operation phase, there will be employment opportunities for residents within the local and regional areas which can incur flow-on-effects for neighbouring businesses and the local economy. The dedication of land required to improve Pennant Hills Road will also benefit the local community by improving the local road network. Furthermore, the proposed pedestrian connection between Felton Road and Pennant Hills Road has the potential to increase active transport, connectivity, and public safety through casual surveillance. Positive impacts identified will be assessed under the following probable impacts identified in the City of Parramatta SIA Guideline:

- Accommodation and housing;
- earning ability related to employment;
- crime and public safety;
- neighbourhood identity related to community structure; and
- access to and usage of community services and facilities.

ii Negative impacts

The negative impacts associated with the Planning Proposal are minimal where the appropriate measures to avoid, reduce, or mitigate impacts are considered and adopted. The 'additional' population created by the increase in the FSR from 1:1 to 2.1:1, which equates up to 76 additional units (122 units total) or 229 additional persons, has the potential to increase demand on community and medical services in the local area once the Planning Proposal is in operation, which may have minor negative implications if the established community's access to services is strained. The construction phase of the Project has the potential to incur short-term negative social impacts related to public safety and health due to disturbances from increased traffic, heavy machinery, dust and noise during construction. Negative impacts identified will be assessed under the following probable impacts identified in the City of Parramatta SIA Guideline:

- accommodation and housing;
- crime and public safety;
- access to and usage of community services and facilities; and
- population influx.

4.1.2 Assessment of impacts of the Planning Proposal

The social impacts of the Planning Proposal have been assessed according to the Paramatta SIA Guidelines (City of Paramatta 2013). This section outlines the assessment of the social and health impacts.

i Accommodation and housing

a Positive impacts

The 'additional' density created by the increase in the FSR from 1:1 to 2.1:1 equates up to 76 additional units (equalling a maximum of 122 units total), resulting in an increase of housing stock within the local area which would accommodate for the significant population growth in the local and regional area (see Section 2.1.1).

According to DPIE population projects (DPIE 2019), the population of the regional area is anticipated to increase by 86.9% to 430,350 in 2036, which is significantly greater than growth rate projected for greater NSW (36.7%.) over the same period. Given the anticipated population growth in the regional area it is expected that the provision of additional housing options will benefit the local community and is consistent with local demand. The Planning Proposal would support the objectives established in the Greater Sydney Commission's GSR Plan (2018) by enhancing amenity and liveability and is aligned with multiple development projects in the regional area, which are anticipated to improve social infrastructure to address the growing population, such as the Parramatta Light Rail.

The Planning Proposal also anticipates to deliver improved amenity and design outcomes, streetscape, pedestrian activation (see Section 4.1.2iva), larger high amenity apartments and is orientated to maximise benefits associated with views that are available to the site, which complies with the *State Environmental Planning Policy 65 – Design of Residential Apartment Development*. The Planning Proposal also aligns with the CCD, which prioritises strategic land use and infrastructure plans for growing centres, such as the local area (Greater Sydney Commission 2018). As the Planning Proposal is anticipated to include 2,000 m² of non-residential floor space (for commercial, retail and/or business purposes) as well as larger amenity apartments, the positive impacts are anticipated to be moderate.

b Negative impacts

As the regional area is currently anticipated to have exceeded housing targets for 2036 (City of Parramatta 2020b), there is potential that the Planning Proposal may contribute to an oversupply of housing in the local area. DPIE anticipates that the regional area will require a total of 162,000 dwellings by 2036 with a potential oversupply of 12,000 dwellings in the regional area (City of Parramatta 2020c). Whilst DPIE expect for the dwelling requirements to be exceeded within the regional area, such developments are not anticipated to be solely within the local area. As the Planning Proposal comprises of a mixed development, this aligns with the City of Parramatta's planning objectives in terms of ensuring housing growth is matched with adequate infrastructure provision (City of Parramatta 2020c). The City of Parramatta LHS (City of Parramatta 2020b) also highlights the need for further one bedroom dwelling options to meet the changing housing demands, which the Planning Proposal intends to develop in addition to two- and three-bedroom dwellings. The Planning Proposal also considers amenity for neighbouring residences, by ensuring the proposed floor space is accommodated in a manner that does not impede on solar access and privacy for neighbouring residences (Planning Direction 2020). As the Planning Proposal only anticipates up to an additional 76 units (equalling a total maximum of 122 units) above the site's current development potential under the existing FSR controls, with planning considerations made to not impact nearby residents, negative impacts associated with accommodation and housing are anticipated to be minor. It is further noted that the current and proposed *B2 Local Centre Zone* provides flexibility in land uses and pending market circumstances at the time of development application preparation, the site could be redeveloped with a reduced proportion of units if not entirely non-residential floor space.

c Mitigation strategies

To ensure that negative impacts associated with housing and accommodation are mitigated, it is recommended that the Planning Proposal provides space is dedicated for local services and businesses to ensure that the local area is serviced appropriately. As the Planning Proposal proposes the development of a childcare centre, this would enhance positive impacts associated with the development as well as address local childcare service needs (see Section 2.1.3i and Section 4.1.2va). To further mitigate negative impacts, there is potential to incorporate health services (such as a medical centre or medical professional suites) within the required 1,970 m² of non-residential floor space which are lacking in the local area (see Section 2.1.3iv).

ii Earning ability related to employment

a Positive impacts

The local area has been identified as a concentrated employment centre with opportunities for employment (City of Parramatta 2020c). As such, the Planning Proposal can further contribute to the growing employment centre of the local area by providing employment opportunities during the construction and operation phase. Construction of the Planning Proposal has the potential to increase temporary employment opportunities for residents within local area. Increased workers employed to work for the Planning Proposal may also contribute to a 'flow-on-effect' that supports local businesses along Pennant Hills Road and within the shopping centre. The flow-on-effect is likely to continue during the operation of the commercial and retail services anticipated at the Planning Proposal. Further, there will be employment opportunities derived from the proposed gymnasium and childcare centre which further supports employment opportunities within the local area. As positive impacts associated with the Planning Proposal and employment are long-term and would benefit the local community, the impact is assessed as moderate. The Planning Proposal, that provides for a minimum of 1,970 m² of non-residential floor space (commercial, business, retail, etc) and with potential for a greater area dependant on market demands at the time of the Development Application, is conducive to a meaningful contribution to local employment opportunities.

b Negative impacts

No negative impacts associated with employment have been identified.

iii Crime and public safety

a Positive impacts

The Planning Proposal anticipates the site will be under surveillance which will reduce crime and improve public safety for local residents. The development of the Planning Proposal intends to improve day and evening activation of the site which will increase the level of passive surveillance of the public realm. The design of the Planning Proposal also encourages pedestrian circulation which may promote casual surveillance and contribute to maintaining natural community control and public safety (NSW Government nd). Furthermore, public areas where community members frequently congregate results in the deterrence of criminal activities and maximises community safety (NSW Government nd). The Planning Proposal includes road widening of Pennant Hills Road to improve the road network, contributing to improved safety and efficiency. Further, the traffic impact assessment conducted for the Planning Proposal found that the existing road network has the capacity to accommodate for the likely traffic volumes generated by the Planning Proposal (Traffic Solution nd), with the proposed redevelopment providing significant contribution to traffic improvements (Planning Direction 2020) and potentially improving road safety. Given these measures and benefits for public safety and the local community, positive impacts are anticipated to be moderate.

b Negative impacts

During the construction phase of the Planning Proposal there is potential that the construction site and construction-related activities may impede on public safety. Construction sites have the potential to pose safety risks to the public as they can present safety hazards such as changes to surface levels, excavations, holes, and trenches, falling material and debris, plant and equipment, dust and hot work, and vibration and noise (DMIRS 2014). Close proximity of construction sites to any public area increases the level of significance of a hazard. Furthermore, construction activities can result in emissions such as dust, motor vehicle smoke, and odours (Environment NSW nd) which may impact on the health of nearby neighbours and those exposed to construction works over an extended period of time. However, potentially affected people do have the ability to adapt and cope with these impacts given the adequacy and availability of health services in the local area the risks are anticipated to be minor (see Section 2.1.3iv). As these impacts are anticipated to occur

predominantly during the construction phase and over a short period of time, negative impacts are assessed as minor.

c Mitigation measures

Overall, it is expected that there will be low risk to public safety as construction works must adhere to New South Wales Work Health and Safety Regulations. Construction activities must take into consideration traffic and road/footpath use, such as foot traffic and school zones. Management plans should be implemented during construction, including planning that restricts truck and vehicle movements in busy and high risks zones (such as school zones) and a driver's code of conduct that ensure drivers adhere to speed limits and follow road safety rules. To mitigate safety risks regarding foot traffic, the construction site must have clear and safe pathways for pedestrians as well as security fencing and protective structures. Public notification, construction updates, and visible signage may also reduce any negative impacts on public safety.

iv Neighbourhood identity related to community structure

a Positive impacts

The creation of 1,970 m² of non-residential floorspace and residential units is anticipated to benefit the community through the provision of additional commercial and retail services, businesses, and housing. The provision of additional commercial and retail services will help address the growing population in the local and regional area as well as contribute to community character by promoting social interaction and healthy lifestyles. The Planning Proposal intends to develop a pedestrian link from Felton Road to Pennant Hills Road, which would enable active travel through the site, and enhance pedestrian accessibility and opportunities for community gathering. Promoting active travel within the regional area was highlighted as a priority within the City of Parramatta LSPS (City of Parramatta 2020c). The Planning Proposal also envisages the provision of a gymnasium which will promote healthy lifestyle and social interactions within the community. Positive impacts associated with community structure are assessed as moderate.

b Negative impacts

The existing site of the Planning Proposal, which comprises a commercial building occupied by local businesses and a 24-hour gym, is surrounded by residential properties, a memorial park, local businesses, facilities and a school. Given the designs and proposed components of the Planning Proposal, existing land uses and the *B2 Local Centre* zoning of the site, the Planning Proposal is anticipated to not impede on neighbourhood identity. Therefore, negative impacts to community structure are not anticipated.

v Access to and usage of community facilities and services

a Positive impacts

The best opportunity for the City of Parramatta to deliver new housing is on lands where new land use would be strategically more suitable. The challenge is that these areas usually lack the infrastructure needed for residential uses. (City of Parramatta 2020c). The local area has been identified as a Local Centre within the City of Parramatta LSPS, which requires a transition from retail focus to a service focus to ensure that residents have a place to gather and socialise in the 'quieter environment' (City of Parramatta 2020c). As the Planning Proposal intends to develop a mixed-use site with restaurants as well as small businesses there is potential for the site to contribute to transition the local area to service focus as well as attract 'customer traffic'. The Planning Proposal also anticipates the construction of a private 90 place childcare centre as part of the development of the site. There is currently a shortage of childcare centres in the local area, with 10 childcare centres offering places for 468 children, though there are 1,501 children aged 0–4 in the local area (ABS 2016a). The increased provision of day care centres has been identified as a need for community and recreation facilities in the local area, specifically an additional 9,700 long day care places (City of Parramatta 2020b). Therefore, the development of the Planning Proposal would contribute to the local area community

through the provision of additional services and commercial space. The positive impacts associated with community services and facilities are assessed as moderate.

b Negative impacts

The population influx associated with the Planning Proposal has the potential to increase demand for services located in the local area, which may place strains on local services, namely community health and education. The negative impacts associated with community services and facilities are assessed as minor, given that an increase demand on local services would be offset by the provision of non-residential floor space to a minimum of 1,970 m², including the childcare centre, in the future development of the site.

c Mitigation strategies

To ensure impacts on community services and facilities are mitigated, it is recommended that the applicant consider the creation of floor space that is conducive to health service use, in the Planning Proposal as well as the suggestion in Section 4.1.3. The creation of a minimum of 1,970 m² of non-residential floor space is conducive to this outcome, provided flexible floor plates are incorporated in the future development.

vi Population influx

This SIC must consider the positive and negative impacts associated with the potential population influx associated with the proposed development of residential units. To determine the estimated population that would be generated by the planning proposal, the occupancy rates adopted by the recent City of Paramatta Development Contributions Plan (City of Paramatta 2021) were applied. This assessment has taken into consideration the range of units proposed and will determine the estimated populated influx accordingly.

The Development Contributions Plan (City of Paramatta 2021) assumes the following occupancy rates:

- 1.9 residents per 1-bed dwelling;
- 2.2 residents per 2-bed dwelling; and
- 3.0 residents per 3-bed dwelling.

To determine the ‘additional’ population created by the increase in the FSR from 1:1 to 2.1:1, this SIC assumes the following distribution of 1-bed, 2-bed, and 3-bed dwellings:

- 10% x 1-bed dwellings;
- 70% x 2-bed dwelling; and
- 20% x 3-bed dwellings.

The estimated ‘additional’ population created by the Planning Proposal is provided in Table 4.2.

Table 4.2 Estimated additional population¹

	Estimated population at FSR 1:1 (46 units)	Estimated population at FSR 2.1:1 (122 units)	Estimated additional population created by the Planning Proposal (76 additional units)
1-bed dwellings (10%)	10	23	13
2-bed dwellings (70%)	70	187	117
3-bed dwellings (20%)	27	126	99

Table 4.2 Estimated additional population¹

	Estimated population at FSR 1:1 (46 units)	Estimated population at FSR 2.1:1 (122 units)	Estimated additional population created by the Planning Proposal (76 additional units)
Total people	107	336	229

Notes: 1. Unit and population numbers have been rounded to the nearest whole number for calculations.

Under the current FSR of 1:1 (46 units) the estimated population equals a total of 107 people. Under the proposed increase in FSR of 2.1:1 (122 units), the estimated population equals a total of 336 people. The ‘additional’ population created by the increase in the FSR from 1:1 to 2.1:1 equates to approximately 76 additional units or 229 additional persons. Additionally, it is also important to note that household sizes for units is generally smaller than the average separate house dwelling, given that the Planning Proposal proposes for a mix of one-, two- and three-bedroom apartments. As the Planning Proposal is located at a site within an existing relatively well-serviced town centre, impacts associated with an increase of population is anticipated to be minor. There is a low potential for local services, particularly health, to be placed under strain. However, given the proximity of the local area to Parramatta CBD and the services available impacts associated with population influx are not anticipated to be major. The planning proposal itself will facilitate the construction of at least 1,970s m² of new ‘quality’ commercial floor space that is currently lacking in the locality. The Planning Proposal in itself provides opportunities for the provision of additional local health services (such as a medical centre or professional health suites) as determined by market demand. According to the City of Parramatta, various strategies and plans emphasises the growing population growth and prioritise planning objectives in order to promote sustainable and efficient development of infrastructure and housing to accommodate for growth (2020c).

4.1.3 Voluntary Planning Agreement

The development potential of the site under the current FSR and zoning controls is some 1,970 m² of commercial floor space plus up to 76 additional residential units (equalling a maximum total of 122 units). Parramatta Council has recently adopted a Development Contributions Plan (City of Paramatta 2021) that requires new development to make a monetary contribution towards a broad array of community facilities including open space, community services, and the like. The contributions plan has been framed to ensure adequate provision of local services. The contribution levies will be applied to the overall development of 1,970 m² of non-residential floor space and the ‘additional’ population created by the increase in the FSR from 1:1 to 2.1:1 which equates to up to 76 additional residential units.

The ‘additional development potential’ facilitated by the Planning Proposal is modest being up to 76 units. In addition to the levies under the Council’s Development Contributions Plan (City of Paramatta 2021), the applicant for the Planning Proposal has offered to enter in a Voluntary Planning Agreement (VPA). The applicant intends to dedicate land required for future improvements to Pennant Hills Road network to the RMS, which is anticipated to improve travel efficiency and road safety. The land to be dedicated has a significant monetary value. Consideration could also be given to an additional monetary contribution towards infrastructure and resources for local schools to ensure they are adequately serviced. The monetary contribution could be utilised to assist local schools with resources, such as computers, books, stationary or for larger scale projects such as buildings to reduce the prevalence of demountable buildings, which was highlighted as an outcome of the pressures on local schools (City of Parramatta 2020c).

5 Outcomes of assessment

When applying the assessment criteria to the Planning Proposal, a broad range of moderate positive impacts associated with probable social impact can be anticipated. Positive impacts associated with the Planning Proposal are found to help improve public safety, provide appropriate housing options, employment

opportunities (during construction and operation) and support the local economy. The development of the Planning Proposal aligns with local and State government plans and strategies that address anticipated growth in the local and regional area. Furthermore, the establishment of the VPA to dedicate, free of land cost, land that will enable the improvement of Pennant Hills Road has significant local and regional benefit. The establishment of a childcare centre in the future development on the site fosters positive social outcomes. A contribution via a VPA to support of local education services in the local area could be considered to further enhance positive impacts associated with the Planning Proposal. The potential for significant negative impacts arising from the Planning Proposal, if mitigated, is minimal. As most of the negative impacts are associated with the construction phase they are considered to be of minor impact (in relation to the duration).

6 Acronyms

Table 6.1 Acronyms

Acronym	
ABS	Australian Bureau of Statistics
CBD	Central Business District
CCD Plan	Central City District Plan
City of Parramatta SIA Guideline	Parramatta City Council Social Impact Assessment Guidelines, August 2013
CSP	Community Strategic Plan
EMM Consulting	EMM Consulting Pty Ltd
FSR	floor space ratio
GSR Plan	Greater Sydney Regional Plan
LGA	Local Government Area
LHS	Local Housing Strategy
LPP	Local Planning Panel
LSPS	Local Strategic Planning Statement
PES	Post Enumeration Survey
SIA Guideline 2021	Social Impact Assessment Guideline for State Significant Projects
SIC	Social Impact Comment
SSC	State Suburb Classification
the Planning Proposal	241–245 Pennant Hills Road Carlingford
VPA	Voluntary Planning Agreement

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A.1 Authorship

This report has been prepared by a suitably qualified and experienced lead author and reviewed and approved by a suitably qualified and experienced co-author. All contributors hold appropriate qualifications and have the relevant experience to carry out the SIA for this project. The following introduces each author:

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Amanda is a social scientist/social planner with experience in social research, community and stakeholder engagement, and working with clients within the extractive and infrastructure industries across Australia. Amanda has conducted a range of social planning and impact assessment projects adopting social research methods. She has experience conducting baseline studies, risk assessments, social data collection, data analysis, and community and stakeholder engagement. Her community engagement experience includes online community engagement, indigenous engagement, and the co-creation of youth indigenous development programs internationally. Amanda has worked with clients across a range of sectors, including mining and extractives, critical infrastructure, and alternative energies in New South Wales, Queensland, and Victoria.