



# 47-55 Bunnerong Road, Kingsford Social Impact Assessment

Prepared for  
Homes NSW

September 2024

**HIIPDA**  
CONSULTING



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# INTRODUCTION



## 1.0 INTRODUCTION

This Social Impact Assessment (SIA) has been prepared by HillPDA in support of a proposed amendment to the *Randwick Local Environmental Plan 2012* at 47-55 Bunnerong Road, Kingsford (the site). The proposed amendments include increasing the development height and density controls to enable renewal of the site for 187 apartments, with a mix of social, affordable and market housing.

This report has been prepared to assess the social impacts associated with the Planning Proposal in accordance with the *Randwick City Council Social Impact Assessment Guidelines 2006* (Randwick SIA Guideline) and with the NSW Department of Planning, Housing and Infrastructure's (DPHI) *Social Impact Assessment Guideline 2023* (DPHI SIA Guideline), with a view to potential future realignment for submission with a future State Significant Development Application (SSDA).

### 1.1 The site

The site is located at 47-55 Bunnerong Road, Kingsford, within the Randwick Local Government Area (LGA). The site has an area of approximately 6,052 square metres and is legally described as Lot 1 DP 433534.

The site currently contains 60 apartments in eight three-storey buildings, owned by Homes NSW. It is located within close proximity to a number of amenities including Juniors Kingsford Light Rail stop and bus interchange, Daceyville Public School and UNSW Kensington campus.

The site is displayed in Figure 1.

**Figure 1: The site**



Source: HillPDA (2024)

## 1.2 The proposal

The Planning Proposal (the proposal) would amend the *Randwick Local Environmental Plan 2012* to:

- Increase the maximum Height of Building from 12 metres to 28 metres
- Increase the maximum Floor Space Ratio from 0.75:1 to 2.7:1.

A draft site-specific development control plan (DCP) has also been prepared for the site to accompany the proposal. The draft DCP sets out provisions that would apply to future development at the site, including setbacks, layout, access arrangements, landscaping, and other matters.

The overall objective of the proposal is to enable the redevelopment of the existing social housing buildings at the site. It would facilitate the delivery of increased housing supply in the local area, whilst maintaining the provision of social housing at the site and improving its quality. The proposal would increase the total amount of social and affordable housing at the site (up to 50 per cent of total dwellings), with the tenure mix to be determined at the DA stage.

According to a reference scheme prepared to inform the proposal, it would enable a total of 187 units to be delivered at the site, whilst improving tree canopy coverage and landscaping, and retaining the amenity of the surrounding residential areas.

An illustration of the reference scheme is shown in Figure 2.

**Figure 2: Indicative design based on the proposal (view along Anderson Street, looking west)**



Source: PTW Architects (2024)

## 1.3 Acknowledgement of Country

The site and the Randwick LGA are located on the traditional lands of the Bidjigal and Gadigal peoples.

In the spirit of reconciliation, HillPDA wish to acknowledge this and pay our respect to the Bidjigal and Gadigal peoples and their ongoing connection to the land that this report pertains to.



# METHOD

## 2.0 METHOD

The *Randwick City Council Social Impact Assessment Guidelines* (2006) 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 *Randwick City Council Social Impact Assessment Guidelines*, as well as current industry best practice, by drawing upon the *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 3 below.

**Figure 3: SIA process**



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

### 2.1 Defining social impacts

A social impact can be defined as the net effect of an activity on a community and the wellbeing of individuals and families. Social impacts may occur across a range of aspects of an individual's and a community's life, as shown in Figure 4.

**Figure 4: Areas of social impact**

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

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

The *Randwick City Council Social Impact Assessment Guidelines* (2006) require the SIA to identify the key probable positive and negative impacts that are likely to occur by considering the following aspects:

- Access & mobility
- Accommodation & housing
- Community services and facilities
- Community identity & cohesion
- Public safety
- Impact on future generations
- Economic
- Cultural
- Community values
- Employment
- Health
- Demographics (population size and characteristics)
- Interaction between new development and existing community
- Needs of social groups (women, aged, persons with disability, children, youth, indigenous, and ethnic)
- Recreation facilities
- Social equity.

## 2.1 Scoping

Social impacts arising from a development may be positive, negative and cumulative. Table 1 presents the outcomes of impact scoping undertaken for a project. The table identifies high level key impact areas for detailed investigation, that may be affected by the proposal.

**Table 1: 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*.

## 2.2 Evidence base

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

To establish this social baseline, HillPDA has conducted a desktop review of the available information provided by the proponent, as well as research conducted with a high degree of impartiality using trusted, industry-standard sources to inform our understanding of relevant demographic and social trends. The evidence base for this SIA includes data from sources such as the Australian Bureau of Statistics (ABS), NSW Bureau of Crime Statistics and Research (BOCSAR), NSW DPHI, and relevant information provided by the proponent.



## 2.3 Predicting, analysing and evaluating impacts

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

The likelihood of social impacts arising from each matter is assessed as part of the scoping process. Matters which are identified as having potential social impacts are then assessed and included in the report. 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 2.

**Table 2: Likelihood of impact**

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

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

The magnitude of a potential impact is a key consideration to determine a risk rating. In determining the magnitude of a potential impact there are five key characteristics that must be considered, these are shown below in Table 3.

**Table 3: Dimensions of social impacts**

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

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

Table 4 below identifies the overall magnitude level of impact rating.

**Table 4: Magnitude of impact**

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

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

Potential impacts identified in the scoping process are analysed based on the nature of the impact and its predicted severity, and based on this, are assigned a level of significance in line with Table 5.

**Table 5: 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*.

## 2.4 Social impact management

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

# SOCIAL LOCALITY



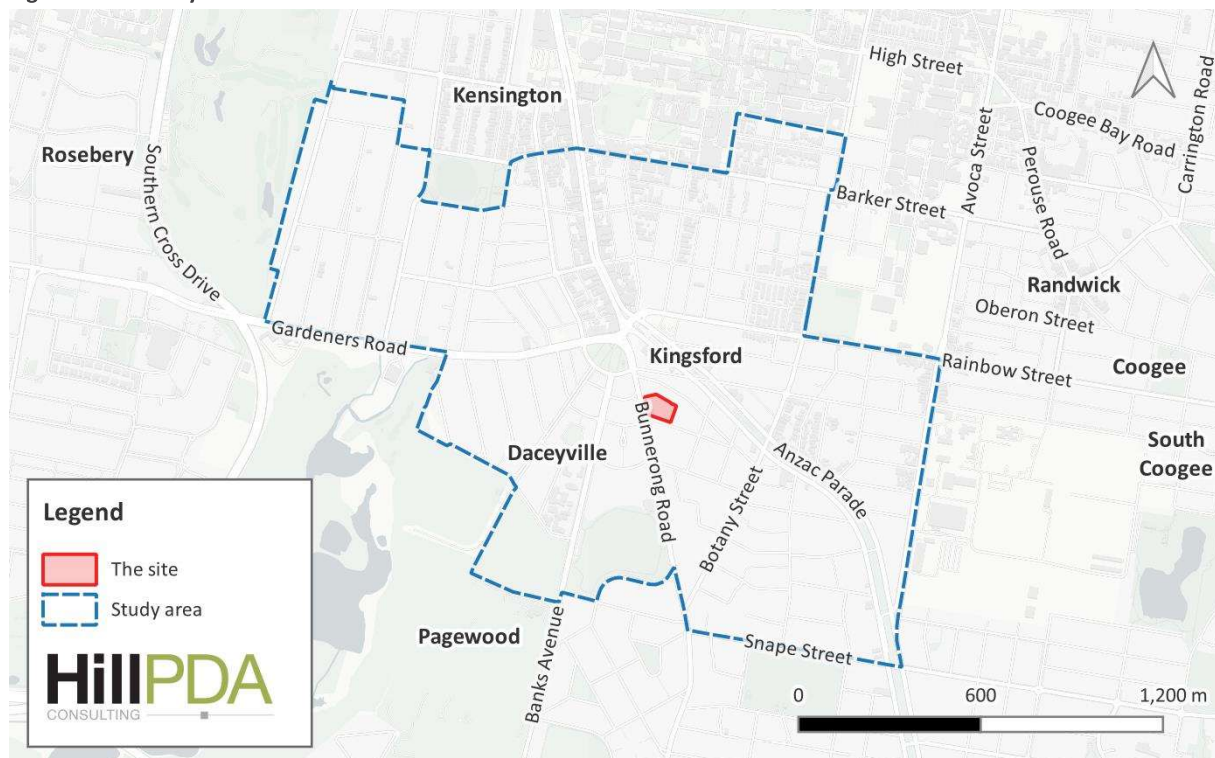
## 3.0 SOCIAL LOCALITY

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

### 3.1 Social locality

For the purposes of this report, the social locality (or study area) is defined as Postcode 2032 (POA), as shown in Figure 5. It encompasses the suburbs of Kingsford and Daceyville. At the 2021 Census the social locality recorded a population of 14,643, living in 6,444 dwellings. Further details on the social locality demographics are provided in Chapter 4.0.

Figure 5: The study area



Source: HillPDA (2024)

### 3.2 Access

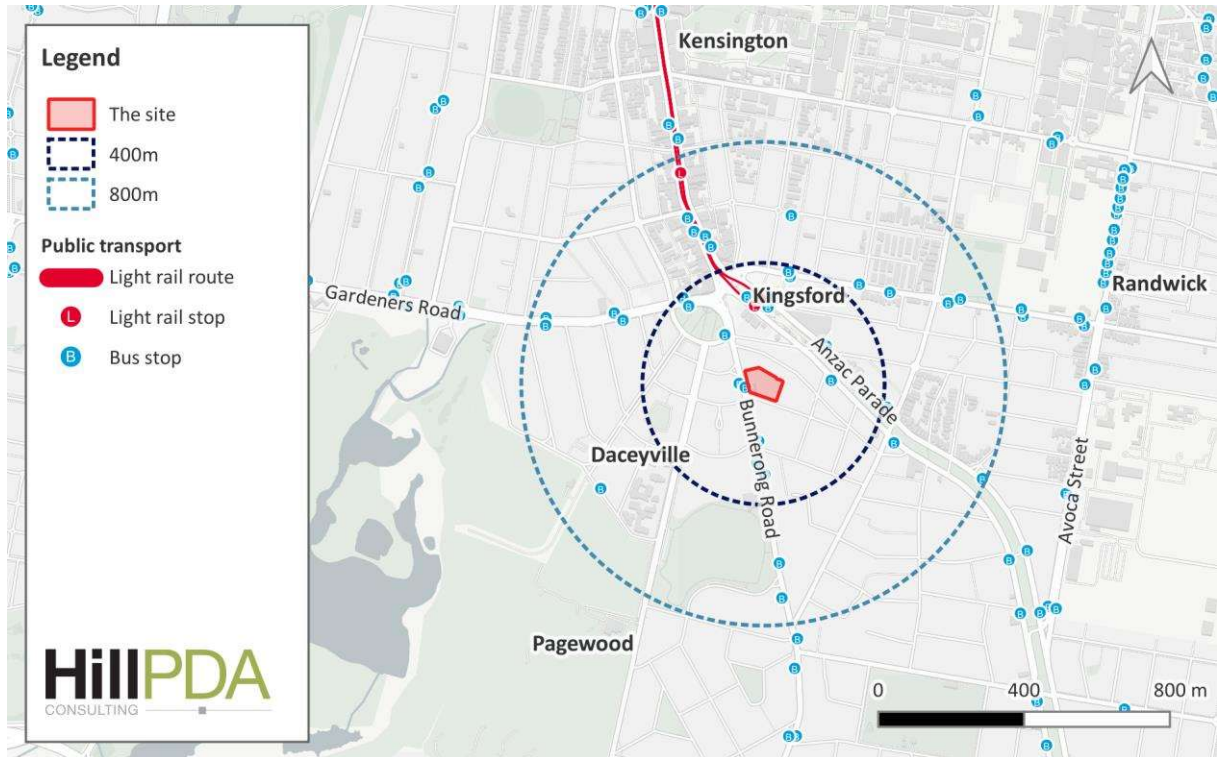
The site is situated around seven kilometres southeast of the Sydney CBD, and around 400 metres from Kingsford's local centre. It is a very accessible location, less than 200 metres from the Kingsford light rail station, on the Kingsford to Circular Quay line, and its bus interchange. There is also a bus stop located adjacent to the site, providing access to the Sydney CBD and the wider local area via several bus routes with frequent services.

The site has a primary street frontage along Bunnerong Road to the west, and Anderson Street to the south. It is located a short distance from Anzac Parade, Gardeners Road, and Rainbow Street, key transport routes providing a high level of road and public transport access to Sydney's south and east.

Kingsford is not served by heavy rail transport, and the nearest heavy rail public transport is accessible via Green Square or Mascot stations, both roughly five kilometres west of the site.

Figure 6 shows the site in relation to the key features outlined above.

Figure 6: Key road routes and public transport features near the site



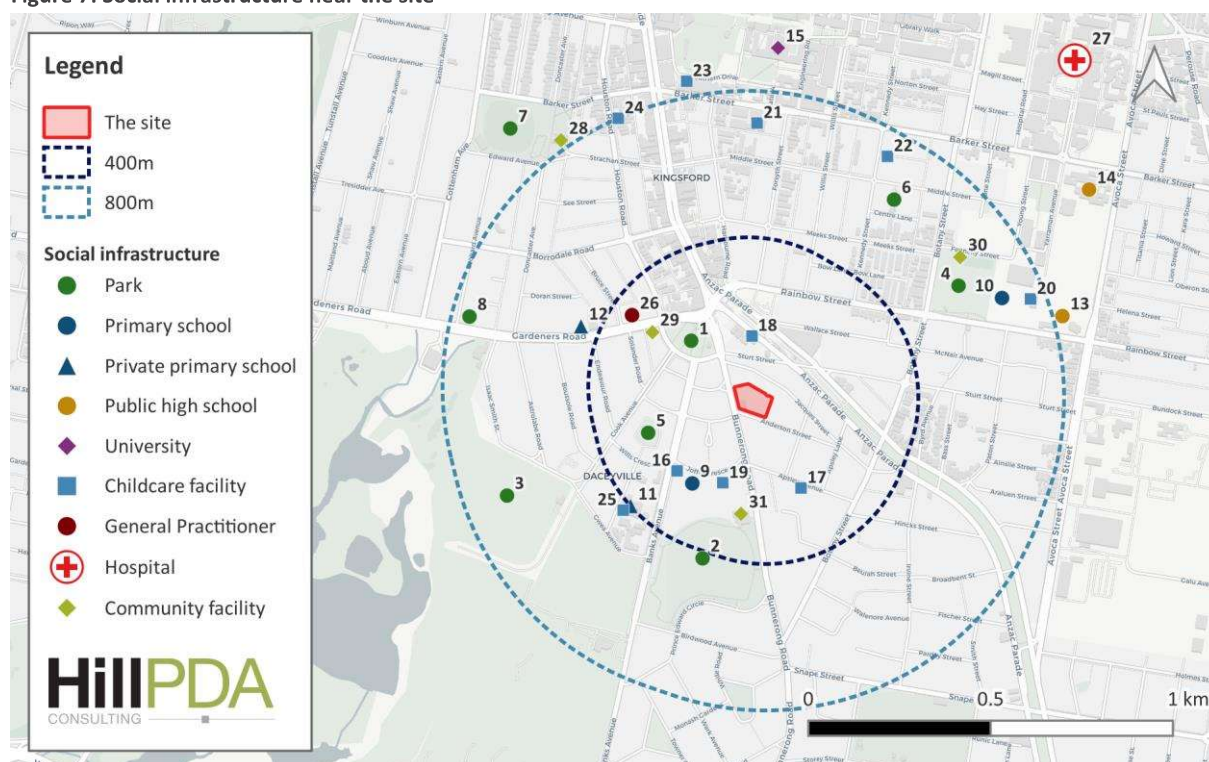
Source: HillPDA (2024)

### 3.3 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. To inform our understanding of the social locality, we have undertaken a desktop review of social infrastructure in the area surrounding the site, utilising GIS analysis and publicly available data. The findings of this work are shown in Figure 7 and Table 6 below.

Figure 7: Social infrastructure near the site



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

Table 6: Social infrastructure near the site

ID	Name	Type	Note	Distance from site
1	Dacey Gardens	Park	Small park (0.8ha) with seating and shaded areas.	240m
2	Rowland Park	Park	Large park (6.8ha) featuring multipurpose sports fields, facilities and change rooms, cricket pitches, outdoor gym equipment, public toilets, and a playground.	460m
3	Astrolabe Park	Park	Large park (9.2ha) with open space areas and facilities building.	720m
4	Paine Reserve	Park	Medium sized park (2.6ha) with multipurpose sports fields, amenities block, public toilets, and shaded areas. Paine Reserve Playground is contained within the Reserve, providing a small, fully-enclosed and shaded playground.	640m

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



ID	Name	Type	Note	Distance from site
5	Haig Park	Park	Small park (0.3ha) with grassed areas, playground, shaded areas, and seating.	300m
6	Shaw Reserve	Park	Small park (0.1ha) with enclosed playground, shaded areas, and grassed areas.	680m
7	Kensington Oval	Park	Medium sized park (3.4ha) featuring turf cricket pitch and multisport field, with a grandstand, players' facilities, public toilets, and a kiosk.  The John Calopedos Memorial Playground is located adjacent to Kensington Oval, and includes a basketball hoop and court area, a fully enclosed playground, shaded areas, seating, significant landscaped areas, and interactive bike tracks.	1,000m
8	Kensington Rotary Reserve	Park	Small park (0.1ha) adjacent to Gardeners Road, with grassed and shaded areas, seating, picnic facilities, and gazebo.	820m
9	Daceyville Public School	Public primary school	Public primary school (K-6) and current drawing primary school for the site. <i>2024 enrolment: 155.</i>	280m
10	Rainbow Street Public School	Public primary school	Public primary school (K-6). <i>2024 enrolment: 472.</i>	740m
11	St Michael's Catholic Primary School	Private primary school	Catholic primary school (K-6).	440m
12	St Spyridon College Junior Campus	Private primary school	Greek Orthodox primary school (K-6).	520m
13	Randwick Boys High School <sup>2</sup>	Public high school	Public high school and current drawing high school for the site. <i>2024 enrolment: 636.</i>	880m
14	Randwick Girls High School <sup>2</sup>	Public high school	Public high school and current drawing high school for the site. <i>2024 enrolment: 837.</i>	1,080m
15	University of New South Wales	University	UNSW main campus and associated facilities.	960m
16	Hibiscus Children's Centre	Preschool	Approved places: 28.	280m
17	Mount Sinai College Early Learning Centre	Long day care	Approved places: 48.	280m
18	Wind in the Willows Child Care Centre	Long day care	Approved places: 28.	180m
19	Daceyville OSHClub	Outside school hours care	Approved places: 120.	240m
20	Rainbow Street Child Care Centre	Long day care	Approved places: 56.	820m
21	Kingsford Early Learning Centre	Long day care	Approved places: 96.	760m
22	SDN Owl's House Kingsford @ UNSW	Long day care	Approved places: 48.	760m
23	SDN House at Pooh Corner Kensington @ UNSW	Long day care	Approved places: 72.	900m
24	Young Academics Early Learning Centre - Kingsford	Long day care	Approved places: 58.	860m
25	SCECS OSHC St Michael's Daceyville	Outside school hours care	Approved places: 105.	460m
26	KingsMedical Family Practice	General Practitioner	Mixed-billing practice.	400m

<sup>2</sup> From 2025, Randwick Boys and Randwick Girls high schools will combine to form a co-educational high school in Randwick.

ID	Name	Type	Note	Distance from site
27	Prince of Wales Hospital	Hospital	One of the leading public hospitals in NSW, offering excellent healthcare across various allied and specialist fields, as well as emergency healthcare.	1,280m
28	Kensington Park Community Centre	Community	Community venue featuring two large halls, multipurpose spaces, kitchen and toilets, undercover outdoor area, and tables and chairs. <i>Adjacent to Kensington Park Oval (map ID 7).</i>	880m
29	Sydney Multicultural Community Services	Community	Not-for-profit organisation providing aged care services, social support groups, events, a range of social programs.	340m
30	Randwick Community Organic Gardens	Community	1,000sqm+ community garden managed by a not-for-profit member association. <i>Located within Paine Reserve (map ID 4).</i>	700m
31	PCYC Eastern Suburbs	Community	Local PCYC branch offering a range of sporting, fitness, social, and creative programs.	320m

## Education

There are four schools located within 800 metres of the site, all of which are primary schools. Of these, two are public schools (Daceyville Public School and Rainbow Street Public School), one is a Catholic school (St Michael's Catholic Primary School), and one is a Greek Orthodox school (St Spyridon Junior). The nearest primary school, Daceyville Public School, is the public catchment primary school for the site, and is located around 300 metres southwest of the site, across Bunnerong Road.

In terms of high schools, there are none within 800 metres of the site, however, two public high schools (Randwick Boys High School and Randwick Girls High School) are located within approximately one kilometre. From 2025, these high schools will be reconstituted as a single, co-educational public high school, at the same site.

The site is also well-located in terms of access to tertiary education, with the main campus of the University of New South Wales located approximately one kilometre north of the site.

## Child care

There are a total of seven child care facilities within roughly 800 meters of the site. Of these, two are long day care centres (LDC), two are outside school hours care centres (OSHC), and one is a preschool. These facilities provide a total of 220 approved LDC places and 225 approved OSHC places within 800 metres of the site.

There are three additional facilities located slightly beyond 800 metres from the site, all of which are LDC centres, offering an additional 186 approved LDC places.

A survey of vacancy data available on *StartingBlocks.gov.au* indicated that almost all the identified child care facilities near the site had no vacancies (as at July 2024).<sup>3</sup> Only two facilities were observed as having current vacancies: the LDC centres co-located with the UNSW campus (map ID 22 and 23). Vacancy data was unavailable for the Hibiscus Children's Centre (map ID 16).

<sup>3</sup> ACECQA (2024), *StartingBlocks.gov.au – child care finder* [www.startingblocks.gov.au]

### **Open space and recreation**

There are several open space and recreation facilities of varying size and utility within around 800 metres of the site, totalling roughly 20 hectares. This consists of around 1.3 hectares of local parks, five playgrounds, 9.4 hectares of formal sporting parks, and around 9.2 hectares of informal open space area. Whilst some of the identified facilities are largely unadorned, the majority offer a high level of amenity and utility, and are well-suited to a densifying urban environment.

In addition to the items listed, there are a variety of local and regional sporting and open space facilities located within a few kilometres of the site, including Moore Park, Centennial Park, Heffron Park, and Queens Park. There are also multiple golf courses located within the vicinity of the site, as well as the various sporting facilities available within the UNSW campus.

In terms of access to natural open space areas, the site is less than three kilometres from the nearest beach (Coogee Beach), and roughly four kilometres from the nearest National Park, Malabar Headland National Park. There are no aquatic facilities within 800 metres of the site, with the nearest public swimming pool located almost three kilometres to the southeast, at the Des Renford Leisure Centre. There are also a total of eight ocean pools in the Randwick LGA, the majority of which are open to the public free of charge.

### **Health**

There is one General Practitioner near the site, which offers a mixed billing service, and is located around 400 metres to the north, in the Kingsford town centre.

The Prince of Wales public hospital is also located near the site, less than 1.5 kilometres to the northeast. The hospital is one of the leading hospitals in NSW, providing excellent healthcare services including specialist and emergency healthcare, as well as various allied healthcare facilities.

### **Community facilities and libraries**

There is one dedicated community facility near the site, the Kensington Park Community Centre, which is located around 900 metres northwest of the site. This Council-operated facility offers a multipurpose building with two large halls available for hire, along with various amenities. Three community organisations also have operations near the site, including a multicultural social and community services organisation, a community garden group, and a PCYC branch.

There are no libraries within 800 metres of the site, with the nearest located approximately 1.5 kilometres to the southeast, in Maroubra (Lionel Bowen Library and Community Centre). A second library is located around 1.75 kilometres northeast of the site, in Randwick (Margaret Martin Library).










# COMMUNITY PROFILE




## 4.0 COMMUNITY PROFILE

### 4.1 Demographic overview


The table below presents a summary of the salient characteristics of 2032 (POA) (the study area), with Greater Sydney Greater Capital City Statistical Area (GCCSA) provided as a comparator.

 <b>Median age</b>	<ul style="list-style-type: none"> <li>At the 2021 Census, the <b>median age</b> of the study area was 35, younger than the median age for Greater Sydney (37).</li> </ul>
 <b>Age profile</b>	<ul style="list-style-type: none"> <li>In 2021, 15.7% of residents in the study area were aged <b>65 years or older</b>, which was similar to Greater Sydney (15.2%).</li> <li>There was a smaller proportion of residents aged <b>under 15 years</b> in the study area (13.5%) in 2021 than Greater Sydney (14.4%).</li> <li>The proportion of <b>residents of working age</b> (aged 15-64) was higher in the study area (70.7%) than Greater Sydney (66.4%) in 2021.</li> </ul>
 <b>Cultural diversity and language</b>	<ul style="list-style-type: none"> <li>In 2021, 47.2% of residents of the study area were <b>born in Australia</b>, compared to 56.8% across Greater Sydney. The most common other countries of birth in the study area were China (excludes SARs and Taiwan (7.8%)), Indonesia (4.0%) and England (2.8%).</li> <li>At the 2021 Census, 50.1% of households in the study area spoke a <b>language other than English at home</b>, lower than 42.0% of households across Greater Sydney.</li> </ul>
 <b>Education</b>	<ul style="list-style-type: none"> <li>In the study area in 2021, the <b>highest level of educational attainment</b> for 42.2% of residents was Bachelor Degree level and above, higher than across Greater Sydney (33.3%).</li> <li>In the study area, there was a higher proportion of residents <b>currently attending tertiary education</b> compared to Greater Sydney (45.6% compared to 26.2%).</li> </ul>
 <b>Need for assistance</b>	<ul style="list-style-type: none"> <li>At the 2021 Census, approximately 777 (5.3%) residents in the study area <b>required assistance with core activities</b>, similar to the 5.2% across Greater Sydney.</li> </ul>
 <b>Dwelling structure</b>	<ul style="list-style-type: none"> <li>In 2021, almost half of dwellings were <b>flats or apartments</b> in the study area. Of all occupied private dwellings, 46.8% were a flat or apartment, followed by separate houses (34.0%) and semi-detached (18.4%). 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 significantly higher representation of <b>group households</b>, with 11.9% in the study area compared to 4.2% across Greater Sydney</li> <li>At the 2021 Census, 45.0% of families in the study area were <b>couple families with children</b>, 35.9% were <b>couple families without children</b>, and 15.7% were <b>one parent families</b>. Across Greater Sydney, these proportions were 48.4%, 34.8%, and 15.1% respectively.</li> <li>Far more households in the study area had <b>no motor vehicles</b> compared to Greater Sydney in 2021 (23.9% compared to 11.1%). In the study area, only 29.6% of households had <b>two or more motor vehicles</b>, compared to 48.0% across Greater Sydney.</li> </ul>
 <b>Tenure type</b>	<ul style="list-style-type: none"> <li>In 2021, 53.2% of occupied private dwellings in the study area were <b>rented</b>. This was much lower than the 35.9% across Greater Sydney.</li> <li>Correspondingly, only 43.7% of dwellings were <b>owned – outright or with a mortgage</b> – in the study area. In Greater Sydney, the figure was 61.1%.</li> </ul>
 <b>Household size</b>	<ul style="list-style-type: none"> <li><b>Average household size</b> was 2.4 in the study area in 2021, smaller than Greater Sydney (2.7).</li> <li><b>One person households</b> in the study area (30.2%) occurred at a far higher rate to Greater Sydney (23.2%). 5.0% of <b>households consisted of five or more persons</b> in the study area, a smaller proportion than Greater Sydney (11.5%).</li> </ul>



Income and expenditure


- The **median weekly personal income** in the study area at the 2021 Census was \$793, much lower than that of Greater Sydney (\$881). The median weekly household income in the study area in 2021 was \$1,746, also lower than that of Greater Sydney (\$2,077).
- The **median weekly rent** in the study area (\$450) was slightly lower than across Greater Sydney (\$470). **Median monthly mortgage payments** were much higher, however (\$3,000 compared to \$2,427).
- In 2021, a slightly higher proportion of households in the study area were experiencing **housing stress** in comparison to Greater Sydney. 37.7% of rental households in the study area were paying **greater than 30% of their household income**, compared to 35.3% across Greater Sydney. Of mortgagee households, those with **mortgage repayments greater than 30% of household income** was 19.6% in the study area, compared to 19.8% across Greater Sydney.



Work and employment

- As at the 2021 Census, 6.4% of study area 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 the study area in 2021 was ‘Professionals’ (36%), whilst the **top industry of employment** was Higher Education (6.5% of employed people). Other common occupations and industries of employment in the study area are listed in the table below.

Occupation (top five)	%	Industry of employment (top five)	%
Professionals	36.0	Higher Education	6.5
Managers	12.9	Hospitals (except Psychiatric Hospitals)	5.6
Clerical and Administrative Workers	12.3	Cafes and Restaurants	3.0
Community and Personal Service Workers	9.5	Computer System Design and Related Services	2.9
Technicians and Trades Workers	9.4	Banking	2.1



Journey to Work

- In 2021, 9.1% of employed people in the study area **travelled to work by public transport**. This is much higher than the 5.6% across Greater Sydney. In the study area, 30.0% of people **travelled by car as driver or passenger**, compared to 37.8% for Greater Sydney.

Source: Australian Bureau of Statistics QuickStats (2024)

## 4.2 Population change

Table 7 shows the projected population growth for the Kingsford SA2, from 2021 to 2041 (in five year age groups).<sup>4</sup> This shows that the overall population is projected to increase by around ten per cent over the 20 year period, from 17,228 in 2021 to 19,011 in 2041.

Roughly half of the area's 2021 population consists of people aged between 20 and 34 years, and though this age group is anticipated to remain a key component of Kingsford's population by 2041, it is projected to decrease significantly, to slightly less than 40 per cent of the total. Comparatively, all other age groups are projected to grow or remain stable over the period. Most notably, growth is projected for age groups under 20 years old, and over 65 years old.

Overall, this suggests that population in the local area will normalise over the period to 2041, with its population becoming less concentrated in the young adult age groups. Consequently, its residents are likely to require a wider range of services, facilities, social infrastructure, and housing types compared to the existing population.

<sup>4</sup> Note: NSW DPHI's population projections are not available for postal area geographies. This demographics in this section instead refer to the (similar) Kingsford Statistical Area Level 2.

**Table 7: Projected population growth in five year age groups, 2021-2041 (Kingsford SA2)**

Age group	Count of persons			Share of population		
	2021	2041	Change 2021-41	2021	2041	Change 2021-41
0 to 4	580	886	+306	3.4%	4.7%	+1.3%
5 to 9	582	727	+145	3.4%	3.8%	+0.4%
10 to 14	630	724	+93	3.7%	3.8%	+0.1%
15 to 19	769	1,464	+695	4.5%	7.7%	+3.2%
20 to 24	3,610	3,137	-473	21.0%	16.5%	-4.5%
25 to 29	3,644	2,639	-1,006	21.2%	13.9%	-7.3%
30 to 34	1,455	1,729	+274	8.4%	9.1%	+0.6%
35 to 39	912	1,184	+272	5.3%	6.2%	+0.9%
40 to 44	701	892	+192	4.1%	4.7%	+0.6%
45 to 49	758	756	-3	4.4%	4.0%	-0.4%
50 to 54	654	672	+17	3.8%	3.5%	-0.3%
55 to 59	651	671	+20	3.8%	3.5%	-0.2%
60 to 64	551	666	+115	3.2%	3.5%	+0.3%
65 to 69	468	686	+218	2.7%	3.6%	+0.9%
70 to 74	399	620	+221	2.3%	3.3%	+0.9%
75 to 79	294	555	+261	1.7%	2.9%	+1.2%
80 to 84	292	478	+186	1.7%	2.5%	+0.8%
85 and over	278	526	+248	1.6%	2.8%	+1.2%
<b>Total persons</b>	<b>17,228</b>	<b>19,011</b>	<b>+1,783</b>	<b>100%</b>	<b>100%</b>	<b>0.0%</b>

Source: NSW Department of Planning, Housing and Infrastructure (2022), *Common Planning Assumption Projections*

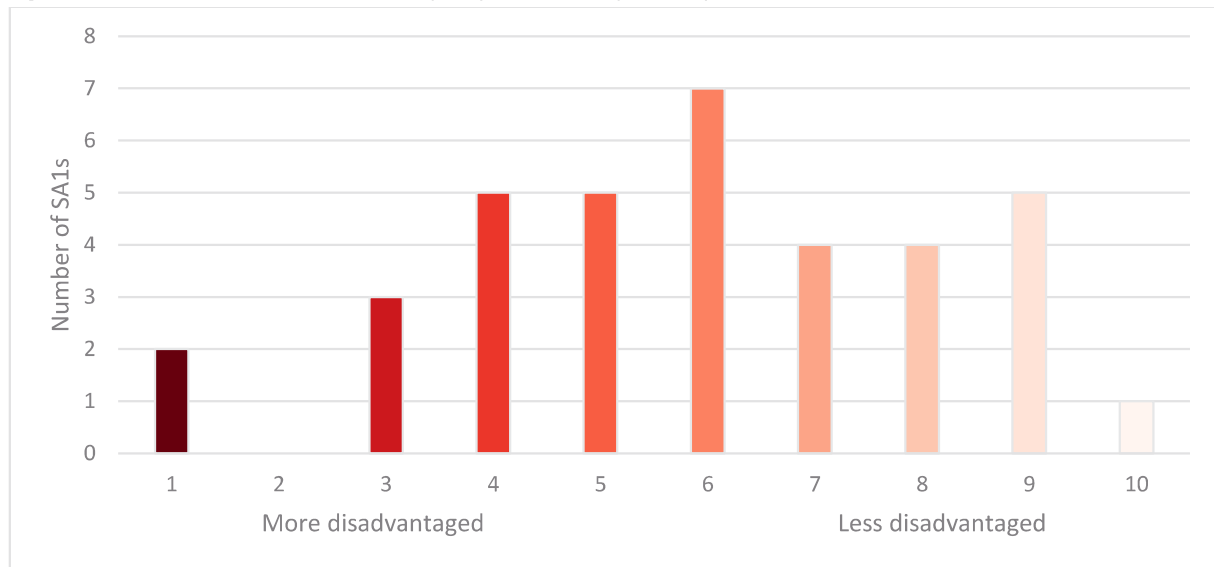
### 4.3 Social advantage and disadvantage

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.

#### 4.3.1 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 8 shows the distribution of IRSD rankings for SA1s within the social locality. The SA1s surrounding the site show a varied distribution though the area is generally concentrated in the middle and upper deciles, indicating lower levels of disadvantage than the national average.

**Figure 8: Distribution of SA1s within 2032 (POA) on the IRSD (national)**

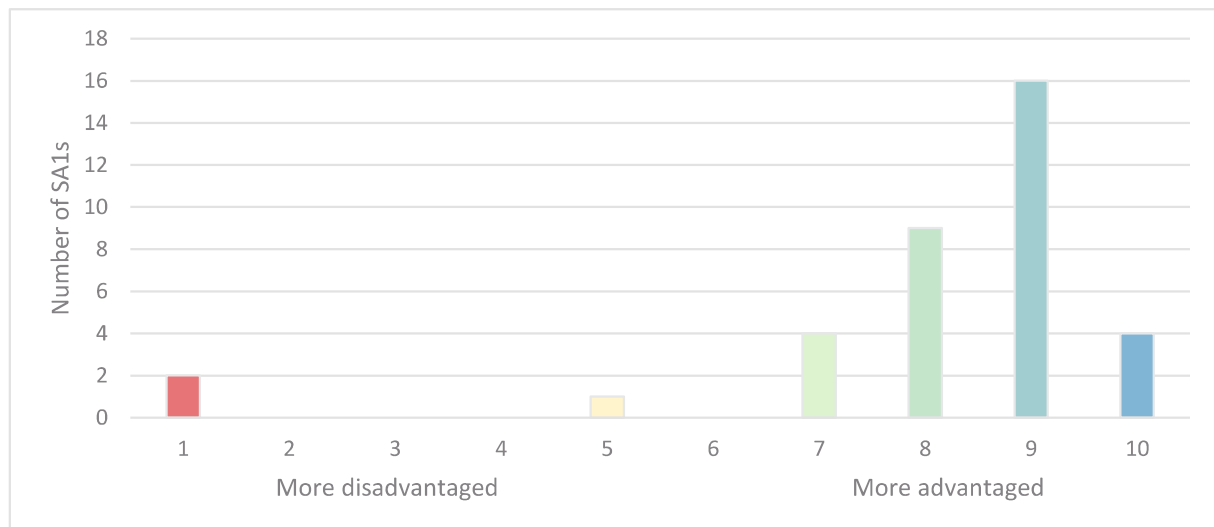


Source: ABS (2021). SA1s for which no score is recorded (low population) have been excluded.

#### 4.3.2 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 9 shows the distribution of IRSAD rankings for SA1s within the social locality. There are very fewer areas of disadvantage compared with the national average, with the large majority of SA1s in the social locality in the top four deciles.

**Figure 9: Distribution of SA1s within 2032 (POA) on the IRSAD (national)**



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



## 4.4 Crime

Detailed data obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) for 2032 (POA) is shown in the tables below, with the wider Randwick LGA and NSW State rates included for comparison. Hotspots have been identified for several crimes, detailed below.

Table 8 shows that rates of non-domestic assault have remained stable at the local and LGA level, and rising across NSW as a whole over the past two years. Rates are slightly higher in 2032 (POA) than in Randwick LGA, but lower than rates across NSW.

**Table 8: Incidents of non-domestic assault, April 2022—March 2024 (rate per 100,000 population)**

Year to	To March 2024	Year to March 2023		Year to March 2024	
Area	Trend (2 year)	Count	Rate	Count	Rate
2032 (POA)	Stable	43	282.5	63	413.9
Randwick (LGA)	Stable	544	400.9	541	398.7
New South Wales	Up 6.6% per year	32391	396.7	34537	423

Source: BOCSAR (2024)

Table 9 shows that rates of theft (break and enter dwelling) are much higher in 2032 (POA) than in Randwick LGA or NSW generally. Additionally, rates have risen in dramatically in 2032 (POA) over the past two years, while only rising a small amount in NSW and remaining stable at the LGA level.

**Table 9: Incidents of theft (break & enter dwelling), April 2022—March 2024 (rate per 100,000)**

Year to	To March 2024	Year to March 2023		Year to March 2024	
Area	Trend (2 year)	Count	Rate	Count	Rate
2032 (POA)	Up 91.7% per year	24	157.7	46	302.2
Randwick (LGA)	Stable	228	168	265	195.3
New South Wales	Up 7.0% per year	19010	232.8	20340	249.1

Source: BOCSAR (2024)

Table 10 shows that rates of theft (receiving/handling stolen goods) has remained stable across all jurisdictions over the observed period. However, rates within the study area were higher than those of both Randwick LGA and NSW.

**Table 10: Incidents of theft (receiving/handling stolen goods), April 2022—March 2024 (rate per 100,000)**

Year to	To March 2024	Year to March 2023		Year to March 2024	
Area	Trend (2 year)	Count	Rate	Count	Rate
2032 (POA)	Stable	24	157.7	24	157.7
Randwick (LGA)	Stable	152	112	126	92.9
New South Wales	Stable	8073	98.9	7870	96.4

Source: BOCSAR (2024)

Table 11 shows that rates of theft (steal from dwelling) are much higher in 2032 (POA) than in Randwick LGA or New South Wales. However, rates have remained stable over the observed period in both 2032 (POA) and Randwick LGA, despite rising across NSW.

**Table 11: Incidents of theft (steal from dwelling), April 2022—March 2024 (rate per 100,000)**

Year to	To March 2024	Year to March 2023		Year to March 2024	
Area	Trend (2 year)	Count	Rate	Count	Rate
2032 (POA)	Stable	43	282.5	53	348.2
Randwick (LGA)	Stable	321	236.6	340	250.6
New South Wales	Up 5.3% per year	15290	187.2	16093	197.1

Source: BOCSAR (2024)

Table 12 shows that rates of malicious damage to property have remained stable in 2032 (POA) over the past two years, while rising in both Randwick LGA and NSW. 2032 (POA) experiences higher rates of this crime compared to Randwick LGA, but lower rates than NSW.

**Table 12: Incidents of malicious damage to property, April 2022—March 2024 (rate per 100,000)**

Year to	To March 2024	Year to March 2023		Year to March 2024	
Area	Trend (2 year)	Count	Rate	Count	Rate
2032 (POA)	Stable	61	400.8	77	505.9
Randwick (LGA)	Up 16.2% per year	567	417.9	659	485.7
New South Wales	Up 0.7% per year	49085	601.1	49430	605.3

Source: BOCSAR (2024)

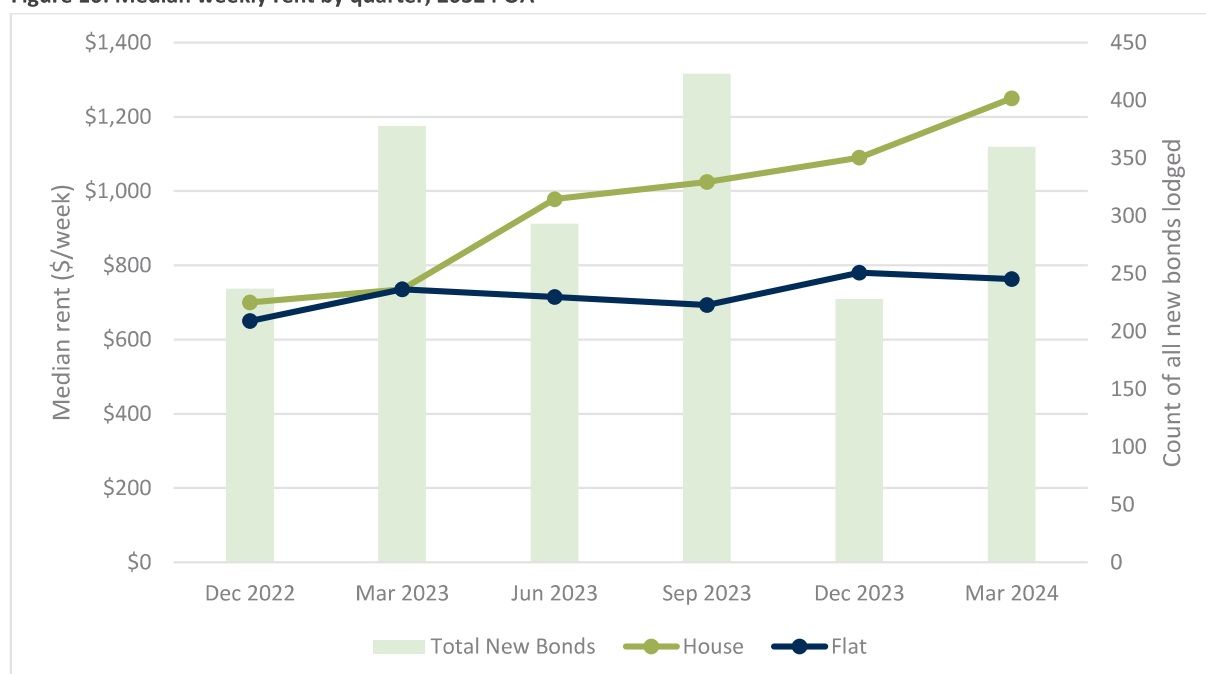
## 4.5 Affordable housing indicators

The provision of affordable housing suited to a diverse range of housing needs has been identified as a critical concern by Council. This section provides an overview of selected affordable housing need indicators to contextualise the proposal.

### 4.5.1 Residential rent trend

Figure 10 shows data for the last six quarters for residential property rentals by type in the 2032 postcode area (includes the site). Townhouses have been excluded due to a small number of new bond lodgements. Both dwelling types analysed here have shown growth over the observed period. Growth has been larger for separate houses (\$550 or 78.6 per cent) compared to flats (\$113 or 17.4 per cent). Also noteworthy is the September 2023 quarter peak with new bond lodgements (423), immediately followed by the lowest total for new bond lodgements recorded for the period, in the December 2023 quarter (228).

**Figure 10: Median weekly rent by quarter, 2032 POA**



Source: NSW Department of Communities and Justice (2024)

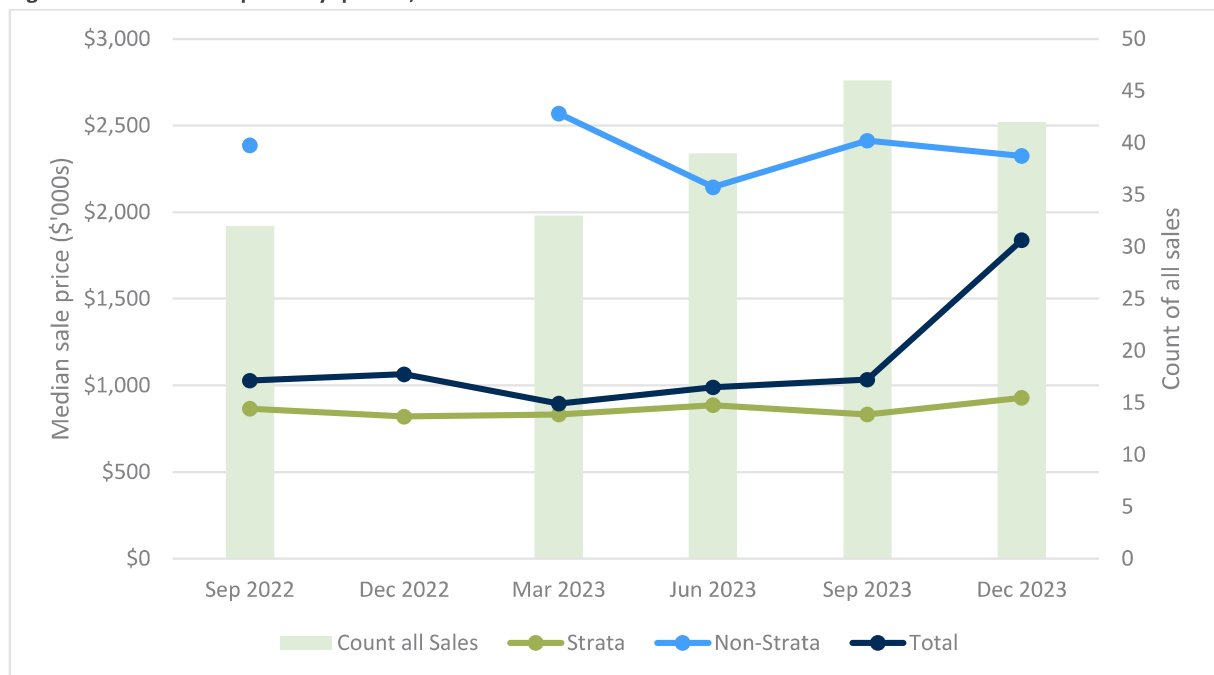
Annual figures also show that in the year to March 2024, there has been a 7.1 per cent increase in median weekly rent overall in 2032 POA. There has also been a -4.8 per cent decrease in new bonds lodged in the same period. Combined, these figures reflect a tightening local rental market.<sup>5</sup>

#### 4.5.2 Residential sales trend

Figure 11 shows data for the last six quarters for residential property sales in the 2032 postcode area (includes the site). The data does not indicate any clear sales trends, due to the small number of sales per quarter in the area. While sales in December 2023 declined slightly from the previous quarter (42 compared to 46 in September 2023), they also represent an over 60 per cent annual increase in count of all sales.<sup>6</sup>

Sales prices for strata dwellings have been relatively stable across the observed period, increasing 7.3 per cent between September 2022 and December 2023. Non-strata sales prices have been more variable, however a lack of sales in December 2022 make it difficult to identify clear trends. However, dwellings prices overall have significantly risen over the period, primarily in the most recent quarter – the December 2023 median sales price of \$1,838,000 represents a quarterly increase of 78 per cent.

**Figure 11: Median sale prices by quarter, 2032 POA**



Source: NSW Department of Communities and Justice (2024)

#### 4.5.3 Rental and mortgage stress

Housing stress is a metric used to describe a situation where the cost of housing is high relative to household income. As a rule of thumb, housing stress is defined as where housing costs (rent or mortgage repayments) are 30 per cent or more of gross household income. While this figure provides a useful benchmark of housing affordability, the definition of affordability varies according to a household's individual circumstances.

Our analysis finds that the study area is subject to a greater degree of financial stress related to housing compared to Randwick LGA and Greater Sydney as a whole, with a slightly higher proportion of mortgagee households experiencing mortgage stress, and a significantly higher proportion of renter households experiencing rental stress.

<sup>5</sup> NSW Department of Communities and Justice (2024), <https://dcj.nsw.gov.au/about-us/families-and-communities-statistics/housing-rent-and-sales.html>

<sup>6</sup> Ibid.

In terms of differentiation in housing stress between dwelling types, in the study area flat or apartment households experienced both mortgage and rental stress at higher rates compared to the comparator areas, with rental stress in particular affecting over 44 per cent of flat or apartment households. Townhouses in the study area experienced slightly lower rates of housing stress relative the comparator areas, while housing stress rates for separate house households were similar across the board. These findings are shown in Table 13.

**Table 13: Mortgage and rental stress by dwelling type, study area and comparator areas (2021)**

Locality	Affordability measure/type	Separate house	Townhouse	Flat or apartment	Total
2032	Mortgage repayments >30% of household income	24.2%	16.9%	23.0%	22.4%
	Rent payments >30% of household income	36.6%	34.0%	44.2%	41.4%
Randwick LGA	Mortgage repayments >30% of household income	23.5%	18.0%	19.3%	20.6%
	Rent payments >30% of household income	39.5%	35.1%	34.2%	34.7%
Greater Sydney	Mortgage repayments >30% of household income	19.0%	20.1%	22.5%	19.8%
	Rent payments >30% of household income	35.7%	35.6%	36.6%	35.3%

Source: ABS Census 2021, Tablebuilder

Table 14 shows levels of housing stress by income level in Randwick LGA. For low and very low income households, the majority of those making both rental payments and mortgage repayments were experiencing housing stress in 2021. In particular, over three quarters of low income renters and almost 100 per cent of very low income renters experienced housing stress.

**Table 14: Housing Stress by Income Level in Randwick LGA (2021)**

Income Level	Affordability measure/type	Total
Moderate income	Mortgage repayments >30% of household income	34.7%
	Rent payments >30% of household income	47.4%
Low income	Mortgage repayments >30% of household income	51.2%
	Rent payments >30% of household income	83.3%
Very low income	Mortgage repayments >30% of household income	63.1%
	Rent payments >30% of household income	97.1%

Source: NSW Department of Communities and Justice (2024)

#### 4.5.4 Affordable housing

Table 15 shows the amount of affordable housing stock as a percentage of all rental and purchase stock in 2021 for the Randwick LGA and Greater Sydney. Overall, the amount of both affordable rental and purchase stock is lower in the Randwick LGA than in Greater Sydney as a whole. Within the Randwick LGA, only four per cent of rental stock is affordable to very low income households, less than one third of the rate for Greater Sydney.

No purchase stock is affordable to those households on low or very low incomes within the Randwick LGA. Only 0.6 per cent is available to moderate income households, representing a difference of 187.2 per cent to that of Greater Sydney.

**Table 15: Affordable Housing Stock (2021)**

Stock Type	Income Level	Randwick LGA	Greater Sydney
% Affordable Rental Stock	Moderate Income	71.4%	83.1%
	Low Income	20.5%	42.5%
	Very Low Income	4.0%	12.3%
% Affordable Purchase Stock	Moderate Income	0.6%	18.1%
	Low Income	0.0%	2.3%
	Very Low Income	0.0%	0.0%

Source: NSW Department of Communities and Justice (2024)



## 4.6 Key insights

Key insights include:

- The study area has a relatively large population of working-age residents, and a lower median age than Greater Sydney.
- There is a high level of educational attainment and a significant number of residents currently attending tertiary education in the study area, associated with the presence of UNSW in the study area. This student demographic is reflected in the larger proportion of group households and renter households compared to Greater Sydney. It can also be seen in the high levels of advantage relative to low incomes.
- Compared to Greater Sydney, a much larger proportion of households in the study area have no motor vehicles and travel to work via public transport. This indicates that the area has good existing access to amenities and public transport options.
- There is a larger number of lone person households in the study area compared to Greater Sydney, suggesting a demand for smaller dwelling types.
- Almost half of all dwellings in the study area are flats or apartments.
- There are small hotspots for several crimes, primarily theft, indicating there may be a need for security improvements, including passive surveillance.
- There has been a notable growth in median rent and sales prices, particularly in the most recent quarter, which saw a larger sale price increase and a slight decline in number of sales.
- High levels of housing stress are prevalent in the LGA, especially for renters on low and very low incomes.
- The area lacks affordable rental stock and has almost no affordable purchase options.

# EFFECTS OF THE PROPOSAL

## 5.0 EFFECTS OF THE PROPOSAL

### 5.1 Physical changes

This section provides an overview of the extent of the changes to the physical environment that would be enabled by the PP. At present, development on the site consists of eight three-story, red brick residential apartment buildings, totalling 60 dwellings. The buildings are distributed across the site, their arrangement creating several treed courtyard-like spaces between them.

The PP would alter the planning controls for the site, facilitating its redevelopment. Based on a 'reference scheme' developed in the *Urban Design Report* that accompanies the PP, the physical environment at the site would change significantly. This would involve demolition of the existing structures and the construction of a new building and associated works.

The current set of low-rise buildings distributed across the site would be replaced by the reference scheme, a consolidated, mid-rise structure ranging between five to eight storeys in height. The reference scheme approximates a 'U' shape, with its open side facing north, and includes a central communal area, landscaping and planting, and provides an indicative 187 units. The reference scheme is shown in Figure 12.

Whilst the proposal would alter the planning controls to *enable* the redevelopment of the site, it is noted that any future demolition or construction works at the site would be subject to a future development approval (DA).

**Figure 12: Design reference scheme for the site**



Source: PTW Architects (2024), *Urban Design Report*

The following Figure 13 and Figure 14 provide an indication of the proposed physical changes for the site. The figures show the existing environment at and around the site, with the approximate shape and size of the PP reference scheme shown in a transparent overlay.

**Figure 13: Massing diagram of the proposal (Anderson Street, looking west)**



Source: PTW Architects (2024), *Urban Design Report*

**Figure 14: Massing diagram of the proposal (Bunnerong Road, looking north)**



Source: PTW Architects (2024), *Urban Design Report*



## 5.2 Demographic changes

The proposal would facilitate increasing the density of development at the site, allowing for taller residential buildings. This section considers the potential demographic changes that could arise from the proposal. The findings in this section are based on the indicative apartment mix outlined in the proposal under the reference design. The findings of this section 5.2 (and of the subsequent section 5.3) would therefore require further consideration at the DA stage, wherein a dwelling size and tenure mix for the site would be determined (based on assessed housing need and demand in the local area).

The reference design for the PP consists of 187 units in total, the majority of which are two bedroom units. Based on the unit yield of the reference scheme and occupancy rates of existing high density dwellings in the study area, it is projected that the population on site would change from 74 to 351 people.<sup>7</sup> This is shown in Table 16.

The forecast population is based on an assessment of the scheme as a whole, and does not account for the existing population at the site, as these people would need to be relocated. Further, the Kingsford area is already a densely populated urban area.

**Table 16: Projected population at the site (assuming full development of the reference design)**

Unit size	Yield	Average household size	Projected residential population
1-bedroom	57	1.27	72
2-bedroom	112	2.03	227
3-bedroom	18	2.86	51
<b>Total</b>	<b>187</b>	<b>n/a</b>	<b>351</b>

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

The indicative projected total population for the site shown above has also been distributed according to the current population age distribution of the study area, as shown in Table 17.

**Table 17: Indicative projected population at the site by five year age group (based on the reference scheme)**

Age group	Proportion of population	Projected residential population
0 to 4	4.3%	15
5 to 9	4.6%	16
10 to 14	4.8%	17
15 to 19	5.1%	18
20 to 24	11.8%	41
25 to 29	11.1%	39
30 to 34	8.6%	30
35 to 39	7.0%	25
40 to 44	6.3%	22
45 to 49	6.1%	21
50 to 54	5.5%	19
55 to 59	5.2%	18
60 to 64	4.5%	16
65 to 69	4.2%	15
70 to 74	3.5%	12
75 to 79	3.0%	10
80 to 84	2.4%	9
85+	2.7%	10
<b>Total</b>	<b>100.0%</b>	<b>351</b>

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

In preparing the above projections, HillPDA also reviewed average household sizes for high density dwellings rented from a State housing authority, both in the study area and across Greater Sydney. Household sizes for these dwellings were notably lower than those for dwellings of all tenure types. The eventual total resident population at the site may therefore be lower than the above estimate. These projections are indicative in nature

<sup>7</sup> Occupancy rates have been derived based on 2021 Census data for study area dwellings in apartment buildings of three or more storeys.

and are intended for use in the following sections to consider potential social infrastructure needs generated by the proposal.

### 5.3 Projected social infrastructure demand

The additional population projected for the site would result in increased demand for social infrastructure (as well as other facilities and services) in the local area. To inform an understanding of the potential scale of this impact, this section utilises the projected resident population at the site in combination with benchmark provision rates and thresholds for social infrastructure provision.

In lieu of Randwick-specific social infrastructure provision benchmarks, this section adopts a selection of benchmarks from the *Parramatta Community Infrastructure Strategy* (the CIS). The CIS' benchmarks align with best practice for social infrastructure benchmarking, particularly in relation to residential development in existing urban areas.

It should be noted that the CIS' benchmarks do not include an 'access' metric for its benchmarks (i.e. distance from infrastructure). To account for this, we have considered social infrastructure within an 800-metre catchment from the site, representative of a local walking catchment. This assessment is shown in Table 18.

**Table 18: Projected social infrastructure demand arising from the proposal**

Type	Metric	Additional demand		Provision			Additional need assessment
		Parameter	Demand	Existing (≤800m)	Proposed w/in site	Total	
<b>District library</b>	1 facility: 20,000 – 35,000 residents; or 39 sqm: 1,000 residents +20% circulation	351	<0.1 or 16.4sqm	0	-	0	<b>Negligible</b>
<b>Community space</b>	80 sqm: 1,000 residents	351	28.1sqm	400sqm	-	400sqm	<b>Negligible</b>
<b>Long day care</b>	1 place: 2.48 children 0-4 years + 1 place: 75 workers	15	6 places	220 places	-	220	<b>Negligible</b>
<b>OSHC</b>	1 place: 2.7 children 5-11 years	23	8 places	225 places	-	225	<b>Negligible</b>
<b>Aquatic facility</b>	1 facility: 100,000 – 150,000 residents	351	<0.1	0	-	0	<b>Negligible</b>
<b>Play space</b>	1 play space: 2,000 residents	351	0.2	4	1	5	<b>Nil</b>
<b>Parks and open space</b>	1 ha park: 1,000 residents	351	0.4ha	1.3ha	0.2ha	1.5ha	<b>Nil</b>
	1 ha sporting: 1,000 residents	351	0.4ha	9.4ha	-	9.4ha	<b>Negligible</b>
	1 ha natural areas: 1,000 residents	351	0.4ha	9.2ha	-	9.2ha	<b>Negligible</b>

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

The above assessment is provided for indicative purposes only, and is based on an assessment of the full projected population at the site, including its existing residential population. As such, the true additional demand generated by the proposal would be significantly less than the above estimate.

In terms of education, our social infrastructure audit indicates that the site is located near several public and private primary schools, as well as a large public high school. Whilst school infrastructure provision is the responsibility of the State Government, it is considered likely that the additional demand for these facilities generated by the site would be able to be accommodated within the existing supply.

Regarding childcare, the quantum of demand for approved childcare places arising from the proposal is minimal compared to the existing provision in the surrounding area. However, the analysis in section 3.3 found that the majority of childcare facilities near the site showed no vacancy. Only two facilities had vacancies, both of which were of the same variety (long day care centres). The identified outside school hours care centres near the site showed zero vacancies. As such, the anticipated demand for eight additional outside school hours care places may not be able to be accommodated near the site. Families residing at the site may need to seek options further afield. It is noted that childcare provision is primarily delivered by market mechanisms in response to demand,

and it is therefore likely that provision in the local area would increase to meet any long-term additional demand over time.

The additional demand for open space and recreation facilities arising from the proposal is minimal due to its relatively small scale. According to the assessed benchmarks, the projected resident population at the site of 351 results in additional demand for less than half a hectare of each assessed category of open space, and significantly less than one additional play space. This additional demand is considered to be negligible compared to the assessed provision in the area surrounding the site. Further, the provision of open space and communal areas and a play area within the proposal is considered sufficient to meet the day-to-day open space needs of future residents at the site, minimising the potential for impacts on existing facilities and the community.

Healthcare provision through General Practitioner services and hospitals is typically driven by the market and government policy, and has not been included in the above benchmarking exercise. However, considering the proximity of the site to the healthcare precinct surrounding the Prince of Wales Hospital, it is likely that residents at the site would have access to a wide range of healthcare services. Further, our assessment identified one GP near the site, located around 400 metres to the north. It is unlikely that the healthcare needs of the additional resident population at the site would significantly impact the existing supply of healthcare services in the local community.

Overall, the assessment suggests that the additional population at the site would introduce a small amount of additional demand for social infrastructure in the local area which would largely be accommodated by existing services and facilities.

# SOCIAL IMPACTS

## 6.0 SOCIAL 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 has been conducted in accordance with DPHI's *SIA Guidelines*, as per the methodology outlined in Chapter 2.0 of this SIA.

In addition to the aforementioned methodology, this SIA has considered the principles outlined in the City of Randwick's *Social Impact Assessment Guidelines for Assessing Development Applications*. This Chapter is arranged according to DPHI's *SIA Guidelines*' social impact categories, which are shown in Table 19. The table also displays the City of Randwick's social impact categories, which are considered under the most relevant *SIA Guidelines* section.

**Table 19: Social impact category alignment**

DPHI categories	City of Randwick categories
Way of life	<ul style="list-style-type: none"> <li>Accommodation &amp; housing</li> </ul>
Community	<ul style="list-style-type: none"> <li>Community identity &amp; cohesion</li> <li>Demographics (population size and characteristics)</li> <li>Interaction between new development and existing community</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>Access and mobility</li> <li>Community services and facilities</li> <li>Social equity</li> </ul>
Culture	<ul style="list-style-type: none"> <li>Cultural</li> <li>Community values</li> </ul>
Health and wellbeing	<ul style="list-style-type: none"> <li>Health</li> <li>Needs of social groups (women, aged, persons with disability, children, youth, indigenous, and ethnic)</li> </ul>
Surroundings	<ul style="list-style-type: none"> <li>Public safety</li> <li>Recreation facilities</li> </ul>
Livelihoods	<ul style="list-style-type: none"> <li>Economic</li> <li>Employment</li> </ul>
Decision making systems	<ul style="list-style-type: none"> <li>n/a</li> </ul>
n/a	<ul style="list-style-type: none"> <li>Impact on future generations <sup>8</sup></li> </ul>

Source: HillPDA, DPHI (2023), *SIA Guideline*, City of Randwick (2006), *Social Impact Assessment Guidelines for Development Applications*.

<sup>8</sup> Note: the *Social Impact Assessment Guidelines for Development Applications*' impact category 'impact on future generations' has been considered (as relevant) under each of the sections in this chapter.



## 6.1 Way of life

### Definition

Way of life refers to how people live, how they get around, how they work, how they play, and how they interact on a daily basis. It can include:

- Impacts on people's daily routines caused by construction activities and/or operational arrangements
- Impacts on people's commuting/travelling times, their experience of travel, and their ability to move around freely
- Impacts on people's experience of privacy, peace, and quiet enjoyment, especially if affected by increased noise
- Impacts on people's general experience of life in their community, especially if the project might cause a 'tipping point' of cumulative impacts on their lives (e.g. through property acquisitions, severance of communities, or major disruption during construction).

If approved, it is likely that the proposal would deliver social benefits to way of life through the provision of additional housing in a well-located, high amenity setting. Social benefits would flow from the provision of additional housing near an existing centre with access to a range of facilities and services, as well as employment opportunities. These benefits would be further enhanced by the proposed communal space offerings and facilities, and public realm improvements.

Assuming full development of the reference scheme at the site, the scale of the increase in housing provision at the site would be significant: increasing from 60 dwellings to 187 dwellings. Further, this increase in housing provision would enable a wider range of residents to reside at the site, with the existing dwellings being limited to social housing tenants. It is anticipated that up to 50 per cent of the dwellings provided on the site would be social and affordable housing, enhancing the aforementioned benefits through increasing the provision of social and affordable housing at the site. The final tenure mix and quantum of provision would be determined at the DA stage.

Specific to existing residents at the site, social benefits would be derived from improvements to the quality and functionality of their housing. The significance of this benefit would likely be high, as the contrast between the quality and amenity of the existing and proposed housing at the site is anticipated to be substantial. These social benefits would arise through improved amenity and accessibility of units at the site, including through solar access, lift access, and the provision of private open space. It is highly likely that existing residents at the site would be unable to access such an improvement to way of life should the proposal not proceed.

The location of the site exposes its current and future residents to potential way of life impacts through noise, particularly from road vehicles and aircraft movements. A *Letter of Advice* prepared by BGMA Consulting Acoustical Engineers to inform the proposal found that the site is impacted by these noise emissions, as well as noise from the adjacent electrical transformers.<sup>9</sup> It notes that aircraft movements constitute the most significant noise impact at the site, and require mitigation to meet appropriate levels.

The additional scale and intensity of development on the site may increase or alter the type, intensity, or frequency of noise emissions from the site. The *Letter of Advice* notes that the proposed development is likely to result in noise emissions through mechanical plant, such as heating and cooling equipment, exhausting from the underground car park, and from residential exhaust fans (such as in bathrooms and kitchens). This could lead to way of life impacts for residents in the area surrounding the site.

<sup>9</sup> BGMA Consulting Acoustical Engineers (2023), *Letter of Advice*

## Mitigation and management measures

Mitigation and management measures identified in the technical reports prepared for the proposal should be considered further at the DA stage and implemented as appropriate to mitigate potential social impacts to way of life, and enhance benefits. In particular, these include:

- Maximising the amenity and utility benefits of newly-developed housing at the site through the use of passive and active energy saving measures to support thermal comfort and operational cost savings for residents (such as centralised heating, window glazing).
- Minimise the impact of noise and vibration from vehicle traffic, aircraft movements, and electrical transformers on residents, supporting amenity and quality of life by utilising appropriate acoustic treatments. According to the *Letter of Advice*, mitigations that are sufficient to manage noise from aircraft movements would also address potential impacts from other noise sources. It is anticipated that these will be able to be managed with standard construction measures and materials, which will be considered in detail at the DA stage. Noise emissions from operations at the site would also be considered at the DA stage.

## 6.2 Community

### Definition

Community refers to the composition, character, cohesion, function, and sense of place that people experience. There are several aspects to community impacts, including:

- **Composition:** impacts on demographic characteristics and community structure. Can be changed by in-migration and out-migration over time, including the presence of newcomers and loss of longer term residents or sections of the community. Also inflow/outflow of temporary residents, e.g. during construction.
- **Character:** impacts on a community's shared identity and attributes, and natural and built features that people value. Can be affected by changes to buildings, vegetation, landscapes, land uses/industries, or land ownership and management.
- **Cohesion and function:** impacts on social connections, interrelationships, networks and interactions, trust and cooperation, participation in community activities and institutions, and the potential for harmony or conflict. Lack of cohesion can result in social dislocation, alienation, division, dispossession, tensions, impoverishment, and crime.
- **Sense of place:** impacts on feelings of belonging in a place, or identity with a place, which may derive from cultural or historical connections.

The proposal would support community resilience and diversity by providing additional housing in the local area, allowing for new residents to live in the local area. Social benefits would flow from the creation of a diverse community at the site, with a mix of social, affordable, and market housing.

Delivering this additional housing would, however, require the relocation of the existing residential community at the site in order to facilitate the construction of the proposal. It is likely that this relocation would cause significant distress to the existing community, impacting its cohesion and function, disrupting residents' sense of place. It could permanently alter the composition of the community. For those residents who return to the site once operational, these impacts to community may be more temporary in nature. Across the existing resident community as a whole, however, some degree of impact would be permanent.

Once operational, the proposal would support community resilience and diversity by providing additional housing in the local area, allowing for new residents to join the community. Social benefits would flow from the creation of a diverse community at the site, with a mix of social, affordable, and market housing.

Assuming full development of the reference scheme at the site, the scale of the increase in housing provision at the site would be significant: increasing from 60 dwellings to 187 dwellings, including an increase in social housing dwellings and provision of affordable housing dwellings. This would alter the demographic characteristics of the local population and create a more diverse community.

### Mitigation and management measures

Overall, significant social impacts to community are likely to be limited to the construction phase. These would be considered further at the DA stage, wherein an approach and appropriate mechanisms would be determined to ensure that existing residents at the site would be offered the opportunity to return to the site following its redevelopment. This would be designed to align with NSW Land and Housing Corporation's *Strategic Tenant Relocations Policy*.

Tenants would be supported through the relocation process by a NSW Department of Communities and Justice Relocations Officer. Through this process, tenants would be offered the chance to raise their specific housing and support needs.

Potential impacts to community cohesion through changing composition could be addressed through developing a plan of management for the site. The plan of management should consider a range of matters including the organisation of activities or events, the establishment of resident groups, and mechanisms to identify and manage any security or safety concerns.

## 6.3 Accessibility

### Definition

Accessibility refers to how people access and use infrastructure, services and facilities, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or groups. It includes impacts on how people use roads and other access routes; severance, restrictions, and/or improvements in access. It also includes the impacts of a project (including project-related transport) on pedestrian routes and people's access to schools, medical services, community services, and businesses.

The proposal would provide significant social benefits to accessibility through providing additional housing at a well-located site, close to existing social infrastructure, employment opportunities, and public transport options. This would represent a significant benefit for the additional residents moving to the site from elsewhere, whilst also contributing to increased social equity through enabling lower income households to live at the site.

To inform the potential accessibility impacts of the proposal, a *Transport Impact Assessment* (TIA) was prepared by Stantec to accompany the proposal.<sup>10</sup> The TIA found that the site is in close proximity to the Kingsford light rail stop, though its nearest railway station was around five kilometres away. It also noted the bus stop located immediately adjacent to the site, offering access to the CBD and other parts Sydney's southeast. The TIA did, however, suggest that the area was generally reliant on car transport.

The TIA also noted that the pedestrian environment in the area surrounding the site was generally good, and that many of the nearby streets and transport routes included shared bike zones, or could be considered low-traffic streets, safe for active transport. Further, it notes the Kingsford to Centennial Park Cycleway, likely to be completed in the near future, which would support active transport access to the Sydney CBD.

In terms of parking, the proposal includes a two level basement car park. Based on the reference scheme, the parking provision within would exceed the minimum parking provision requirements identified in the Randwick's DCP. The minimum provision is 181 parking spaces, whilst (based on the indicative designs) the

<sup>10</sup> Stantec (2023), *Transport Impact Assessment*

proposal includes 201 parking spaces, 38 of which would be accessible. It also includes nine motorcycle parking spaces. Further, the proposal meets the minimum bicycle parking provisions of Randwick's DCP, providing 224 spaces, including 187 for residents and 37 for visitors. Parking provisions and compliance with relevant requirements would be assessed at the DA stage.

The TIA undertook a preliminary investigation of the potential traffic impact of the proposal, based on the existing road environment and traffic. It found that the proposal would generate 36 additional vehicle movements in the morning peak period, and 28 in the afternoon peak period. The TIA concluded that this would not represent a significant impact, and traffic operating conditions in the local area would remain similar, despite the small increase in vehicle movements.

As per the findings of sections 3.3 and 5.3, the site is well-located in terms of access to social infrastructure, and proposal would provide additional housing at this site, affording social benefits to new residents through access to these facilities. The scale of the additional residential population at the site suggests that any impacts to access for residents in the existing community would be unlikely. It is noted, however, that access to childcare near the site (in particular, to outside school hours care facilities) is limited. There are several centres present in the local area, though as at July 2024, none had vacancies. The proposal may therefore cause social impacts to access through compounding an existing shortfall of outside school hours care services in the local area.

### **Mitigation and management measures**

It is anticipated that further assessment of access impacts would be considered at the DA stage. To minimise the likelihood and scale of any impacts to access, this work should:

- Ensure that the final scheme retains the existing bus stop adjacent to the site
- Provide a detailed assessment of potential traffic and parking impacts based on the final design
- Prepare a Green Travel Plan for the site
- Identify interventions or strategies to maximise uptake of public and active transport by residents at the site (for example, a shared e-bike scheme).

## **6.4 Culture**

### **Definition**

Cultural impacts refer to both Aboriginal and non-Aboriginal culture, including shared beliefs, customs, values, and stories, and connections to country, land, waterways, places, and buildings. Specifically, it encompasses impacts on people's values, customs, and beliefs associated with (or embedded in) the site or locality, e.g. as secondary effects of changes to scenic quality, landforms, or water flows. Strengthening of community values and culture through project design elements. There are also potential intangible cultural impacts, particularly concerning Aboriginal cultural heritage, with risks of 'cultural or spiritual loss' (i.e., loss or diminution of traditional attachment to the land or connection to country, or loss of rights to gain spiritual sustenance from the land).

The scope for the proposal to have significant social impacts to culture or community values is limited by its scale and its similarity with the existing development at the site. Whilst the proposal would generate an additional residential population and an increased density and scale of development, this would be relatively minor, particular in comparison to nearby developments.

The proposal would generate social impacts to culture and community values through its relocation of the existing community during construction, and by altering its composition once operational. This is considered in section 6.2.



To inform the potential for the proposal to lead to social impacts to culture or community values, a *Statement of Heritage Impact* (SOHI) was prepared to by PTW Architects to accompany the proposal.<sup>11</sup> The SOHI identified that the site is located adjacent to a Heritage Conservation Area (HCA), and is also proximal to a small number of heritage listed items (under the *Bayside Local Environmental Plan 2011*). Both the HCA and heritage items relate to the Daceyville Garden Suburb. There is therefore potential for the proposal to generate social impacts to culture, such as through restricted views or altered context for heritage items or areas. The SOHI considers that – based on the reference scheme – there is likely to be limited impact to the Daceyville Garden Suburb.

In terms of heritage values within the boundaries of the site itself, the SOHI found that whilst the site has some limited historic interest, it does not have historic significance. The SOHI noted that the buildings present at the site were constructed by the NSW Housing Commission in 1949, but are not on any heritage list. Comparative analysis undertaken in the SOHI determined that the site does not have heritage significance. It does, however, note the presence of a foundation plaque unveiled by Clive Evatt (a then-member of the NSW Legislative Assembly), and suggests that this offers some limited historic interest. The façade of one of the buildings at the site, and the aforementioned plaque are shown in Figure 15 .

**Figure 15: Façade of existing building at the site, showing foundation plaque**



Source: PTW Architects (2023), *Statement of Heritage Impact*

<sup>11</sup> PW Architects (2023), *Statement of Heritage Impact*



## Mitigation and management measures

The potential for impacts to culture arising from the proposal is considered to be minimal. However, the SOHI identifies several mitigations and management measures for potential heritage impacts arising from the proposal, including:

- Prepare an Interpretation Plan that determines an approach for retaining the Clive Evatt plaque on-site
- Where possible, retain the taller trees on-site to reduce visual impacts on the adjacent HCA
- Implement the proposed scale, modulation, and setbacks of the reference scheme, as these support the compatibility of the development with its surrounds
- Implement the proposed face brickwork elements of the reference scheme, which complement the Arts and Crafts style of the Daceyville Garden Suburb dwellings.

## 6.5 Health and wellbeing

### Definition

Health and wellbeing concerns both physical and mental health, especially for those who are highly vulnerable to social exclusion or substantial change, plus wellbeing of individuals and communities.

This includes health impacts and well-founded concerns/fears about health impacts associated with noise, dust, odour, vibration, lighting, and toxic materials. It also includes:

- Stress, anxiety, and uncertainty - or hopes - about a project, about changes to adjacent uses, and about cumulative change to a neighbourhood
- Psychological stress and fears/hopes for the future. Potential impact of the project on social behaviours such as alcohol/drug use, domestic or other violence
- Impacts of project elements on ability to sleep, people's general health and wellbeing, and overall community health.

The proposal could lead to impacts to health and wellbeing through increased demand for social infrastructure in the local community, or through reduced mental health arising from changes to community. These matters are considered further in sections 6.3 and 6.1, respectively.

Residents at the site and surrounding area could also experience health and wellbeing impacts through increased exposure to noise, limiting their ability to sleep or to relax, or to focus on work or study. Noise impacts are considered further in section 6.1.

The provision of additional high quality housing to replace the ageing structures present at the site would lead to social benefits to health and wellbeing through improved building performance. Compared to the existing buildings, the proposal would better enable residents at the site to achieve thermal comfort through efficient heating and cooling, and health impacts from noise emissions would be reduced through improved insulation. A proportion of the dwellings proposed for the site would be designed as accessible dwellings, enabling residents with disability to live at the site. This would be considered further at the DA stage.

The additional scale and height of the proposal (according to the reference scheme) may lead to health and wellbeing impacts for neighbouring residents through increased shadowing of their property, or through reduced enjoyment of their surrounds. This is considered further in section 6.6.

The proposal would result in an additional resident population at the site. The site's proximity to the adjacent Kingsford Zone Substation was considered to determine whether it would cause health and wellbeing impacts through exposure to electromagnetic fields (EMF). Exposure to EMF has been proven to impact human health, and various limits for acceptable exposure have been established to minimise risks to the public and electrical infrastructure workers.

To inform the assessment of the proposal, Webb Australia Group prepared an *EMF Report* which assessed the level of EMF experienced at the site.<sup>12</sup> The EMF Report found that EMF readings across the site were well below all relevant thresholds, and concluded that no setback or other requirement would be necessary to mitigate EMF exposure potential at the site.

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 for NSW. However, it is considered unlikely that the proposal would result in increased rates of crime in the area. In addition, the proposal would result in increased activation of the area and an increase in the on-site population, resulting in improved passive surveillance.

### **Mitigation and management measures**

Noise and vibration impacts and energy efficiency aspects of the proposal are anticipated to be considered further at the DA stage.

The final scheme should implement any mitigation and management measures identified in the relevant technical reports to minimise the risk of health impacts from noise and vibration, and to maximise the social benefits from improved building performance.

At the DA stage, further assessment of noise generated by the site should also be undertaken to consider the potential impact on neighbouring residents and appropriate mitigations applied.

At the DA stage, a Crime Prevention Through Environmental Design (CPTED) report should be prepared and any interventions identified and incorporated into the final design.

## **6.6 Surroundings**

### **Definition**

Impacts to surroundings can include access to, and use of, services that ecosystems provide, public safety and security, access to and use of the natural and built environment, and its aesthetic value and amenity. It extends to impacts on:

- Anything provided by the environment and that is useful for people (e.g. food and clean water supply, flood or fire defences)
- Safety of pedestrians, children, drivers, and cyclists
- Levels of crime and violence, perceptions of crime, safety, and security (especially for women)
- Loss or enhancement of public spaces
- The perceived quality and uses of a natural or built area, including the valued features, soundscape, and aesthetics of a place and how people use or appreciate it.

The proposal would necessitate significant changes to the physical environment at the site (refer to section 5.1 for further details). It would enable an increase in the intensity of residential development at the site, both through increased height and density in comparison to the existing structures at the site. It is noted that this increased intensity of development is consistent with the planned future character of the surrounding area, with land within the Kingsford South Housing Investigation Area having been rezoned for mid-rise apartment development in September 2023. This area includes the site and surrounding land, bounded by Anderson Street, Anzac Parade, Sturt Street, and Bunnerong Road.

This is likely to lead to social impacts to surroundings for the neighbouring properties around the site. Most significantly, the proposal would result in some minor overshadowing to the front façade of residential buildings

<sup>12</sup> Webb Australia Group (2022), *EMF Report*

on the southern side of Anderson Street. The solar analysis demonstrates that there will be minimal impact to existing residential properties on Anderson Street, with all properties maintaining at least two hours solar access in mid-winter. This is shown in Figure 16.

**Figure 16: Shadow diagrams, based on the reference scheme (at the winter solstice)**



Source: PTW Architects (2024)

Despite the increased shadowing from the proposal, the reference scheme limits the potential impact through its use of setbacks and its height. Further, the most significant overshadowing impacts (in the early morning and late afternoon) would largely affect the roadway at Bunnerong Road, and the adjacent Kingsford Zone Substation, rather than residential properties.

The proposal would also necessitate the removal of the majority of the existing mature trees present at the site. An *Arboricultural Impact Assessment* was prepared by Bluegum Tree Care and Consultancy to inform the proposal.<sup>13</sup> It assessed the existing 49 trees at the site and rated them in terms of retention value, finding that most were of low retention value (including invasive species), with the remainder a mix of medium and high retention value. The report indicates that the proposal would require the removal of 36 trees, with 13 to be retained. This is shown in Table 20.

**Table 20: Retention and removal of trees at the site**

Assessed retention value	Existing	To be removed	To be retained
Low	23	21	2
Medium	10	10	0
High	16	5	11
<b>Total</b>	<b>49</b>	<b>36</b>	<b>13</b>

Source: Bluegum Tree Care and Consultancy (2023), *Arboricultural Impact Assessment*

In addition to retaining some of the existing trees at the site, the proposal would include significant landscaping works and would increase the tree canopy coverage at the site (to over 41 per cent of the total site area). This would represent a social benefit to surroundings, in particular for future residents at the site, and would contribute to minimising the impact of the increased intensity of development at the site on surrounding properties. Further, increasing the provision of canopy coverage at the site may improve residents' enjoyment of their surroundings through reducing the urban heat island effect experienced in the local area.

### Mitigation and management measures

The proposal aims to retain high value trees where possible and the reference scheme has been designed to maximise retention. This includes street trees on Anderson Street and mature trees along the Bunnerong Road frontage, minimising potential impacts to surrounding residents. Measures to retain high value trees at the site will be considered further at the DA stage.

<sup>13</sup> Bluegum Tree Care and Consultancy (2023), *Arboricultural Impact Assessment*

The tree canopy coverage proposed in the reference scheme exceeds the existing provision, and the proportion of the site provided as deep soil coverage (16.3 per cent) is more than double the Apartment Design Guide's requirement (7 per cent).

## 6.7 Livelihoods

### Definition

A person's livelihood is their capacity to sustain themselves, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits. It can include change in livelihood from new employment and business opportunities (positive), or from disruption during construction (negative). For Aboriginal people, it also includes rights to land and to gain spiritual and cultural sustenance from the land. The proposal could affect the local and regional economy both during construction and operation. The extents of economic effects are discussed in the following section.

The proposal would result in social benefits to livelihoods through providing additional housing that is well-served by public transport and located close to existing employment opportunities. This would offer the projected 351 residents at the site a greater range of opportunities to find employment that meets the needs of their current stage of life or that aligns with their career goals.

In particular, this would be a significant benefit for any future residents at the site employed in the specialist healthcare or education precincts at Prince of Wales Hospital or UNSW, which are easily accessible from the site.

### Mitigation and management measures

None required.

## 6.8 Decision-making systems

### Definition

Decision making systems concerns whether people:

- Experience procedural fairness
- Can make informed decisions
- Have power to influence decisions
- Can access complaint, remedy and grievance mechanisms.

It concerns matters like the capacity of affected people to influence project decisions, including elements of project design and:

- Extent to which they can navigate large amounts of technical material and make informed decisions
- Effectiveness of engagement mechanisms at enabling all groups (especially vulnerable or marginalised groups) to participate in the assessment process. Levels of trust in the rigour and impartiality of the assessment process
- Extent to which people feel empowered to determine their futures, including after a project closes
- Opportunities for people to have a say in the project's community investment decisions
- Accessibility and effectiveness of complaint and remedy procedures/mechanisms.

Social impacts to decision-making systems arising from the proposal would generally be limited to the construction phase.

Once operational, the scope for impacts to decision-making systems would be minimal. Residents at the site or neighbouring properties may experience minor impacts through a perceived or actual inability to provide feedback or complaints regarding the proposal, or if previously identified issues are not addressed.

### Mitigation and management measures

Engagement with the community and the residents at the site is anticipated to occur at the DA stage. Refer to section 7.1 for further details.

To minimise the risk of impacts to decision-making systems, at the DA stage, determine an approach that provides mechanisms to raise and resolve issues. This may include a communications plan, provision of contact details, and the establishment and maintenance of a complaints register (or similar).

## 6.9 Social impacts during construction

For the purposes of this report, we have undertaken an initial scoping exercise to consider potential social impacts that may arise during the construction phase at a high level. It is anticipated that construction phase social impacts will be assessed further at the DA stage and specific mitigations identified as necessary.

Table 21 below provides an indicative list of potential construction phase impacts.

**Table 21: Construction phase social impact scoping**

Impact category	Potential social impacts
Way of life	<ul style="list-style-type: none"> <li>Impacts to way of life through relocation of residents</li> </ul>
Community	<ul style="list-style-type: none"> <li>Impacts to community cohesion and resilience through breakup of community and relocation of residents</li> </ul>
Accessibility	<ul style="list-style-type: none"> <li>Impacts to accessibility through relocation of residents and changes to availability of services or facilities</li> <li>Reduced accessibility through increased vehicle movements to and from the site</li> </ul>
Culture	<ul style="list-style-type: none"> <li>Impacts to Aboriginal cultural heritage through destruction or disturbance of artefacts or remains present on site</li> </ul>
Health and wellbeing	<ul style="list-style-type: none"> <li>Impacts to mental health and social wellbeing through relocation process</li> <li>Reduced health for surrounding residents arising from dust or noise emissions at the site arising from construction works</li> </ul>
Surroundings	<ul style="list-style-type: none"> <li>Reduced enjoyment of surroundings for neighbouring residents and community through construction works, equipment, hoarding (for example) on site</li> </ul>
Livelihoods	<ul style="list-style-type: none"> <li>Benefits through direct employment on the site during construction, and indirectly through increased consumption in the local area</li> </ul>
Decision making systems	<ul style="list-style-type: none"> <li>Potential for existing residents at the site and local community to feel powerless to affect change or provide input into decisions regarding or works at the site</li> </ul>



## 6.10 Evaluation of impacts

Table 22 draws on the above sections to predict the likely social impacts arising from the proposal.

Table 22: Social impact evaluation and mitigation response

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
<b>Way of life</b>				
Improvements to way of life for existing residents through redevelopment of social housing dwellings, improving quality of residential accommodation and amenity.	Almost certain + Moderate (positive) = High (positive)	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	Almost certain + Moderate (positive) = High (positive)
Improvements to way of life for future residents at the site through increased access to high amenity, well located housing by provision of an additional 127 dwellings.	Almost certain + Moderate (positive) = High (positive)	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	Almost certain + Moderate (positive) = High (positive)
Impacts to way of life for future residents at the site through aircraft, vehicle, and electrical transformer noise. Residents at adjacent properties may also be affected through increased noise emissions from the site.	Possible + Minor = Medium	<ul style="list-style-type: none"> <li>Apply high acoustic performance treatments where appropriate</li> <li>Utilise façade treatments (such as awnings or shutters) on noise-generating frontages</li> </ul>	<ul style="list-style-type: none"> <li>At the DA stage, prepare an Acoustic Impact Assessment (or similar) and implement identified noise mitigation measures in the final design (as deemed appropriate).</li> </ul>	Possible + Minimal = Low
<b>Community</b>				
The provision of additional housing at the site across market, affordable, and social housing dwellings would support community resilience and diversity.	Almost certain + Minor (positive) = Medium (positive)	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	Almost certain + Minor (positive) = Medium (positive)

The existing community at the site would be relocated prior to works commencing, impacting community composition, sense of place, and cohesion.

- Existing social housing residents at the site would be offered the opportunity to return to the site following its redevelopment (on an expression of interest to return basis).
- The approach to relocating residents would be designed to align with NSW Land and Housing Corporation's *Strategic Tenant Relocations Policy*.
- This would be determined at the DA stage.

Almost certain + Major = Very high

Almost certain + Moderate = High

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
<b>Accessibility</b>				
Improved accessibility through provision of an additional 127 well-located dwellings, near services and public transport.	Almost certain + Moderate (positive) = High (positive)	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	Almost certain + Moderate (positive) = 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 + Minor = Medium	<ul style="list-style-type: none"> <li>None identified</li> </ul>	<ul style="list-style-type: none"> <li>At the DA stage: <ul style="list-style-type: none"> <li>Prepare a Green Travel Plan for the site</li> <li>Ensure that the final scheme retains the bus stop adjacent to the site</li> <li>Prepare an updated Traffic Impact Assessment based on the final scheme</li> <li>Identify interventions or strategies to encourage use of public and active transport by residents at the site.</li> </ul> </li> <li>The site is well-located in terms of access to social infrastructure, and there is sufficient supply of most types of social infrastructure considered in this SIA within 800 metres of the site.</li> </ul>	Unlikely + Minimal = Low
Access to social infrastructure may be reduced by increased demand arising from the additional population at the site.	Possible + Minimal = Low	<ul style="list-style-type: none"> <li>None identified</li> </ul>	<ul style="list-style-type: none"> <li>Only childcare facilities were identified as constrained in terms of supply, with local outside school hours care centres showing no vacancy.</li> </ul>	Unlikely + Minimal = Low
<b>Culture</b>				
The proposal could impact culture through the removal of buildings and heritage items present on site. The proposal could also indirectly impact the adjacent Daceyville Garden Suburb HCA through altering its context.	Unlikely + Minor = Low	<ul style="list-style-type: none"> <li>None identified</li> </ul>	<ul style="list-style-type: none"> <li>The Statement of Heritage Impact found that the site does not have heritage significance, and the proposal would have limited impact on the Daceyville Garden Suburb HCA.</li> <li>At the DA stage, an Interpretation Plan should be prepared to determine an approach to incorporate the Clive Evatt plaque in the final scheme.</li> <li>Implement the proposed face brickwork elements of the reference scheme, complementing the style of the Daceyville Garden Suburb dwellings.</li> </ul>	Unlikely + Minimal = Low
<b>Health and wellbeing</b>				
The provision of additional high quality housing to replace the ageing structures present at the site would lead to social benefits through improved building performance, improving thermal comfort and general health.	Almost certain + Minor (positive) = Medium (positive)	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	Almost certain + Minor (positive) = Medium (positive)

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
The local area is subject to elevated crime rates, and existing and future residents at the site would be subject to health and wellbeing risks from exposure to crime. The proposal could contribute to elevated crime levels in the area.	Unlikely + Minor = Low	<ul style="list-style-type: none"> <li>None identified</li> </ul>	<ul style="list-style-type: none"> <li>At the DA stage, prepare a Crime Prevention Through Environmental Design (CPTED) report and implement any identified measures or alterations.</li> </ul>	Very unlikely + Minor = Low
The site's proximity to the adjacent Kingsford Zone Substation has the potential to cause health and wellbeing impacts through exposure to electromagnetic fields (EMF).	Unlikely + Minor = Low	<ul style="list-style-type: none"> <li>None identified</li> </ul>	<ul style="list-style-type: none"> <li>The EMF Report found that EMF exposure at the site would be well below threshold levels, and that no mitigations would be required to manage exposure.</li> </ul>	Very unlikely + Minimal = Low
<b>Surroundings</b>				
The proposal would result in minor overshadowing to the front facade of residential buildings on the southern side of Anderson Street, impacting residents' enjoyment of surroundings and solar access.	Almost certain + Minor = Medium	<ul style="list-style-type: none"> <li>None identified</li> </ul>	<ul style="list-style-type: none"> <li>The setbacks and heights utilised by the proposal minimise the potential overshadowing impact.</li> <li>The location of the site ensures that the most significant shadowing impacts affect non-residential land uses (Bunnerong Road and the adjacent Kingsford Zone Substation).</li> <li>Solar analysis undertaken for the reference scheme demonstrates minimal impact to residential receivers, with all properties maintaining at least two hours solar access in mid-winter.</li> </ul>	Likely + Minimal = Low
The proposal would result in the removal of 36 mature trees on the site, impacting surroundings for neighbouring properties.	Almost certain + Minimal = Low	<ul style="list-style-type: none"> <li>Retain mature high value trees where possible</li> <li>Utilise tree protection zones during construction works.</li> </ul>	<ul style="list-style-type: none"> <li>The majority of trees proposed to be removed have been assessed as low value.</li> <li>The proposal would retain 13 of the existing mature trees on site, including 11 trees identified as high retention value.</li> <li>The proposal would increase the tree canopy coverage at the site to over 41 per cent of the total site area.</li> </ul>	Possible + Minimal = Low
Social benefits would flow from landscaping and canopy planting arising at the site from the proposal. These would benefit existing and future residents at the site, as well as residents in the neighbouring area.	Almost certain + Minor (positive) = Medium (positive)	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>The proposal would increase the tree canopy coverage at the site to over 41 per cent of the total site area.</li> </ul>	Almost certain + Minor (positive) = Medium (positive)

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
<b>Livelihoods</b> Social benefit to livelihoods through access to employment opportunities in the area surrounding the site – in particular, Prince of Wales Hospital and surrounding healthcare precinct, and UNSW	Almost certain + Moderate (positive) = High (positive)	<ul style="list-style-type: none"> <li>None required</li> </ul>	<ul style="list-style-type: none"> <li>None required</li> </ul>	Almost certain + Moderate (positive) = High (positive)
<b>Decision-making systems</b> Residents at the site or neighbouring properties may be impacted through a perceived or actual inability to provide feedback or complaints regarding the proposal, or if previously identified issues are not addressed.	Possible + Minor = Medium	<ul style="list-style-type: none"> <li>None identified</li> </ul>	<ul style="list-style-type: none"> <li>At the DA stage, determine an approach that provides mechanisms to raise and resolve issues. This may include a communications plan, provision of contact details, and the establishment and maintenance of a complaints register (or similar).</li> </ul>	Unlikely + Minor = Low

# ENHANCEMENT, MITIGATION AND RESIDUAL IMPACTS



## 7.0 ENHANCEMENT, MITIGATION AND RESIDUAL IMPACTS

The 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 chapter.

The proposal would result in a range of social benefits, including:

- The delivery of additional housing in a well-located area, benefiting way of life and accessibility.
- The redevelopment of ageing social housing stock would provide way of life benefits for existing and future residents through access to higher quality housing.
- Benefits to health and wellbeing for existing social housing residents at the site through improved building performance.
- Improvements to surroundings for the local community and future residents at the site through landscaping and tree planting at the site.
- Benefits to livelihoods for future residents at the site through additional housing with good access to public transport and employment opportunities.

The proposal could also result in social impacts including:

- Impacts to way of life and health and wellbeing through exposure to noise, particularly from aircraft movements and road vehicle traffic.
- Significant impacts to community, mental health, and wellbeing arising from the relocation of existing residents at the site to enable its redevelopment.
- 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.

However, the majority of potential negative social impacts that could result from the proposal are considered to have been sufficiently mitigated through a range of measures, including:

- Existing social housing residents at the site would be offered a property at the site once operational, on a 'right of first refusal' basis.
- The proposal includes a two level basement carpark which provides sufficient car, bicycle, and motorcycle parking to meet the requirements of Randwick's DCP, and the additional traffic was assessed as not impacting operating conditions in the local area.
- The setbacks and heights utilised by the proposal minimise the potential overshadowing impact, and the location of the site ensures that the most significant shadowing impacts affect non-residential land uses (Bunnerong Road and the adjacent Kingsford Zone Substation).
- The proposal would retain 13 of the existing mature trees on site, including 11 trees identified as high retention value. The tree canopy coverage at the site would also increase compared to the existing proportion.
- Other potential social impacts that have been identified in this SIA are anticipated to be considered at the DA stage, with specific mitigation measures identified where relevant.
- Social impacts arising from construction activities are anticipated to be assessed at the DA stage. This would include consideration of noise and dust emissions from the site, construction vehicle movements, increased traffic, and road and pedestrian access impacts. Technical reporting and detailed mitigation measures would be undertaken and identified where required, which would likely contribute to conditions of consent for the proposal.

## 7.1 Community engagement objectives and outcomes

As the proposal is in an early phase of development, consultation with the community has not yet proceeded. It is anticipated that engagement with the local community will be undertaken at and in the lead up to the DA stage, following approval of the planning proposal. The planning proposal process would include an exhibition period, allowing public comment on the proposal.

It is recommended that engagement with the local community be undertaken to inform the DA stage, in addition to any engagement required as part of the approval process. This would inform a better understanding of potential concerns and enable potential design solutions to be developed collaboratively.

Further to the above, the most significant impact identified in this SIA arises from the relocation of the existing community at the site. Early and detailed consultation with residents is important in addressing this impact. A detailed plan should be developed (or adapted) by Homes NSW to outline the process and potential risks involved, and should emphasise the importance of clear and consistent communication with the residents. The approach to relocating residents would be designed to align with NSW Land and Housing Corporation's *Strategic Tenant Relocations Policy*.

# CONCLUSION

## 8.0 CONCLUSION

This SIA has considered the potential social impacts of a planning proposal for a site at 47-55 Bunnerong Road, Kingsford. The proposal would amend the *Randwick Local Environmental Plan 2012* to increase the maximum height of building at the site from 12 metres to 28 metres, and increase the maximum floor space ratio from 0.75:1 to 2.7:1.

The purpose of the proposal is to enable the redevelopment of the existing 60 social housing dwellings at the site. The indicative scheme for the site, developed to accompany the proposal, is for a mixed-tenancy development with a total of 187 units of up to eight storeys. The below provides a summary of the findings of the SIA:

### Social context

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

- The site is located in southeast Sydney, near the Kingsford centre, and has easy access to public transport options including at the Kingsford light rail stop and multiple bus stops.
- The social locality has a relatively large population of working-age residents, and a lower median age than Greater Sydney.
- Compared to Greater Sydney, the social locality has smaller households and relies less on private motor vehicle transport, with a higher utilisation of public transport to travel to work.
- There is a wide range of social infrastructure located within walking distance of the site, and it is located in proximity to significant health and education precincts.
- High levels of housing stress are prevalent in the LGA, especially for renters on low and very low incomes.
- The area lacks affordable rental stock and has almost no affordable purchase options.

### Key changes

The proposal would change the planning controls at the site, enabling significant change to the physical environment at the site. This proposal would not approval demolition or construction works at the site, as this would require a future approved DA. However, for the purposes of this SIA, we have assessed the potential impacts at the site based on a design reference scheme used to inform the planning proposal. Under that scheme, changes at the site would include:

- Demolition of the existing eight buildings (and 60 units) on site
- Construction of a new building, consisting of a mid-rise structure ranging between five to eight storeys, communal areas and facilities, and totalling 187 units
- Construction of a two storey basement parking structure
- Significant landscaping and tree planting works.

Based on the above and existing demographic data for the social locality, we project that the proposal could enable a residential population of 351 residents at the site (assuming full development of the reference scheme). Most of these residents are projected to be young adults, with close to one third aged between 20 and 34 years old.

### 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*. Based on our population projections and social infrastructure benchmarking, we anticipate that the proposal would generate additional social infrastructure demand for six long day care places, eight outside school hours care places, a small amount of community space, and around

one hectare of open space, as well as negligible quantities of additional demand for other types of social infrastructure.

Our assessment found that the existing provision within 800 metres of the site was generally sufficient to accommodate the additional demand anticipated from the proposal. The only exception was for childcare, specifically outside school hours care facilities, which were seen to have no additional capacity. The provision of communal areas, landscaping, and a play space within the proposal were considered to minimise the potential impact of additional demand from residents at the site on existing infrastructure, with these provisions meeting their day-to-day needs.

### **Potential impacts**

The proposal was shown to have a range of significant potential social benefits, including through the provision additional housing (including market, social, and affordable housing) in an area identified for greater density, in proximity to public transport options and employment opportunities. The proposal would also provide social benefits through the provision of new communal facilities and landscaped open spaces at the site, as well as significant tree planting and landscaping to public-facing areas.

Whilst there is the potential for some negative impacts to arise as a result of the proposal, these were almost all assessed to be of low significance following mitigation. These include impacts arising through noise, and increased traffic. Technical reports prepared to accompany the proposal indicate that mitigations and management measures would sufficiently address these potential impacts. These would be considered further at the DA stage (alongside construction phase impacts).

One identified impact was, however, unable to be reduced to a low level of significance following mitigation and management measures. This related to impacts to community associated with the relocation of the existing residents at the site. Our assessment found that this impact retained a high residual social impact significance rating.

Overall, however, the proposal is anticipated to have a positive social outcome and is supported by this SIA.



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