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## 1.0 Introduction

### 1.1 Overview

This Social Impact Assessment (SIA) supports a State Significant Development Application (SSDA-11429726) for the proposed redevelopment of the site at 26-42 Eden Street and 161-179 Princes Highway, Arncliffe. The proposed development comprises a mixed-use precinct with open space, retail, and residential uses, including 180 social housing units.

The applicant, Arncliffe Eden Property Pty Ltd, is undertaking the proposed development in partnership with Land and Housing Corporation (LAHC), under the “Communities Plus” initiative. “Communities Plus” is a LAHC-led program aiming to redevelop existing social housing as “new mixed communities where social housing blends in with private and affordable housing, with better access to transport and employment, improved community facilities and open spaces.”<sup>1</sup>

The purpose of this SIA report is to analyse the potential social impacts that may arise from the development, having regard to social trends and issues affecting the local and broader surrounding areas.

This report addresses the requirement for a Social Impact Assessment (SIA) specified in the Department of Planning, Industry and Environment’s Secretary’s Environmental Assessment Requirements (SEARs) for the project – as set out in **Section 1.2** below. It follows the principles set out in the *Draft Social Impact Assessment Guideline for state significant projects* (NSW DPIE 2020).

This report includes the following components:

- Project summary and site context
- Baseline analysis of the designated area of social influence of the development, including current and forecast population profile, population health profile, and existing social infrastructure networks
- Strategic policy context, including relevant state and local government drivers
- Social issues and trends relevant to the proposed development
- Community perspectives of relevance to the proposed development
- Predicted social impacts of the proposed development at this location, along with recommended mitigation and enhancement measures.

A suggested social impact monitoring and measurement plan has also been provided – as per the NSW DPIE Draft SIA Guideline 2020.

### 1.2 Assessment scope and specification – SEARs

The Department of Planning, Industry and Environment have issued Secretary’s Environmental Assessment Requirements (SEARs) to the applicant on 18 December 2020 for the preparation of an Environmental Impact Statement for the proposed development. The SEARs outlines the following requirements (see **Table 1**).

**Table 1 SEARs specifications and report references**

SEARs	Where addressed in this report
20. Social impacts	
<ul style="list-style-type: none"> <li>• The EIS must include Social Impact Assessment in accordance with the Social Impact Assessment Guideline.</li> </ul>	<b>Section 9.0</b>

<sup>1</sup> Land and Housing Corporation, 2021, “Communities Plus – Major sites,” <<https://www.communitiesplus.com.au/major-sites>>

### 1.3 Proposed development

The site is located at 26-42 Eden Street and 161-179 Princes Highway, Arncliffe and comprises 142 social housing units, owned by Land and Housing Corporation (LAHC).

The proposal comprises the construction and operation of a new mixed-use precinct comprising retail, social infrastructure and residential uses across four tower buildings, in addition to associated landscaping, public park, basement parking, and servicing uses. The development includes:

- Approximately 744 residential apartments within four buildings between 19-23 storeys in height, including:
  - 564 market housing units
  - 180 social housing units, to be managed by Evolve Housing.
  - 3,113m<sup>2</sup> gross floor area of retail premises;
  - 240m<sup>2</sup> for a future childcare centre;
  - 3,706m<sup>2</sup> of communal open space;
  - 813 spaces of lower ground and basement car parking; and
- 4,870m<sup>2</sup> of publicly accessible open space including a 4,000m<sup>2</sup> publicly accessible park, and a 870m<sup>2</sup> public meeting space and through site link.

An artist's impression of the proposed development is shown in **Figure 1**.



**Figure 1** Artist's impression of the proposed development, viewed from the Princes Highway

Source: Group GSA

## 1.4 Background

### 1.4.1 Communities Plus

This site has been identified for redevelopment as part of LAHC's "Communities Plus" initiative, which aims to deliver new, mixed-tenure communities with good access to transport, employment, improved facilities, and open space.

Under Communities Plus, Arncliffe Eden Property Pty Ltd is partnering with LAHC to redevelop the existing 142 social housing units on the site to deliver a mix of private housing and 180 social housing units, as well as a other retail and community uses. The social housing delivered on the site will be managed by Evolve Housing, a Community Housing Provider (CHP).

Across NSW, the Communities Plus program is delivering up to 23,000 social housing dwellings, 500 affordable housing dwellings and 40,000 private dwellings.

Communities Plus is one of several initiatives identified in the NSW Government's 10-year strategic plan for social housing, *Future directions for social housing in NSW* (NSW Government, 2016). *Future Directions* is underpinned by three strategic priorities:

- *More social housing*
- *More opportunities, support and incentives to avoid and/or leave social housing*
- *A better social housing experience.*

### 1.4.2 Bayside West Precincts

The site is located within the Bayside West Precincts, which have been identified by the NSW Department of Planning and Environment as opportunities for urban renewal. The Bayside West Precincts comprises Arncliffe, Banksia and Cooks Cove.

Under the NSW Government's Planned Precinct program, the Bayside West Precincts were rezoned in 2018 to enable increased density, more open space, infrastructure and employment opportunities in accessible locations.

The vision for the Bayside West Precinct is to:

*"The Bayside West Precincts are vibrant, attractive and connected communities, where people live and work. Located 10kms to the south of the CBD and adjacent to the Sydney Airport, the Precincts have been built on great access to public transport, community facilities, new open spaces, shops and local services."*<sup>2</sup>

The site is located within an area which is likely to undergo significant urban renewal, housing and population growth, within the Bayside West Precincts.

<sup>2</sup> NSW DPIE 2018, *Bayside West Precincts 2036*, p.8 < <https://www.planning.nsw.gov.au/-/media/Files/DPE/Plans-and-policies/bayside-west-precincts-2036-plan-2018-09-07.pdf?la=en> >



## 2.0 Objective and scope of the assessment

The purpose of this Social Impact Assessment (SIA) is to assess the impacts of the development, both positive and negative, for all stages of the project lifecycle for the community and stakeholders.

Social Impact Assessment involves the analysis of social changes and impacts on communities that are likely to occur as a result of a particular development, planning scheme, or government policy decision.

### 2.1 Assessment framework and methodology

#### 2.1.1 Social Impact Assessment

As the proposed development classifies as State Significant Development and as per the SEARs, assessment of social impacts in this report has been based on the *Draft Social Impact Assessment Guideline* applicable to all State significant projects and developments (NSW DPIE, 2020).

As outlined in the *Draft Social Impact Assessment Guideline*, social impacts vary in their nature and can be positive or negative, tangible or intangible, physically observable, or psychological (fears and aspirations). Social impacts can be quantifiable, partly quantifiable or qualitative. Social impacts can also be experienced or perceived differently by different people and groups within a community, or over time.

The SIA involves a number of steps, including a baseline analysis of the existing socio-economic environment of a defined study area or areas; scoping of relevant issues; identification and assessment of potential impacts against the specified suite of factors set out in the NSW DPIE *Draft SIA Guideline* and the SEARs for the project; determination of the significance of the impacts, and identification of measures to manage or mitigate the project's potential negative impacts and enhance potential benefits.

The methodology employed in preparing this SIA is designed to ensure that the social environment of communities potentially impacted by a project is properly accounted for and recorded, and anticipated impacts are adequately considered and assessed.

It is noted that the Bayside Council requires that the SEE for larger developments provide an assessment of the likely impacts of the proposal, including "the public interest including the views of the neighbours and if relevant the community." This requirement is covered by the DPIE recommended approach.

#### 2.1.2 Social factors for assessment

The NSW DPIE Draft SIA Guideline (2020) classifies social impacts in the following way, which forms the basis of this assessment:

- *Way of life: how people live, get around, work, play and interact with one another on a day-to-day basis*
- *Community: its composition, cohesion, character, how it functions, and sense of place*
- *Accessibility: how people access and use infrastructure, services and facilities*
- *Culture: people's shared beliefs, customs, values and stories, and connections to Country, land, water, places and buildings*
- *Health and wellbeing: people's physical, mental, social and spiritual wellbeing*
- *Surroundings: access to and use of natural and built environment, including ecosystem services, public safety and security, as well as aesthetic value and amenity*
- *Livelihoods: including impacts on employment or business, experience of personal breach or disadvantage, and the distributive equity of impacts and benefits*
- *Decision-making systems: the extent to which people are able to participate in decisions that affect their lives, procedural fairness, and the resources provided for this purpose*

Each of these categories should be assessed based both on the tangible observable impacts, as well as considering fears and aspirations of communities impacted.

### 2.1.3 Assessment methodology

Stages in the preparation of the Social Impact Assessment are as follows:

- Baseline analysis of the existing socio-economic environment, involving:
  - Review of relevant background information, along with relevant local and state policy frameworks (see **Section 5**).
  - Study area definition, including primary and secondary geographic areas likely to be impacted (see **Section 6**).
  - Demographic analysis, including socio-economic characteristics of current communities and population forecast (see **Section 6**).
- Stakeholder and community engagement: Findings of stakeholder and community consultation undertaken by the Department of Planning and Environment regarding the Bayside West Precinct and by Arncliffe Eden Property Pty Ltd and LAHC in relation to the site redevelopment have been reviewed to identify community and stakeholder aspirations and values. Current and planned engagement activities specific to the site have been provided (see **Section 8.0**).
- Scoping of issues: Analysis of potential impacts during and post-construction, with each of the directly affected communities and other stakeholders identified in relation to the way they may be affected. Both positive and negative potential issues are identified. An SIA Scoping Checklist has been prepared at the outset of this assessment, in line with the specifications of the NSW DPIE SIA Guideline. This is attached at **Appendix A**. This scoping process has underpinned the social impact assessment in **Section 9.0**.
- Identification of impacts as per DPIE 2020 *Draft SIA Guideline* parameters. The social impact assessment ultimately appraises the significance of each identified impact based on its duration, extent and sensitivity of impact 'receivers'. This results in a social risk rating for impacts, as per the social impact significance matrix shown in **Section 9.0**.
- Identification of mitigation strategies to manage impacts and enhance benefits of the development.

## 2.2 Information sources and assumptions

### 2.2.1 Information sources

Following are the key data sources and policy documents used to prepare this SIA (ordered by title):

- *A Housing Strategy for NSW – Discussion Paper* (NSW Department of Planning, Industry and Environment, 2020)
- *ABS Census of Population and Housing* (Australian Bureau of Statistics, 2016)
- *Arncliffe Priority Precinct Social Infrastructure Study*, Elton Consulting, prepared for NSW Department of Planning and Environment (2016)
- *Bayside 2030 Community Strategic Plan* (Bayside Council, 2018)
- *Bayside West Precincts 2036: Arncliffe, Banksia and Cooks Cove* (NSW Department of Planning and Environment, 2018)
- *Bayside West Precincts, Draft Land Use and Infrastructure Strategy, Draft Arncliffe & Banksia Rezoning Proposal, Community Consultation Report* (Department of Planning and Environment, 2017)
- *Better Placed* (NSW Government Architect, 2017)
- *Ethos Urban population forecasts for the study areas are based on following sources - ABS 2019, Transport for NSW, Cordell Connect* (Ethos Urban, 2021)
- *Future Bayside Local Strategic Planning Statement* (Bayside Council, 2020)
- *Future Directions for Social Housing in NSW* (NSW Family and Community Services, 2016)
- *Greener Places* (NSW Government Architect, 2020)
- *Our Greater Sydney 2056: Eastern City District Plan* (Greater Sydney Commission, 2018)

- *Premier's Priorities* (NSW Government, 2019)
- *Social Impact Assessment Guideline, draft* (NSW DPIE, 2020)
- *Social Infrastructure Discussion Paper* (Bayside Council, 2019)
- *South Eastern Sydney Local Health District Journey to Excellence Strategy 2018-2021* (SESLHD, 2018)
- *Vulnerable and priority populations in South Eastern Sydney Local Health District* (NSW Health, SESLHD, 2018)

### **2.2.2 Assumptions applied to complete this SIA include:**

- The key findings of the background studies and technical reports are accurate.
- Socio-economic data for each study area accurately reflects the community demographic profile.
- Outcomes of the community consultation and engagement undertaken to date accurately reflect community views.
- All potential social impacts to the local community and special interest groups that can reasonable be identified have been included in this report.

**A note on COVID-19:** *COVID-19 is an unprecedented global health crisis and economic event that is rapidly evolving. At the current time, the research and analysis of economic and population data – such as forecasts of population or employment growth and so on – reflects a return to “business as usual” scenario, while also noting the potential impacts that may be associated with the COVID-19 virus, travel and border restrictions impacting on migration numbers, and the anticipated return to growth in economic or population indicators.*

### **2.2.3 SIA report author qualifications and experience:**

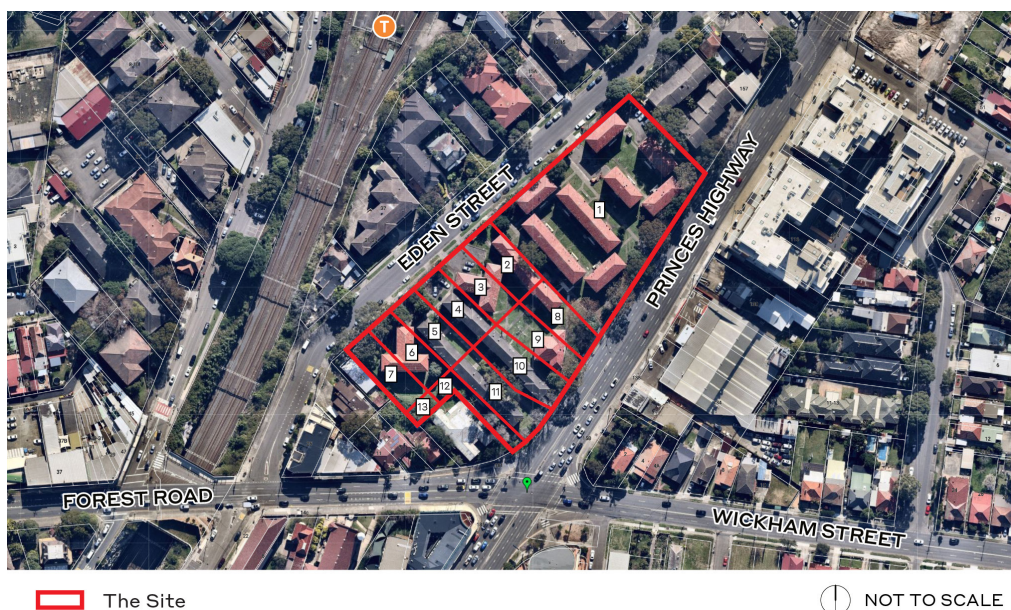
The report authors meet the qualifications and experience criteria outlined in the *Draft Social Impact Assessment Guideline* (NSW DPIE 2020) – i.e. have qualifications in relevant social science disciplines and/ or proven experience over multiple years and competence in social science research methods and SIA practices. Short biographies of team members can be provided on request.

### 3.0 Site analysis

#### 3.1 Site location and context

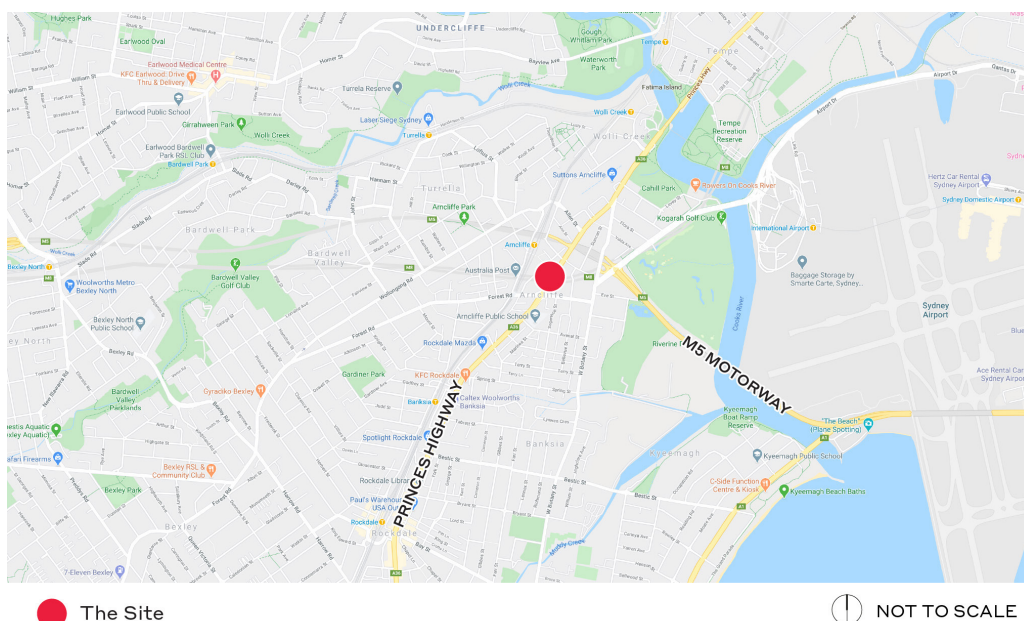
The site is known as 26-42 Eden Street and 161-179 Princes Highway, Arncliffe. It comprises the Eden Street State Significant Development Site, as shown in **Figure 2** below. The site is located within the suburb of Arncliffe, within Bayside LGA, close to Sydney Airport and approximately 10km from the Sydney CBD (see **Figure 3**).

The site is located across 13 different allotments, and currently comprises 142 social housing units owned by Land and Housing Corporation. It is approximately 13,440m<sup>2</sup> in size, and is irregularly shaped.



**Figure 2 Site aerial**

Source: Nearmap, edits by Ethos Urban



**Figure 3 Site context**

Source: Google Maps, edits by Ethos Urban



### 3.2 Existing development

On the site, there are currently 142 social housing dwellings within a series of three storey residential flat buildings, which are owned by Land and Housing Corporation, and associated ground level car parking and open space. Vehicular access is via Eden Street.

These units were previously occupied by long term social housing tenants, who have been relocated to other housing to enable the redevelopment of the site. The tenants relocated by Department of Communities and Justice (DCJ) have been asked if they wish to return to the new social housing units at the time of their relocation. 108 residents expressed an interest in returning to the site if there was suitable accommodation for them to return to.

The units are currently being used as temporary accommodation for tenants whose housing security has been affected by COVID-19. The program is part of LAHC's response to the COVID-19 Pandemic in 2020. NSW Government provided stimulus funding to refurbish existing properties on site. The initiative provides social housing to eligible households for up to two years with the agreement that residents will be relocated or exit into alternative dwellings at end of the program.

There are currently 139 households are living at Arncliffe site. All residents will need to be relocated in late 2022 to allow for commencement of the redevelopment project, Transition Planning has already commenced between Evolve, LAHC and Dept of Communities and Justice (DCJ). Evolve has dedicated staff on site for next two years to support households in preparation for relocating. If current households in the temporary program identify they have a preference and connection to remain in Arncliffe (i.e. – children now attending school in Arncliffe) they will have the opportunity to be allocated into the new site once developed.



**Figure 4** Existing apartment buildings on the site. View from Eden Street.

Source: Google Maps



**Figure 5** Existing apartment buildings on the site. View from Eden Street.

Source: Google Maps

### 3.3 Surrounding development

The land uses surrounding the site are predominantly residential.

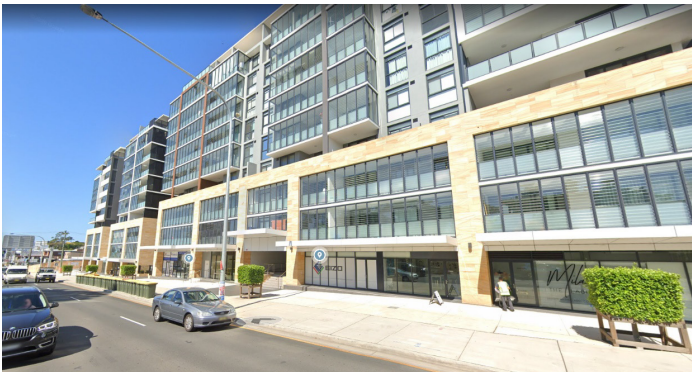
- To the north and east of the site, there are apartment buildings ranging from two to four storeys in height.
- To the south of the site, between the site and the Forest Road are a number of separate dwellings, apartment buildings, as well as shop top housing and retail uses at the corner of Forest Road and Eden Street.
- To the east of the site, across the Princes Highway, are industrial uses in addition to the recently constructed ten storey mixed-use “Endeavour Apartments” at 118 Princes Highway. A new residential flat building is planned opposite the site, across the Princes Highway.

The surrounding development is shown in **Figure 6** to **Figure 8** over page.



**Figure 6** Apartment buildings adjacent to the site. View from Eden Street.

Source: Google Maps



**Figure 7** Apartment building adjacent to the site. View from Princes Highway.

Source: Google Maps



**Figure 8** Commercial uses adjacent to the site. View from Princes Highway.

Source: Google Maps

## 4.0 Proposed development

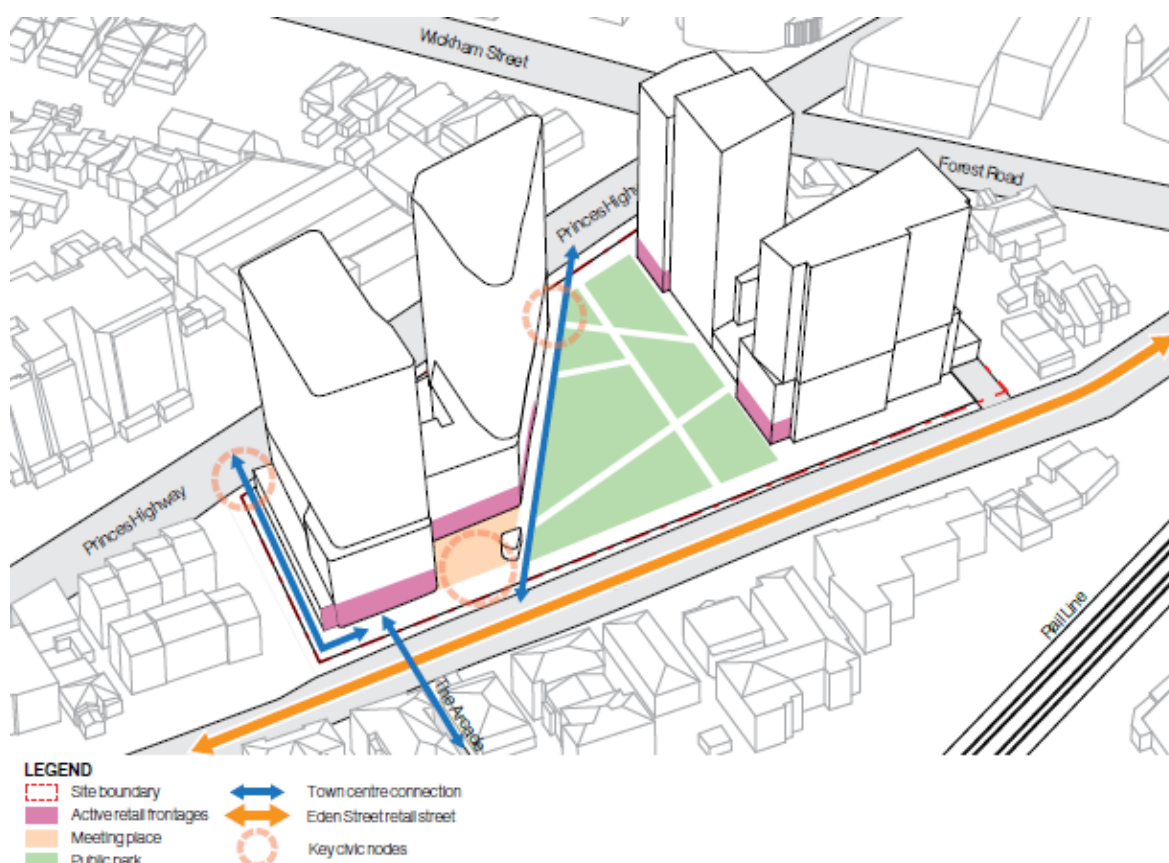
### 4.1 Proposed development description

This SSDA seeks consent for the demolition of all existing buildings on the site, and the construction of a 4-tower mixed-use precinct with residential, retail and public open space uses.

Specifically, the SSDA seeks consent for:

- Demolition of all existing buildings and structures on the site;
- Site preparation works, excavation and tree removal;
- The construction of a mixed-use development comprising:
  - Approximately 744 residential apartments within four buildings between 19-23 storeys in height (not including upper and lower ground levels), including:
    - 564 market housing residential apartments in Buildings A, B and D, comprising:
      - 223 x 1-bedroom apartments;
      - 199 x 2-bedroom apartments;
      - 142 x 3-bedroom apartments;
    - 180 social housing residential apartments in Building C, comprising:
      - 9 x studio apartments;
      - 100 x 1-bedroom apartments;
      - 63 x 2-bedroom apartments;
      - 8 x 3-bedroom apartments;
  - 3,113m<sup>2</sup> gross floor area of retail premises, which is envisaged to potentially include a small 500m<sup>2</sup> supermarket and a number of other retail tenancies (likely including a cafe);
  - 240m<sup>2</sup> for a future childcare centre;
  - 3,706m<sup>2</sup> of communal open space for residents' use only, generally located atop the building podiums;
  - 813 spaces of lower ground and basement car parking; and
- 4,870m<sup>2</sup> of publicly accessible open space including a 4,000m<sup>2</sup> publicly accessible park, and a 870m<sup>2</sup> public meeting space to focus community and retail activation, and a through site link.

The proposal aims to deliver a mixed use, mixed income neighbourhood, with high quality residential buildings, retail offering and an open space network designed to create a community oriented and inclusive public domain as shown in **Figure 9** below.



**Figure 9 Site concept**

Source: Group GSA

#### 4.1.1 Design elements and principles

The following elements have been considered in Group GSA's design of the site:

- The proposed development includes tall buildings that highlight the location of the park and the proximity to the Railway Station. The proposed towers are slender and well-proportioned. Architecturally designed residential apartments are proposed above the podiums.
- The proposed development will incorporate ground floor retail uses extending the Arncliffe Town Centre east of the Railway Station. A public meeting plaza and retail uses are proposed along Eden Street.
- The proposed development will significantly improve pedestrian connectivity and permeability and pedestrian connectivity between the Railway Station, Eden Street and the Princes Highway.
- The proposed 4,870m<sup>2</sup> pf publicly accessible open space includes a 4,000m<sup>2</sup> publicly accessible park, a 870m<sup>2</sup> public meeting space along Eden St to focus community and retail activation, and a through site link. The park will have excellent solar access throughout the year. The new park will be the central focus of the new Eden Street community and has been designed to accommodate passive and active recreation.
- Significant landscaping improvements are also provided at the site. The design response will reinstate the natural topography of the site. Landscaping will be integrated throughout the development at ground, podium and roof levels.
- Aboriginal design principles have been integrated in the design, for example design of the sculptural play elements within the landscape and selection of plant material is inspired by the six seasons of the Bidjigal calendar.
- A precinct wide approach is adopted across core imperatives of equity, resilience, infrastructure; including interdependent strategies in relation to WSUD, active transport, and public domain accessibility and urban heat response.



## 5.0 Strategic policy context

The following section identifies the key social drivers for this site, based on a review of the key state and local policies and strategies relevant to the proposed development.

The following key documents have been reviewed:

- *Premier's Priorities*, NSW Government (2019)
- *A Housing Strategy for NSW – Discussion Paper*, NSW Department of Planning, Industry and Environment (2020)
- *Future Directions for Social Housing in NSW*, NSW Family and Community Services (2016)
- *Better Placed*, NSW Government Architect (2017)
- *Greener Places*, NSW Government Architect (2020)
- *Our Greater Sydney 2056: Eastern City District Plan*, Greater Sydney Commission (2018)
- *Bayside West Precincts 2036: Arncliffe, Banksia and Cooks Cove*, NSW Department of Planning and Environment (2018)
- *Social Infrastructure Discussion Paper*, Otium Planning Group and Ethos Urban, prepared for Bayside Council (2019)
- *Future Bayside Local Strategic Planning Statement*, Bayside Council (2020)
- *Bayside 2030 Community Strategic Plan*, Bayside Council (2018)
- *Arncliffe Priority Precinct Social Infrastructure Study*, Elton Consulting, prepared for NSW Department of Planning and Environment (2016)

A summary of the key themes of these documents are identified in **Table 2** below. A comprehensive review of the documents is provided at **Appendix B**.

**Table 2 Policy themes**

Policy theme	Key implications for community needs	Relevant documents
Communities Plus program and the renewal of social housing across Sydney	<ul style="list-style-type: none"> <li>• NSW Family and Community Services have identified a growing demand for social housing in NSW, with at least 60,000 households on the waitlist, as well as increasing periods of tenancy, with more than 50% of social housing tenants holding a lease for 10 or more years. It is a vision of NSW Family and Community Services (FACS) to create deliver a more sustainable and responsive social housing system by not only increasing supply, but by making the best possible use of all social housing properties.</li> <li>• Communities Plus is an approach to deliver integrated communities and improved social outcomes for those in social housing. The Communities Plus program partners with non-government and private sector organisations to redevelop existing Land and Housing sites throughout NSW. NSW FACS intends that "Communities Plus will be at the forefront of encouraging people in social housing to be aspirational, not generational", by offering sites to the market which have good amenity, access to transport, and employment and educational opportunities.</li> <li>• It is a priority of the NSW Government to increase provision of social housing in NSW as well as to remove barriers to building independence and leaving social housing. In order to achieve this the NSW Government will:               <ul style="list-style-type: none"> <li>– Engage the non-government and private sector to deliver up to 23,000 new and replacement social housing dwellings,</li> <li>– Continue to introduce measures that ensure social housing meets the changing needs of tenants, such as better utilisation of social housing,</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <i>Future Directions for Social Housing in NSW</i>, NSW Family and Community Services (2016)</li> </ul>

Policy theme	Key implications for community needs	Relevant documents
	<ul style="list-style-type: none"> <li>– Increase the use of private rental assistance products by 60% by 2025 to help households avoid or leave social housing – increasing support from 27,000 assistances in 2015 to 37,000 in 2025, and</li> <li>– Hold all providers (government, non-government and private) accountable for the social and economic outcomes for people in the social housing system.</li> </ul>	
Access to affordable housing and social housing	<ul style="list-style-type: none"> <li>• Both state and local governments identify housing affordability as a major issue across Greater Sydney as low-income growth has coincided with rising property prices. While Bayside LGA is relatively affordable in comparison with some other parts of Greater Sydney, continued gentrification of the area may push out lower income households. It is an aspiration of the Bayside community to have access to more affordable and social housing.</li> <li>• It is a priority of the NSW DPIE to create stable and affordable housing options which support “people’s sense of wellbeing... allows households to spend on discretionary items, helps people to feel apart of their community, and leads to a more even distribution of wealth”.</li> <li>• The NSW DPIE has identified that social housing is unable to keep pace with demand and has seen little increase since the 1990s. While 4.1% of NSW’s population lives in social housing, more than 50,000 households remain on the waitlist. Consequently, it is a state priority to match social housing to the current need and create strategies for reducing demand for social housing.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Future Bayside Local Strategic Planning Statement</i>, Bayside Council (2020)</li> <li>• <i>Bayside 2030 Community Strategic Plan</i>, Bayside Council (2018)</li> <li>• <i>Housing Strategy for NSW – Discussion Paper</i>, NSW Department of Planning, Industry and Environment (2020)</li> </ul>
Improving housing choice and diversity to meet growing community demand	<ul style="list-style-type: none"> <li>• Bayside LGA contains a growing and changing population which is expected to increase by 40% by 2036. The largest growth is forecasted to be within the age brackets of 5-19 years (46% growth expected), 65-84 (66% growth expected) and 85+ (104% expected growth). Bayside LGA is culturally and linguistically diverse, with 46% of people born overseas and 53% speaking a language other than English at home.</li> <li>• Bayside Council has identified a need to provide additional housing (28,000 dwellings by 2036) in order to meet the needs of current and future populations. Changes to zoning and current development controls are being considered in order to meet community housing needs.</li> <li>• It is a state and local priority to ensure a diverse housing mix with regard to density, tenure, and affordability, to meet the differing housing needs of people. In particular, NSW DPIE has identified several benefits associated with more diversity in apartment sizes: “smaller apartments make more efficient use of space, create greater choice of housing and can bring down prices”. Additionally, apartments should be “well-designed and provided in the right locations, such as close to railway stations or bus interchanges or close to social infrastructure”.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Future Bayside Local Strategic Planning Statement</i>, Bayside Council (2020)</li> <li>• <i>Housing Strategy for NSW – Discussion Paper</i>, NSW Department of Planning, Industry and Environment (2020)</li> </ul>
Transformation of the Bayside West Precincts	<ul style="list-style-type: none"> <li>• The Bayside West Precincts, including Arncliffe, Banksia and Cooks Cove have been identified by the NSW Government as “Planned Precincts” due to their great access to existing or planned active transport links and have the potential to provide significant growth in jobs and housing. The Bayside West Precincts present “an opportunity for urban renewal to provide more open space, infrastructure, homes and jobs in accessible locations”.</li> <li>• NSW DPIE has the following objectives for urban renewal in the Bayside West Precincts: <ul style="list-style-type: none"> <li>– Creating vibrant and connected town centres at Arncliffe and Banksia,</li> <li>– Improving accessibility for pedestrians, cyclists, and vehicles; connecting homes, jobs, and local families across the Precincts to make it easier to get around,</li> <li>– Providing more homes by improving and increasing housing choice,</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <i>Bayside West Precincts 2036: Arncliffe, Banksia and Cooks Cove</i>, NSW Department of Planning and Environment (2018)</li> </ul>

Policy theme	Key implications for community needs	Relevant documents
	<ul style="list-style-type: none"> <li>– Revitalising and activating the Princes Highway Corridor and making it a safe place for pedestrians,</li> <li>– Improving existing and providing new areas of open space.</li> <li>• The vision for the Precincts states that “the Precincts have been built on great access to public transport, community facilities, new open spaces, shops and local services.”</li> </ul>	
Demand for additional green spaces	<ul style="list-style-type: none"> <li>• State and local governments have recognised the importance of green and open spaces in supporting liveability, social sustainability and wellbeing as the community grows.</li> <li>• It is a vision of the Greener Places framework to “create a network of attractive, new, and upgraded environments, routes, and spaces” which “improve the quality of our urban and rural environments as well as help adapt and mitigate the effects of climate change”.</li> <li>• It is a priority of the NSW Premier to ‘green our city’ by increasing the proportion of homes in urban areas within 10 minutes’ walk of quality green, open space and public space, and by increasing the tree canopy and green cover across Greater Sydney. It is identified in the Premier’s Priorities that green and public places support population health and wellbeing, environmental resilience and thriving local economies.</li> <li>• Open space has been identified by Bayside Council as particularly important due to the LGA’s urbanised character, meaning that some areas do not have access to open space within a 400m safe walking distance. Council is committed to creating equal access to open space, and where this is constrained, enhancing active transport links between green and open spaces.</li> <li>• Council recognises that high density residential development needs to be supported by high quality, accessible green spaces within walking distance. These spaces are used by people living in high density as their “backyard” – spaces for physical activity, social interaction and reflection outside the home.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Future Bayside Local Strategic Planning Statement</i>, Bayside Council (2020)</li> <li>• <i>Greener Places, NSW Government Architect</i> (2020)</li> <li>• <i>Premier’s Priorities, NSW Government</i> (2019)</li> <li>• <i>Social Infrastructure Discussion Paper</i>, Otium Planning Group and Ethos Urban, prepared for Bayside Council (2019)</li> </ul>
Demand for additional childcare facilities	<ul style="list-style-type: none"> <li>• Bayside Council identifies a need to align population growth and increased numbers of workers with the provision of childcare facilities. Bayside Council will continue to advocate for high-quality childcare services to ensure that non-government and not-for-profit organisations deliver facilities at a high standard and meet the needs of low-income residents.</li> <li>• Elton Consulting identifies that there are higher levels of developmentally vulnerable children in the Arncliffe area and suggests “a need for child and family support services and good access to high-quality childcare and preschool services and programs”.</li> <li>• Council operates a small number of childcare services across the LGA, however, the majority of children’s services within Bayside are provided through government organisations, not for profits and private organisations.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Future Bayside Local Strategic Planning Statement</i>, Bayside Council (2020)</li> <li>• <i>Arncliffe Priority Precinct Social Infrastructure Study</i>, Elton Consulting, prepared for NSW Department of Planning and Environment (2016)</li> </ul>
Strengthening town centres to deliver the “30-minute city”	<ul style="list-style-type: none"> <li>• It is a vision of the Eastern City District Plan to facilitate a city in which the majority of residents live within 30-minutes of “their jobs, education and health facilities, services and great places”, in order to rebalance economic and social opportunities in Greater Sydney.</li> <li>• It is a priority of Bayside Council to deliver integrated land-use and a 30-minute city in order to provide “convenient and reliable access to strategic centres, local centres and places of employment, whether by public transport, walking or cycling and by car”.</li> <li>• It is a state priority to design and deliver sustainable places which benefit the communities who use them. The design of housing and community buildings should be “human-focussed, responsive to the needs and aspirations of its people, and equitable, presenting opportunities for all”.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Our Greater Sydney 2056: Eastern City District Plan</i>, Greater Sydney Commission (2018)</li> <li>• <i>Future Bayside Local Strategic Planning Statement</i>, Bayside Council (2020)</li> <li>• <i>Better Placed</i>, NSW Government Architect (2017)</li> </ul>

## 6.0 Local social context

This section provides an overview of the existing social context surrounding the site. It analyses the existing social characteristics of the community within the identified study areas to better understand the potential characteristics and context of the existing community that may be impacted by the proposed development.

### Key community characteristics

A review of the demographic profile of the local area (sourced from the ABS Census of Population and Housing 2016), has highlighted the following key community characteristics:

- **The study area population is rapidly increasing.**
  - The Primary Study Area (PSA) within 400 meters from the site had an estimated resident population of 2,420 in 2020, an increase of 50% over the 2016 Census counts, and is forecast to further rapidly increase and nearly fourfold - to 9,840 - by 2036.
  - The Secondary Study Area (SSA) within 1.5km from the site and covering the broader Bayside West Planned Precincts was home to 33,610 residents in 2020, a 25% increase since 2016, and is forecast to reach 54,320 by 2036.
- **The broader area is characterised by a young and culturally diverse community, living in apartments and renting.**
  - The median age of PSA residents (counted in 2016) was 34 years (below the Greater Sydney average of 36) and includes a large share of residents aged 25-34 years. The median age of the SSA is younger, at 31 years.
  - The primary dwelling type within both the PSA and SSA are flats, units and apartments, and a high proportion of residents are renting their dwellings. There is a notable amount of social housing within the PSA (including the subject site).
  - Family households are the primary household type within the PSA and the SSA, however there is a strong share of lone person households by comparison to Greater Sydney.
  - Over half of the PSA and SSA residents were born overseas and about 3 in 5 speak languages other than English at home. The 'top' language groups spoken (other than English) were Chinese, Arabic and Indo Aryan.
- **The PSA is characterised by lower than average income levels, likely related to the social housing precinct within the area.** The PSA residents had relatively low median annual household income, some - 25-27% lower than the SSA or Greater Sydney medians. Note that there is a concentration of low-income households in the statistical area (SA1) that incorporates the subject site.
- **There were close to 4,050 jobs available locally within the SSA in 2016.** The majority of these jobs are based on consumer services sector, whilst retail and construction industries were the single biggest employers.
- **There are pockets of socio-economic disadvantage identified within the Bayside LGA.** As health issues such as multiple morbidities and long-term conditions are typically more prevalent in disadvantaged areas, the local inequities may signify health risks and barriers preventing people from accessing and benefitting from health services.

## 6.1 Study area definition: area of social influence

For the purposes of the Social Impact Assessment, two study areas have been chosen taking into consideration the need to factor in both local social impacts and those likely to occur on a broader scale.

Both study areas have been defined using SA1 boundaries that best reflect the identified distances from the site, and a map illustrating these areas is shown in **Figure 10** over page.

### 6.1.1 Primary Study Area (PSA)

For this assessment, a Primary Study Area (PSA) has been defined to represent the local community within the immediate area of the site. This broadly includes residents living within 400m of the subject site and considers both residents and businesses within the analysis.

There are likely to be localised social impacts relating to the immediate surrounds of the site, for example impacts associated with the demolition of the existing dwellings and construction of the new buildings (i.e. amenity values, access, noise, air quality etc). Longer term impacts such as notable changes to the surroundings and connectivity, and significant changes to the size and composition of the community are also anticipated to occur within the close proximity to the proposed development, as well as likely changes to perceptions of safety or community sense of place.

### 6.1.2 Secondary Study Area (SSA)

A Secondary Study Area (SSA) has also been considered necessary for the purposes of this study due to the broader impacts that the proposed development will likely have on the surrounding residences and businesses. This includes residents and business located within 1,500m of the subject site. This distance was chosen to capture the Bayside Wests Precinct.

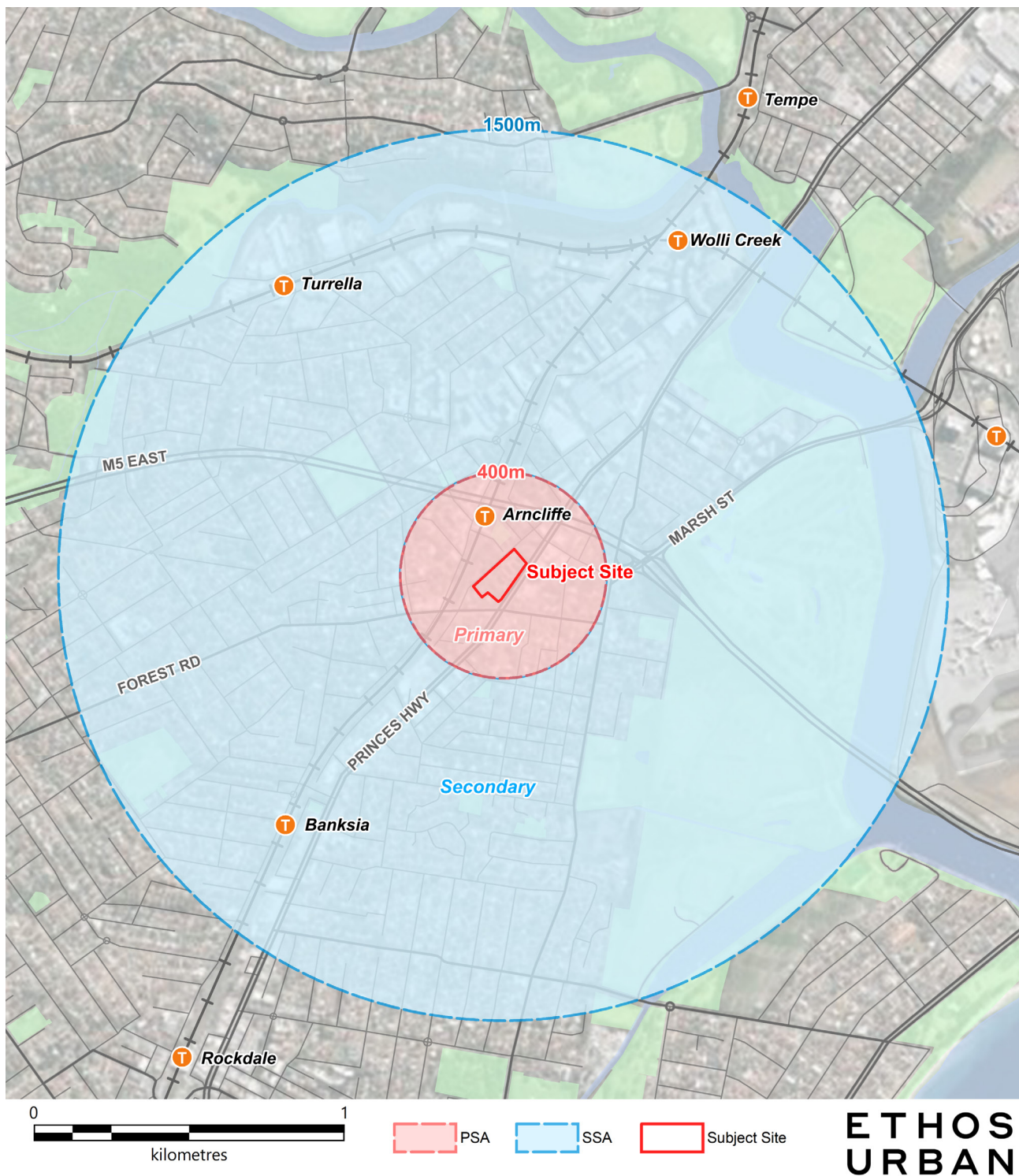
## 6.2 Community profile: demographic characteristics

This section provides an overview of the existing social context surrounding the site. It analyses the existing social characteristics of the community within the identified study areas to better understand the potential characteristics and context of the existing community that may be impacted by the proposed development.

An overview of the demographic and social economic profile of the PSA and SSA residents is compared to the Greater Sydney benchmark in **Appendix C** and is based on 2016 ABS Census of Population and Housing data. They key findings for the primary study area are highlighted below:

- **Population:** In 2020, the PSA had an Estimated Resident Population (ERP) of 2,420, an increase over the 1,630 counted on the Census night in 2016. 25,630 were counted in the SSA.
- **Age profile:** The median age of PSA residents (counted in 2016) is 34.0, marginally lower than the Greater Sydney median of 36.0, but higher than the SSA median of 31.0. The most populous age group in the PSA was person aged 25-34 years (24%), followed by 35-49 years (21%). Elderly residents aged over 70 years represent 6% of the PSA population, while young person aged below 18 years account for 17% of the resident population. The lower median age of the SSA is driven by the higher proportion of 25-34 years old (28%). The age profile of residents in the area is shown in **Figure 11** over page.
- **Educational attainment:** PSA residents are highly educated, as demonstrated by the 69% of adult residents who have completed year 12 and over, and the 41% that hold a Bachelor's degree. At present, 21% of the resident population were attending formal education, with the majority of these students enrolled at university or another tertiary institution.
- **Cultural and Linguistic Diversity:** The PSA and SSA are culturally and linguistically diverse, with over 50% of the resident population in each area being born overseas. In the PSA, 6.2% of the population were born in China, 5.3% in Lebanon and 4.6% in the Philippines. As such, Arabic, Cantonese and Mandarin are commonly spoken languages at home. By comparison, the SSA has a similar cultural breakdown, however a greater share of Chinese born residents (12.8%), and a share of resident born in the former Yugoslav Republic of Macedonia (see **Table 3** below).





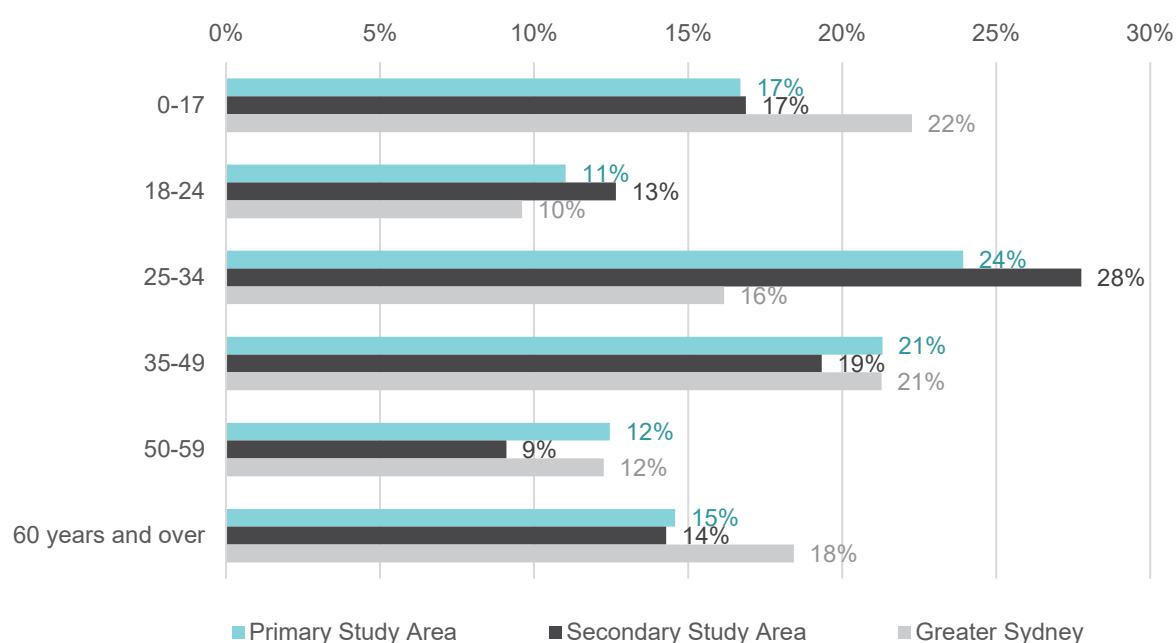
**Figure 10 Study area map**

Source: Mapinfo Pro, Ethos Urban

- **Need for assistance:** A small share of the PSA resident population identify as requiring assistance with daily activities (1.8%).
- **Aboriginal and Torres Strait Island residents:** Within the PSA, less than 1% of residents identify as being of Aboriginal and/or Torres Strait Island descent, lower than the Greater Sydney benchmark of 1.4%.
- **Household composition:** Within the PSA, households are primarily composed of families (63%). 24% are couple families with children, and as many are couple families without children. The proportion of PSA family households is lower than the Greater Sydney benchmark of 74%. The SSA is more in line with Greater Sydney where 70% of households are composed with families.

Most notably, the PSA has a high share of lone person households at 30%. By comparison, lone person households within the SSA and Greater Sydney account for only 20% and 22% of dwellings respectively.

- **Housing tenure:** PSA residents primarily rent, with 57% of the resident population renting their home. Of these rental properties, 18% are listed as state or territory housing. By comparison, the state or territory housing within the SSA only accounts for 2.4% of dwellings.
- **Dwelling type:** The primary household type within the PSA are flats, units or apartments, accounting for 67% of all occupied dwellings. There is a smaller share of separate houses (21%) and row or terrace houses (10%). The share of flats, units and apartments is likely to increase over the coming years as a result of the planned and ongoing urban consolidation of the area. A small share of PSA dwellings are owned outright (16%), respectively.
- **Household Income:** PSA residents earn a median annual household income of \$67,570, some -27% lower than the Greater Sydney median of \$92,200. Only 17% of PSA residents earn a median household weekly income of \$2,500 per week or more. Surrounding residents within the SSA earn higher median annual household income of \$90,510, on par with the Greater Sydney average of \$92,200.
- **Relatively disadvantaged compared to surrounding areas in Bayside LGA:** The Socio-Economic Indexes for Areas (SEIFA) are produced by the Australian Bureau of Statistics to describe various aspects of advantage and disadvantage, in terms of people's access to material and social resources, and their ability to participate in society. The Index of Relative Disadvantage factors in issues such as income, employment, occupation, education, housing and English proficiency. Based on the SEIFA categorisation, there are various pockets across the Bayside precinct that post higher than average levels of relative disadvantage (see **Figure 12**).



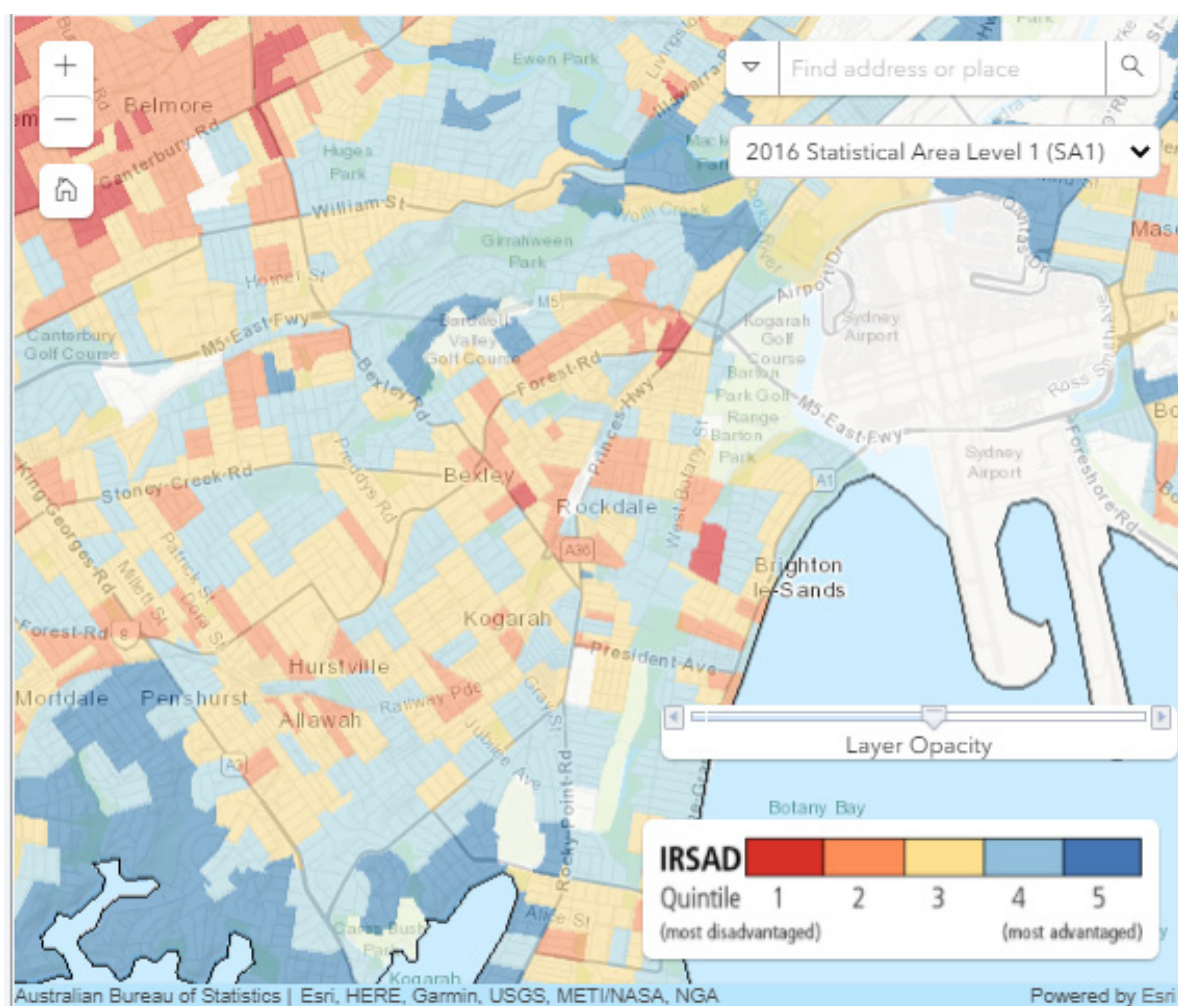
**Figure 11 Age profile 2016**

Source: ABS 2016

**Table 3 Cultural and linguistic diversity**

	Primary Study Area	Secondary Study Area
<b>Top five countries of birth</b>		
1	Australia (44.8%)	Australia (44.5%)
2	China (6.2%)	China (12.8%)
3	Lebanon (5.3%)	Lebanon (4.2%)
4	Philippines (4.6%)	FYROM (3.7%)
5	Bangladesh (4.4%)	Philippines (2.1%)
<b>Top five languages spoken at home</b>		
1	English (38.6%)	English (19.6%)
2	Arabic (12.8%)	Mandarin (12.0%)
3	Mandarin (4.9%)	Arabic (11.0%)
4	Cantonese (3.9%)	Macedonian (5.6%)
5	Greek (3.8%)	Cantonese (4.8%)

Source: ABS 2016

**Figure 12 Relative disadvantage – focus on the Bayside West area**

Source: ABS Census of Population and Housing (2016)



### 6.3 Local worker profile

Taking into account results from the latest ABS Census of Population and Housing 2016, there was an estimated 4,050 persons working within the SSA that describes the broader area covering the Arncliffe and Banksia Planned Precinct. A review of the employment profile by industry and sector indicates that tertiary sector activities (including producer and consumer services) are the predominant employment industries within the SSA, accounting for 75% of all jobs. Specifically, consumer services activities account for 59% of jobs, with retail trade being the largest industry of employment, accommodating some 795 jobs or 20% of all employment. Other tertiary sector activities including health care and social assistance, accommodation and food services, transport, postal and warehousing, and education and training also supported a modest share of jobs within the SSA.

Secondary sector jobs also supported a significant share of SSA employment in 2016, accounting for 25% of all employment. In particular, the construction industry accommodates 652 jobs, making it the second largest employment industry group in the SSA. It is likely that the provision of construction workers in the SSA will continue to remain high and increase over the coming years as a result of planned construction activities within the local area. A breakdown of local SSA workers by industry of employment is shown in **Table 4**.

**Table 4 Employment by Industry 2016 – SSA**

Source: ABS 2016

Category	Number of jobs	%
<b><u>Primary Sector</u></b>		
Agriculture, Forestry and Fishing	0	0.0%
Mining	0	0.0%
<b>Sub-Total Primary Sector</b>	<b>0</b>	<b>0%</b>
<b><u>Secondary Sector</u></b>		
Manufacturing	370	9.1%
Construction	652	16.1%
<b>Sub-Total Secondary Sector</b>	<b>1,020</b>	<b>25.3%</b>
<b><u>Tertiary Sector</u></b>		
<b>Producer Services</b>		
Electricity, Gas, Water and Waste Services	4	0.1%
Transport, Postal and Warehousing	364	9.0%
Information Media and Telecommunications	33	0.8%
Financial and Insurance Services	47	1.1%
Rental, Hiring and Real Estate Services	60	1.4%
Wholesale Trade	131	3.2%
<b>Sub-Total Producer Services</b>	<b>640</b>	<b>15.8%</b>
<b>Consumer Services</b>		
Retail Trade	795	19.6%
Accommodation and Food Services	373	9.2%
Arts and Recreation Services	63	1.5%
Administrative and Support Services	137	3.3%
Professional, Scientific and Technical Services	218	5.3%
Public Administration and Safety	80	1.9%
Education and Training	299	7.3%
Health Care and Social Assistance	420	10.3%
<b>Sub-Total Consumer Services</b>	<b>2,390</b>	<b>58.9%</b>
<b>Sub-Total Tertiary Sector</b>	<b>3,020</b>	<b>74.7%</b>
<b>Total</b>	<b>4,050</b>	<b>100.0%</b>

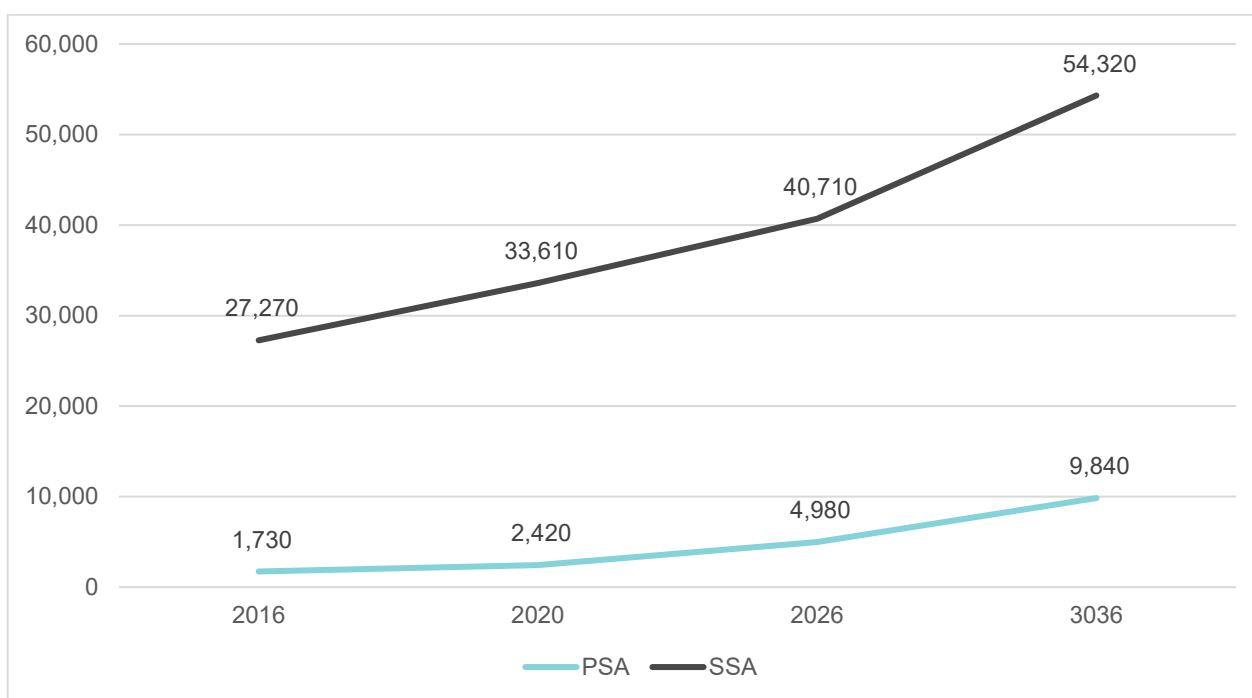
## 6.4 Forecast community profile

Population projections have been prepared with reference to Transport for NSW population projections 2019, and the Australian Bureau of Statistics 2019. In 2020, the PSA recorded an ERP of 2,420, accounting for 7.2% of SSA population of 33,610. Population estimates show that historically, the PSA increased at an average annual rate of 8.7% between 2016 and 2020. Similarly, the SSA experienced strong growth of 5.4% per annum over the same period.

Forecast estimates show that the PSA population is forecast to increase by +7,420 persons, representing a population of 9,840 in 2036. The SSA population is forecast to increase to 54,320 in 2036, accommodating some +20,710 new residents over the same period. This data indicates that a large share of growth within Arncliffe and surrounding suburbs is estimated to occur within the PSA, which is forecast to support some 35.8% of total SSA growth. As such, it is expected that the PSA it to become increasingly dense in new dwellings and residents over the medium and long term.

This level of population growth within both study areas considers historical trends, as well as planned residential construction within the PSA and SSA over the projected 2020-2036 period.

Population estimates are shown below in **Figure 13**.



**Figure 13 Population estimates 2016-2036**

Source: ABS 2019, Transport for NSW, Cordell Connect

## 6.5 Health profile

The following section provides a brief snapshot of the health and wellbeing of the population of the South Eastern Sydney Local Health District (SESLHD), where the site is located.

The SESLHD serves 930,000+ people that live in the district, many of whom (37%) experience long term health conditions. The population is growing and ageing, creating a significant driver for health care needs. The number of long-terms health conditions also often increases with age.<sup>3</sup>

- Over the last decade, the prevalence of overweight and obesity, a prime driver for the increasing incidence of diabetes and a risk factor for cardiovascular disease, some musculoskeletal conditions and cancers, has increased by about 5% in the District.
- Some of the SESLHD LGAs post significantly higher rate of premature mortality from cancers, respiratory disease, circulatory diseases, diabetes and external causes (incl suicide) compared to the NSW average.
- SESLHD contains 100,350 people living with a disability as of 2015. 30,000 residents have a profound or severe disability. It has been recorded that while 100% of people with a profound disability receive the required assistance, 45% of people with less severe disabilities are not receiving the required assistance.
- 10% of SESLHD's population over the age of 15 are carers, with 60% of carers being women, and 75% of carers being aged between 50 and 69. It is reported that the wellbeing of carers is significantly lower than the general Australian population, as carers have their own needs apart from the person for whom they care for and often experience financial hardship and limited life opportunities.

A person's health is closely linked to the conditions in which they live, work, grow and play – known as the “social determinants of health”. Socioeconomic position, educational attainment, lifestyle behaviours can affect the health of individuals and communities. Whilst the SSA median income levels are similar to those of Greater Sydney average and the health of the LHD as a whole compares favourably with other parts of NSW, there are substantial differences in access to services and health outcomes for different groups, and localities. The South Eastern Sydney Local Health District Equity Strategy (2015) notes that a large number of people living in the LHD may be experiencing significant levels health risks and inequities:

- 10,000 people have been unemployed long-term
- 20,000 children live in low income families
- 6,000 people are homeless on any night
- 50,000 adults run out of food at least once a year and cannot afford to buy more
- 67,000 adults report high psychological distress.

Each of these inequities signify substantial barriers which may prevent people from accessing and benefitting from health services within the SESLHD.

There is also marked variation between subgroup populations. There is over-representation of Aboriginal and culturally and linguistically diverse patients (CALD) with long terms health conditions.

- About 9,000 residents or ~1% of the SESLHD population identify as Aboriginal. The Aboriginal and Torres Strait Islander population experience significant disadvantage as they are 29% more likely to be hospitalised than non-Aboriginal people in SESLHD and contribute to 11% of the SESLHD's homeless population.
- 395,000 people speak a language other than English at home. 37,000 residents do not speak English well or at all. While the majority of overseas-born migrants to Australia enjoy good health, increased risks exist in specific population groups (such as refugees). People from non-English speaking backgrounds may also be less likely to report medical conditions or have difficulty accessing health services due to language barriers and are a priority population group.

Health issues such as multiple morbidities and long-term conditions are more prevalent in disadvantaged areas.

<sup>3</sup> South Eastern Sydney Local Health District Journey to Excellence Strategy 2018 – 2021

## 6.6 Local social infrastructure context

A review of the existing local social infrastructure has been undertaken to inform the Social Impact Assessment and establish a baseline for the assessment of existing facilities.

An overview of the local social infrastructure context is provided below, identifying key social infrastructure within a local 800m catchment of the site (a distance equivalent to a 10-15-minute walk).

The following categories of social infrastructure are identified as being within walking distance of the site:

- Open space and recreational facilities
- Community facilities,
- Schools,
- Childcare facilities,
- Places of worship.

### Open space

There are several open spaces and recreational facilities within walking distance of the site, including Arncliffe Scots Sports and Social Club, Marinea Street Reserve, Arncliffe Park, Ajax Reserve, Empress Reserve, Almond Reserve and Riverine Park.

### Community and recreation facilities

There are three community facilities located within walking distance of the site, including:

- Arncliffe Library – This facility is well-located close to Arncliffe Railway Station and the local town centre, and underwent renovation in 2014. Arncliffe Library hosts online and physical collections, as well as children's programs but is currently operating at reduced capacity due to physical distancing restrictions. The library at this site is only 262sqm, which is below benchmark standards which recommend a minimum size of 1500sqm for libraries, to enable flexible programming and
- Coronation Hall – This facility is a venue for hire containing a number of different community spaces that are leased by community groups and service providers. The facility is reasonably large, but is located outside the town centre (approximately 500m walk).
- Arncliffe Early Childhood Health Centre
- Arncliffe Youth Centre,<sup>4</sup> located at 213 Princes Highway is planned for completion in early 2021, and will include:
  - Two indoor sports courts suitable for futsal, basketball, table tennis, volley ball and netball
  - Youth services area, including “drop in” chill zone, visual arts and musical rooms
  - Offices for referral services such as employment, health and drug and alcohol counselling
  - Multipurpose room with commercial kitchen to cater for larger events.

### Schools

There are several schools located within walking distance of the site, including St. Francis Xavier's Catholic Primary School, Arncliffe Public School, Al Zahra College, Arncliffe West Infants School, Kingdom Culture Christian School, and International Maarif Schools of Australia Galipoli.

<sup>4</sup> Bayside Council 2020, “Arncliffe Youth Centre nears completion,” <https://www.bayside.nsw.gov.au/news/arncliffe-youth-centre-nears-completion>

### **Childcare facilities**

There are several childcare facilities within walking distance of the site, including Macedonian Community Childcare Centre, YMCA St. Francis Xavier's OSHC, The After School Klub Arncliffe, Honey Bear FDC, Little Bunnies Childcare Centre and Preschool, Arncliffe Preschool and Al Zahra Kingdom.

### **Places of worship**

There are seven places of worship located within walking distance of the site, including St. Francis Xavier's Catholic Church, and Masjid Darul IMAAN mosque.

## **6.7 Transport and access**

The site is highly accessible by public transport – both bus and rail services. It is approximately 150 metres from the Arncliffe Railway Station which is serviced by the T4 South Coast and Eastern Suburbs line. There are several bus routes from Arncliffe Railway Station including the 473 Campsie to Rockdale, 35T4 Arncliffe, then Wolli Creek and the 7205 St. George Girls High to Campsie Station.

The site is also accessible to a number of local and district bus routes including:

- 420 East Gardens to Burwood via Sydney Airport and Rockdale
- 422 Kogarah to Central Pitt Street
- N10 Sutherland to City Town Hall
- N11 Cronulla to City Town Hall.



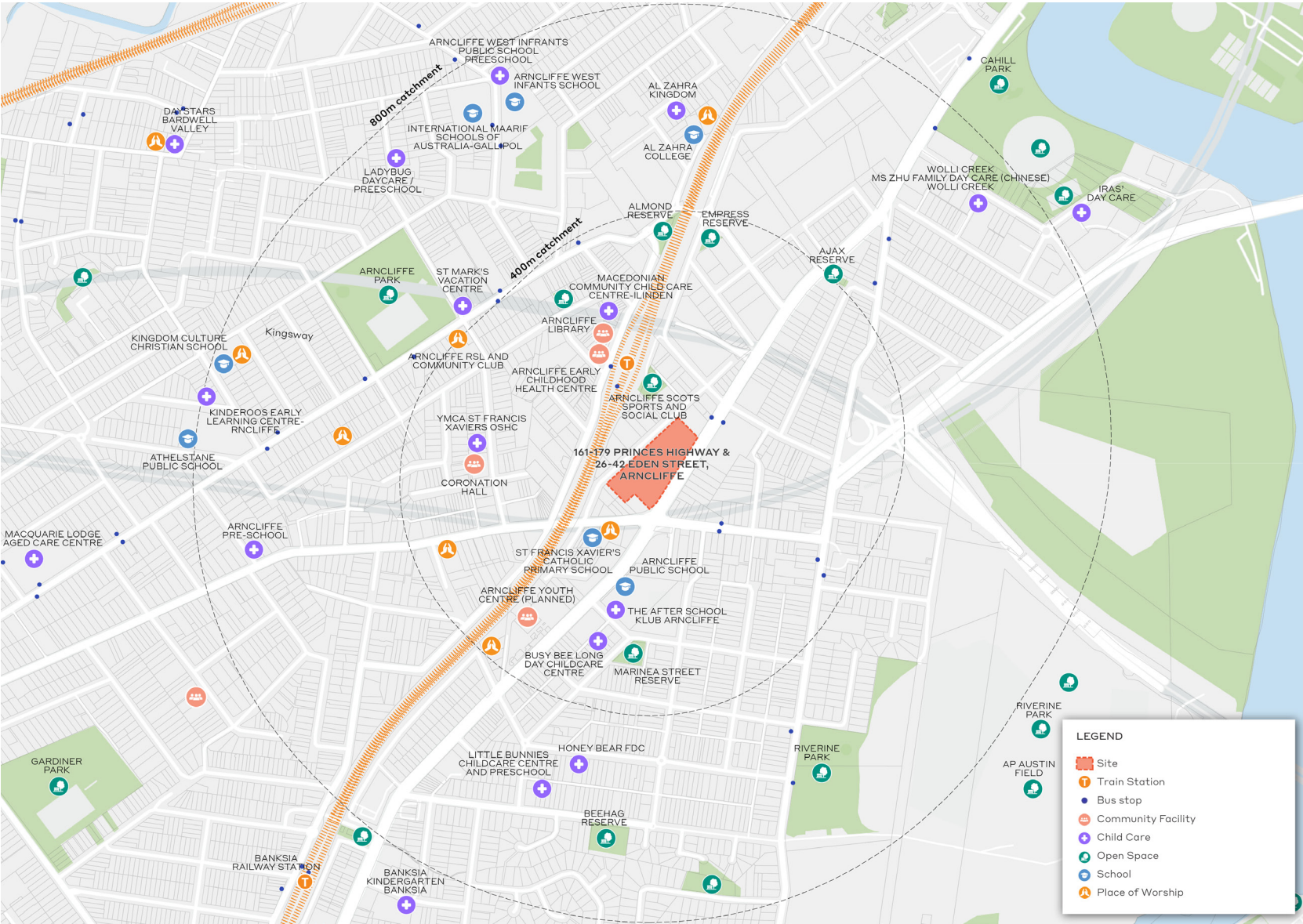


Figure 14 Social infrastructure context

Source: Ethos Urban

## 7.0 Local social issues and trends

The following section identifies local social issues and trends relevant to the proposed development.

### 7.1 Delivery of social renewal objectives of the Communities Plus program

The NSW Government is seeking to reform the current social housing system in order to meet growing demand and support people to secure private housing opportunities. *Future directions for NSW's social housing strategy* (2016) is the NSW Government's ten year strategy for improving the social housing system, and is structured around three main goals:

- *More social housing*
- *More opportunities, support and incentives to avoid and/or leave social housing*
- *Better social housing experience.*

Under this Strategy, Land and Housing Corporation's (LAHC) Communities Plus program plays an important role in the renewing and increasing the provision of social housing within NSW. The large-scale program works to develop new and improve existing social housing by building integrated communities of social, affordable, and private homes that are close to transport, education, and other social infrastructure.

The Communities Plus program takes a "place-making" approach by co-locating social housing with social infrastructure, removing the geographical disadvantage of concentrated social housing estates<sup>5</sup>. As identified previously, the proposed development is part of the broader Communities Plus program.

Research by the Australian Housing and Urban Research Institute highlights the correlation between living in areas of concentrated poverty and negative effects on individuals and households, for example, the stigmatization of neighbourhoods, exclusion from essential services, and isolation from key sites of opportunity (e.g. places of work). As a result, social diversity within neighbourhoods is an important element of "producing more sustainable, inclusive and opportunity enhancing communities"<sup>6</sup>.

### 7.2 Contributing to the sustainable growth and transformation of Arncliffe

The Bayside West Precincts, including Arncliffe, have been identified by the NSW Department of Planning and Environment as centres for urban renewal. The Bayside West Precincts offer valuable access to existing or planned transport infrastructure presents potential to provide for significant growth in housing and jobs, as well as more social infrastructure in an accessible location.

The NSW Department of Planning and Environment has outlined a vision for the Bayside West Precincts in 2036:

*The Bayside West Precincts are vibrant, attractive, and connected communities, where people live and work. Located 10kms to the south of the CBD and adjacent to the Sydney Airport, the Precincts have been built on great access to public transport, community facilities, new open spaces, and local services<sup>7</sup>.*

The current area enveloping Arncliffe Station is characterised by a low-density retail village, surrounded by a low-density mix of detached dwellings and apartment buildings. The planned mixed-use development and Bayside West Precincts will dramatically transform the character of Arncliffe and improve residents' access to high-quality social infrastructure and other places of interest.

<sup>5</sup> LAHC 2021, "Communities Plus – future directions," <https://www.communitiesplus.com.au/about-us/future-directions>

<sup>6</sup> Atkinson, R 2008, "Housing policies, social mix and community outcomes – final report," prepared for Australian Housing and Urban Research Institute, [https://www.ahuri.edu.au/\\_data/assets/pdf\\_file/0018/2187/AHURI\\_Final\\_Report\\_No122-Housing-policies-social-mix-and-community-outcomes.pdf](https://www.ahuri.edu.au/_data/assets/pdf_file/0018/2187/AHURI_Final_Report_No122-Housing-policies-social-mix-and-community-outcomes.pdf)

<sup>7</sup> NSW DPE 2018, *Bayside West Precincts 2036 – Arncliffe, Banksia and Cooks Cove* <https://www.planning.nsw.gov.au/-/media/Files/DPE/Plans-and-policies/bayside-west-precincts-2036-plan-2018-09-07.pdf>

### 7.3 Delivering dynamic mixed-use urban precincts

Co-locating housing, employment, social infrastructure, retail, public transport and daily living needs within dense, mixed use precincts supports urban activation and amenity. Clustering destinations, such as housing, shops, schools, libraries, cafes, medical centres and so on, makes it more convenient for residents to access a variety of needs within one location.

Mixed-use precincts encourage walking and active transport, supports the viability of local retail and social infrastructure, as well as increased activity on the street and improved perceptions of safety.

The proposed development would deliver a mix of social and private market housing, co-located with open and public space, a childcare centre, and retail floorspace, which is likely to include a small supermarket and other retail tenancies. The clustering of a mix of uses within a single precinct close to public and active transport links would create an accessible, safe, and walkable environment means that residents are able to access social infrastructure, their workplaces or other places of interest with ease and efficiency. This would contribute to the liveability of the area and helps to deliver on the Greater Sydney Commission's vision of a 30-minute city.

### 7.4 Low social cohesion in the context of new communities

Communities with higher social capital tend to have healthier, highly educated populations that enjoy improved happiness, democratic governance and less crime. Well-being and health studies point to the need for human connection to support good mental health and sense of purpose,<sup>8</sup> however community building takes time.

This trend can be further pronounced in urban renewal areas, where most residents have only recently moved to the area. For example, community research undertaken in the Green Square Urban Renewal Area in City of Sydney area shows that only 26% of surveyed residents felt a part of the community in 2020. Association with the length of stay in the area had a clear effect on feeling part of the neighbourhood – residents that had lived in the area for longer posted notably higher results. Private renters and younger people in particular desired more local social connection.<sup>9</sup>

44% of dwellings in the SSA are rented, compared with 35% of dwellings in Greater Sydney. A high proportion of renters can indicate a more transient and mobile community. The proportion of new community in the area is projected to significantly increase, driving demand for community spaces and places where renters can form connections with each other and services to enhance their sense of place.

### 7.5 Importance of “third spaces” in community building

‘Third places’ is a term coined by sociologist Ray Oldenburg and refers to places where people spend time between home (‘first’ place) and work (‘second’ place). They are locations where we exchange ideas, have a good time, and build relationships. The most effective ones for building real community seem to be physical places where people can easily and routinely connect with each other: churches, parks, recreation centres, hairdressers, gyms and even fast-food restaurants. Oldenburg has blamed “unfunctional zoning” that bans commercial establishments in residential areas, leading to suburban Americans having to use their cars for everything they need, and malls and box stores crowding out small businesses and hang-out places.

Third places have a number of important community-building attributes. Depending on their location, social classes and backgrounds can be “levelled-out” and people are able to feel being treated as social equals. Informal conversation is the main activity and most important linking function.<sup>10</sup> Social infrastructure and public space play an integral role in the ongoing social sustainability of the LGA and can strengthen communities as they grow. Cred Consulting has identified following physical elements or “social connectors” which can facilitate the creation of social capital: Social infrastructure, Street life and meeting places, Sharing spaces and places, Education and learning, and Transport. Public open space and through site links delivered through the proposed development will not only be accessible to its residents, but also residents of the surrounding area. This will provide immense value to the future Arncliffe and Bayside West communities by meeting growing demands for opportunities for social connection in the area.

<sup>8</sup> Greater Sydney's Social Capital (Cred for Greater Sydney Commission, 2017)

<sup>9</sup> MyPlace Green Square Community Survey 2020 (City Futures Research Centre, UNSW Sydney, 2020) [www.cityfutures.net.au](http://www.cityfutures.net.au)

<sup>10</sup> Butler, Dias (Brookings, 2016) “Third places” as community builders



## 7.6 Benefits of communal private spaces and “third spaces” within high density developments

Research suggests that high-density developments often lack suitable spaces for socialisation – as events and gatherings are not scheduled between neighbours, and developments are not designed to enable “affordance for lingering”. This means that social interactions in high density development are often no more than incidental, suggesting that they require more spaces for social connection in order to facilitate a cohesive community<sup>11</sup>.

Half of dwellings in the study area are high density (50%, compared with the Greater Sydney average of 28%). The population density of the SSA is also likely to increase as the area continues to develop, in line with the strategic directions for the Bayside West Precinct, which will drive demand for open space and social spaces outside the home for parties and gathering, as residents will have limited access to private open space.

Australian Housing and Urban Research Institutes (AHURI) research into apartment residents and neighbourhoods in Sydney and Melbourne highlights the central importance of public infrastructure for lower-income residents—especially open space, libraries and community centres. Support for ‘soft’ infrastructure, like community engagement programs and community-led activities, was also important. In the high-density areas studied, infrastructure outcomes were uneven, creating an equity issue where lower-income residents have different quality of life, even within the same local government area. A focus on providing access to free or low-cost options—both in buildings and in the neighbourhood—is essential to support lower-income residents.<sup>12</sup>

Arncliffe and the wider Bayside West Precincts will ultimately undergo significant urban change and renewal due to their strategic location, and consequently will require sufficient investment in social infrastructure and public space in order to ensure residents are supported. The development’s provision of communal open space, a public park, through site links and public meeting places ensures the presence of ‘third places’ in which community members can relax and socialise outside of their homes and workplaces. Open space is of critical importance to the health and wellbeing of high density communities, as it functions as a “backyard” for residents living in apartments. The proposed development will support the urban renewal of the rest of Arncliffe and the Bayside West Precincts, assisting in the evolution of a vibrant and accessible community.

<sup>11</sup> Thompson, S 2019, “Supporting encounters and casual social ties in large apartment complexes and their surroundings: The role of people, planning, design and management,” Thesis prepared for UNSW <http://unsworks.unsw.edu.au/api/datastream/unsworks:61597/SOURCE02?view=true>

<sup>12</sup> AHURI (2020). Improving outcomes for apartment residents and neighbourhoods

## 8.0 Community perspectives

The following section provides an overview of the community and stakeholder perspectives arising from relevant consultation activities undertaken specific to the site and broader area.

### 8.1 Key findings

- Various community engagement activities relating to the site as well as broader renewal of the Bayside West Precincts area have been undertaken in the area over the past five years.
- Community generally supports provision of new cafes and retail offerings, as well as improved streetscape and open space in the area and find that overall changes will contribute towards the liveability of Arncliffe.
- There are some concerns raised however regarding delivery of buildings of significant height in the area.
- Improvements to social housing dwellings were generally seen as a positive by people attending the drop-in sessions regarding the proposed development.
- Social housing customers that previously tenanted the site (Tranche 1) and the current temporary housing program customers have designated coordinators working closely with the community to determine their individual needs and assist with moves. Majority of Tranche 1 customers have expressed an interest in returning to the site if there was suitable accommodation for them to return to.

### 8.2 Overview of consultation undertaken to date

The following consultation has been undertaken to date:

- Early consultation with the broader community was undertaken by DPIE in late 2016/early 2017 to support plans to rezone the land, as part of the Bayside West Precinct 2036 Plan (approved in 2018).
- LAHC also commenced a program of engagement with residents in the site in May 2018, including a dedicated onsite office, staffed by FACS housing to provide a direct contact point for tenants.
- In April 2020, LAHC announced that the existing housing within Arncliffe Estate would be temporarily upgraded as emergency accommodation during the COVID- 19 pandemic. The residents are expected to remain on the site until 2022.
- Arncliffe Eden Property Pty Ltd has completed preliminary stakeholder consultation with DPIE and Bayside Council:
  - DPIE have been consulted via a scoping report, preliminary meetings, and request for SEARs, which is publicly available on DPIE's Major Projects website.
  - Arncliffe Eden Property Pty Ltd met with Bayside Council officers on a number of occasions in 2020 prior to lodgement. The proposal has also been subject to the NSW Government Architect's design review process.
- Arncliffe Eden Property Pty Ltd has engaged Precinct Consulting to undertake community consultation to inform the SSDA for this site. Consultation is currently underway (May 2021). Arncliffe Eden Property Pty Ltd will continue to receive feedback as part of their activities.
- Group GSA have engaged with local Aboriginal stakeholders to inform the design.

The following sections summarise the outcomes of these engagement processes chronologically.

#### 8.2.1 Engagement undertaken by DPIE to inform development of Bayside West Precincts (2017)

The Department of Planning and Environment has engaged with various stakeholders to receive feedback on the *Bayside West Precincts, Draft Land Use and Infrastructure Strategy, Draft Arncliffe & Banksia Rezoning Proposal* (2017).

Four 'pop-up' information events at key community sites and three workshops were held during the exhibition period from November 2016- February 2017. Around 500 community and other stakeholders attended one or more of

these sessions. An online survey was released and promoted to seek feedback from the community about the plans. Almost 900 surveys were completed, and nearly half (44%) of the online survey participants were from the Arncliffe area. In addition, 194 written submissions were received during exhibition.

The online survey included questions regarding changes to the Arncliffe town centre along Firth Street and improving the streetscape along the Princes Highway.

- Over 90% liked the idea of improved landscaping along Firth Street
- About 70% liked the idea of cafes, shops and restaurants beneath residential buildings
- Over 82% of participants responded positively to the concept of improved space and streetscape along Princes Highway
- Over 76% of survey participants liked the idea of upgraded parks and improved open space linkages between the town centre and stations
- Over 73% of participants also agreed improved open spaces and playgrounds would make it better place for families, workers and the community
- Only about 38% supported the development of eight to 12 storey buildings along the Firth Street and only 38 percent liked the idea of buildings up to 13 storeys high along the Princes Highway.

Majority agreed that allowing new cafes, shops and restaurants will make the local area a better place to live and that changes to the town centre will be good for the local business community. Whilst about half agreed that the changes will make it easier for people to find a home close to services and transport and that the overall changes will make Arncliffe or the Princes Hwy corridor a better place to live, about 30% disagreed with these statements.

### 8.2.2 Engagement undertaken by LAHC and Evolve Housing specific to this site (2017-ongoing)

Starting in March 2017, through the lead up to planned relocations in May 2018, LAHC and the Department of Communities and Justice (then known as Family and Community Services) engaged with the tenants through a series of consultative steps. These steps included:

- **Tenant information session:** held on site where tenants were informed of the planned redevelopment and given the opportunity to ask any questions.
- **Relocation interviews:** The community engagement team then conducted a relocation interview with each tenant. The interviews identified individual needs and preferences relating to the move, including where tenants would prefer to live next, any special needs and whether they would like to return after redevelopment. Alternative accommodation offers were made based on the outcome of the interviews and all reasonable relocation costs were paid for by LAHC to assist tenants with the move.
- **Community Connections Coordinator:** Evolve have resourced a full time Arncliffe Community Connections Coordinator who will continue to work closely with the community over the next two years to build resilience and develop housing pathways transition plans for all residents currently living on the site as part of LAHC's response to the COVID 19 Pandemic in 2020. As part of this work approach, concerns and issues will be address through ongoing consultation.

### 8.2.3 Engagement to inform this SSDA (May 2021)

Arncliffe Eden Property Pty Ltd has engaged Precinct Consulting to undertake consultation with relevant local, state, and federal authorities and agencies, neighbours, including surrounding residents, businesses, and other organisations, as well as Arncliffe Estate tenants to inform the SSDA for this site. In order to address the SEARs and lodgement of a State Significant Development Application (SSDA), a dedicated program of communication and engagement was undertaken and included in a Consultation Outcomes Report.

In addition to the technical requirements in the SEARs, the focus of this consultation was on the long-term social and economic benefits, together with the new and additional social housing to be delivered under the Communities Plus program. Precinct Consulting has submitted a *Draft communication and engagement plan to support the SSDA* (December 2020).

The aims of this plan are to:

- *Strategically align the project with the Government's Communities Plus program*
- *Ensure a consistent approach to public communication by LAHC, Arncliffe Eden Property Pty Ltd, Evolve and members of the project team*
- *Ensure engagement activities address the requirements outlined in the SEARs*
- *Inform the broader community and stakeholders about the proposal, and assist in understanding the main areas of interest*
- *Explain the planning process and the opportunities for stakeholders and the community to provide comment and feedback.*

Consultation activities have engaged with the following stakeholders:

- Government authorities and agencies, including state and local MPs, Roads and Maritime Services, Bayside Council and Civil Aviation Safety Authority.
- Neighbours, tenants and adjacent residents:
  - Letterbox drop to 2200 neighbouring addresses in order to provide an overview of the proposal and the planning process, and invite them to an informal community drop in event.
  - Fliers handed out at Arncliffe Station to advertise the community drop in events.
  - Establishment of project website.
  - Direct engagement, including correspondence and opportunity for a briefing by the project team, is proposed with larger neighbouring stakeholder groups to identify and address areas of interest.
  - Two informal community drop-in events held on May 17th (2-4pm), and May 18th (5-7pm to catch commuters on the way home), at Coronation Hall, a locally well-known venue. LAHC, DCJ, and Evolve speakers were present at the community drop-in events, and 11 project boards were set up. About 5-6 community members attended the drop-in event on May 17<sup>th</sup>, and another 10-11 people on May 18<sup>th</sup>. One participant was an Arabic speaker, assisted by Translating and Interpreting Services (TIS).
  - TIS has been set up for the project and communicated on the fliers to assist community members speaking Arabic or Chinese.
- In addition to the above, Group GSA engaged with local Aboriginal people to inform and appropriately reflect Country in the design of the development.

The outcomes of the community engagement included:

- In general, there appeared to be broad awareness of development being planned for the area as there have been various engagement activities in relation to the Bayside West Precincts and the site.
- Community members offered fairly general feedback regarding the proposed project. There was a general sentiment that there is a need for upgraded social housing.
- Community generally also supported the proposals to:
  - Consolidate open space available on the site into a bigger centralised park
  - Increased number of cafes and a neighbourhood shopping hub was supported
  - Revitalising the area and perceived the activation to create a safer neighbourhood.
- Whilst people like the ideas of provision of cafes and shopping, one neighbour did not support the proposed height of the development.
- Some attendees were interested in how long the construction phase will take and if truck movements, dust and noise generated by construction activities might impact them.
- Parking provision in the development were supported by some or deemed too little, while opposed by others.

## 9.0 Social Impact Assessment

### 9.1 Assessment framework and scope

As the proposed development classifies as a State Significant Development, this SIA has been prepared based on the *Draft SIA Guideline* (NSW DPIE 2020), as per the SEARs.

This assessment considers the potential impact on the community and social environment should the social impacts envisaged occur, compared to the baseline scenario of the existing use of the site and social context.

The purpose of this social impact analysis is to:

- Identify, analyse and assess any likely social impacts, whether positive or negative, that people may experience at any stage of the project lifecycle, as a result of the project
- Investigate whether any group in the community may disproportionately benefit or experience negative impacts and proposes commensurate responses consistent with socially equitable outcomes
- Develop social impact mitigation and enhancement options for any identified significant social impacts.

Ultimately, there can be two main types of social impacts that may arise as a result of the proposed development. First, direct impacts can be caused by the project which may cause changes to the existing community, as measured using social indicators, such as population, health and employment. Secondly, indirect impacts that are generally less tangible and more commonly related to matters such as community values, identity and sense of place. Both physically observable as well as psychological impacts need to be considered.

This study identifies the following key social factors relevant to the assessment of social impacts of the project:

- People's way of life
- Community
- Surroundings
- Accessibility
- Health and wellbeing
- Culture
- Livelihoods
- Decision-making systems

It is noted that the Bayside Council requires that the SEE for larger developments provide an assessment of the likely impacts of the proposal, including "the public interest including the views of the neighbours and if relevant the community."<sup>13</sup> This requirement is covered by the DPIE recommended approach.

### 9.2 Impact assessment factors and responses

The following section sets out the assessment of social impacts arising from the proposed development and recommended responses, including measures to enhance social benefits and mitigate potentially negative impacts, across the suite of factors set out in the DPIE SIA Guideline. The assessment has been based on the information available to date, and is primarily a desktop study, informed by a review and analysis of publicly available documents relevant to the precinct.

It includes a risk assessment of the degree of significance of risk, including the envisaged duration, extent, and potential to mitigate/enhance and likelihood of each identified impact. The social impact significance matrix provided within the DPIE *Draft Social Impact Assessment Guidelines (2020)* (see **Figure 15**) has been adapted for the purposes of undertaking this social and impact assessment.

<sup>13</sup> <https://www.bayside.nsw.gov.au/services/development-construction/development-approvals/prepare-statement-environmental-effects>

Each impact has been assessed and assigned an overall risk that considers both the likelihood of the impact occurring and the consequences should the impact occur. The assessment also sets out recommended mitigation, management and monitoring measures for each identified matter.

		Magnitude level				
		1 Minimal	2 Minor	3 Moderate	4 Major	5 Transformational
Likelihood level	A Almost certain	Medium	Medium	High	Very High	Very High
	B Likely	Low	Medium	High	High	Very High
	C Possible	Low	Medium	Medium	High	High
	D Unlikely	Low	Low	Medium	Medium	High
	E Very unlikely	Low	Low	Low	Medium	Medium

**Figure 15 Social impact significance matrix**

Source: NSW Department of Planning and Environment, 2020, *Technical Supplement to support the Social Impact Assessment Guideline for State-significant projects (Draft)*, (adapted from Esteves A.M. et al. (2017) *Adapting social impact assessment to address a project's human rights impacts and risks*, *Environmental Impact Assessment Review* 67, 73–87.)

### 9.3 Key affected communities

This assessment covers both the Primary Study Area (PSA), which is expected to experience social impacts associated with the temporary construction activities and some of the future operational impacts, as well as the broader social locality (Secondary Study Area/SSA) that is likely to experience the resulting benefits from the operational phase of the project. These study areas are shown in **Section 6.0**.

Key communities to experience social impacts and/or benefits of the project can be grouped as follows:

- Former residents of the social housing dwellings on the site
- Current temporary emergency housing residents on this site
- Future new residents on this site
- Neighbouring residents
- Neighbouring businesses
- Local area workers
- Local families
- Visitors to the nearby Arncliffe town centre and businesses and institutions elsewhere within walking distance of the site
- Users of the Princes Highway adjacent to the site
- Temporary construction workers in the area.

## 9.4 Impact assessment factors and responses

### 9.4.1 Way of life

#### Potential impacts

##### During construction:

- Temporary negative impacts associated with disruption to way of life and associated inconvenience for local residents and businesses, and other workers and visitors in the immediate vicinity due to the noise, dust and vibration caused by the construction activity. The impacts may disproportionately impact following groups:
  - Social housing residents temporarily relocated, current emergency housing residents on site who are more sensitive to change as they may be experiencing significant disadvantage or distress and will undergo disruption to their daily living routines likely to cause inconvenience and frustration. It is noted that the original “Tranche 1” residents were informed and assisted with the move, and have an opportunity to return after redevelopment.

Transition planning has already commenced between Evolve, LAHC and DCJ to assist the current temporary program residents living on site who will need to be relocated in late 2022 to allow for commencement of the redevelopment project. Evolve has dedicated staff on site for next two years to support households in preparation for relocating.

  - Surrounding workers and businesses: There may be impacts to the usual working environment and routine. For example, noise or vibration may be disrupting activities in the adjacent businesses.
  - Surrounding residents, e.g. along Eden St and Princes Hwy, close to the construction site may experience high noise construction activities on a frequent basis and may need to alter their daily routines accordingly. Whilst generally positive about the development, some community members have raised concerns regarding impacts related to construction activities and truck movements.
  - Note that detailed assessments have been provided with the EIS in relation to noise and vibration, air quality, and visual impact. The concerned community members were also advised on the technical assessment and opportunity to submit further feedback as part of the submissions process.
- Potential way of life impacts associated with traffic changes during construction, including:
  - Disruption and changes to way of life associated with increased traffic, reduced parking, truck movements, which may result in increased inconvenience for local residents as well as other users of the busy Princes Highway.
  - Possible changes to preferred mode of transport choice for workers, residents and others accessing the buildings surrounding the construction site.
  - Traffic, road safety and parking impacts associated with the construction activity on the site
  - Inconvenience moving around the precinct and changes to wayfinding.
- Cumulative construction impacts. Local residents, workers and businesses in the Bayside West area may experience “construction fatigue” due to several projects undertaken or planned in the immediate and broader surrounds of the area, including the expansions of the Arncliffe and Banksia Town Centres, construction of high density housing along Princes Hwy and delivery of a planned new park next to the Arncliffe Station. However, it is noted that this aligns with state and local strategic directions for the Bayside West Precincts.

##### During operation:

- Improvements to way of life and daily living routines associated with new and improved housing close to social infrastructure, employment opportunities and convenient public transport connection to the Sydney CBD, airport and elsewhere. Specifically, the proposed development would result in:
  - Delivery of 180 new and upgraded social housing units
  - Delivery of 564 new market housing units.

Residents of these units would benefit from access to daily living needs and public transport, which would reduce travel times and enhance convenience.



## Potential impacts

- Improvements to way of life for PSA and SSA residents associated with the delivery of retail offering, a child care centre and publicly accessible park at the site. This would improve residents' and local workers' accessibility to daily living needs (e.g. small supermarket, shops, cafes, child care centre, public and green space) and improved pedestrian connectivity within the site (see **Section 9.4.4 Accessibility** for more detail). This aligns with the outcomes of community consultation undertaken to inform the Bayside West Precincts plan that residents support new shops and cafes beneath residential buildings, as well as upgraded parks and improved open space linkages between the town centre and stations, to make the local area a better place to live.
- Increased social interaction between residents, workers and visitors in the PSA. The delivery of the proposed development would further activate Arncliffe as a local social hub, due to the co-location of housing with retail, child care and public space. A concentration of employment opportunities and daily living needs in an area encourages people to be more socially active, and enhances the liveability of the place.
- Improved way of life and daily routines for child care workers and families using the proposed future child care centre and related open space uses on this site. Increased convenience and reduced travel times for local families who live or work nearby.
- Improved way of life for local residents and workers in the context of overall improvements and development planned within the precinct and in the broader Bayside West Precincts.
- Potential way of life impacts for surrounding residents associated with increased activation, noise and pedestrian congestion associated with the site.
- Potential noise impacts on the residents, workers and visitors to the site, and users of the child care centre, associated with the delivery of a large number of dwellings, a future child care centre, and publicly accessible open space at this site, next to a busy highway and close to the airport if not mitigated by design and landscape elements.

## Responses / mitigation measures

- Mitigation measures set out in the Construction Management Plan will be implemented to reduce the impacts associated with noise and vibration and visual amenity during the construction phase.
- Continue working with Evolve and LACH to continue Transition Planning to engage and support temporary program households in preparation for relocation.
- Develop a communications and engagement strategy to communicate with surrounding residents, workers, businesses and visitors to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Opportunities for feedback and to ask questions should also be provided.
- Explore opportunities to coordinate construction activities with other construction projects in the area in order to reduce cumulative impacts.
- Develop a Plan of Management for the proposed development, including the open space, retail space, meeting spaces, social and private market housing to identify opportunities to enhance access and convenience for residents and visitors to the proposed development, and to enhance safety and to manage any traffic and transport issues as they arise
- Collaborate with other developers/ stakeholders in the precinct e.g. NSW Government, RMS to identify opportunities to enhance positive benefits to way of life for residents and visitors.
- Maximise the value of the new public spaces through design elements, programming and activation that invite residents, workers and visitors to the precinct and the broader community (e.g. seating, markets).
- Connect open space at this site to surrounding walking paths and bike lanes to enhance active transport connections to the park.
- Prepare sustainable travel plans for future residents and tenants of the building, to encourage uptake of public and active transport modes to access the building.



Potential impacts	
Summary:	
<b>Overall impact</b>	<p>Overall improved access to high quality mixed-tenure housing and a delivery of a retail hub, future child care centre and open publicly accessible space at this site close to the existing public transport infrastructure would have a significant positive social benefit. The redevelopment of the site, if impacts associated with construction are well mitigated, will contribute towards positive social outcomes for the community.</p> <p>Negative social impacts associated with way of life are medium during construction, but low during operation:</p> <ul style="list-style-type: none"> <li>• Construction: B2 (likely minor)</li> <li>• Operation: D2 (unlikely minor)</li> </ul>
<b>Likelihood</b>	Likely short term construction impacts with likely longer term positive social benefits associated with provision of a mixed use and mixed income community, at this site, including retail, child care and publicly accessible space for the broader community.
<b>Duration</b>	Operational benefits are long term, construction impacts are temporary.
<b>Severity/ sensitivity</b>	High sensitivity to impacts, as changes to way of life will impact social housing residents who may be experiencing significant disadvantage. High sensitivity to impacts as young children would be attending the child care centre proposed for the site.
<b>Extent</b>	Construction impacts would likely impact residents, workers and visitors in the PSA, access to the new retail hub, child care centre and publicly accessible open space offering would benefit residents, workers and visitors across the SSA.
<b>Potential to mitigate/ enhance</b>	<p>The potential to mitigate impacts is moderate, as construction management and effective engagement can be utilised to address and manage any concerns that current residents of the site may have. Ongoing contact and engagement will be crucial to ensure stakeholders are informed about all changes that may impact them throughout the project.</p> <p>Further to this, the proposed Construction Management Plan will be crucial to ensure that any foreseeable construction impacts are mitigated prior to them arising.</p>

#### 9.4.2 Community, including its composition, cohesion, character

Potential impacts
<p><u>During construction:</u></p> <ul style="list-style-type: none"> <li>• The construction period would disrupt the existing local community surrounding the site, including: <ul style="list-style-type: none"> <li>– Changes to the composition of the local community may be experienced during construction, with increased number of construction workers in the local area. The proposal is expected to generate 2,280 jobs during construction (TBC), including both direct and indirect jobs.</li> <li>– Permanent change to the community composition in the years leading up to the current stage of the development due to the relocation of the social housing residents in the 142 dwellings currently on this site. However, it is noted that the relocation of long term social housing residents from this site has already taken place, and 108 residents expressed an interest in returning to the site based on suitability of redeveloped accommodation. We note that the site is currently used as temporary accommodation for tenants affected by COVID-19, comprising of 139 households. All residents will need to be relocated in late 2022 to allow for commencement of the redevelopment project, but transition planning has already commenced between Evolve, LAHC and DCJ. Evolve has dedicated staff on site for next two years to support households in preparation for relocating. It is also noted that if current households in the</li> </ul> </li> </ul>

## Potential impacts

temporary program identify they have a preference and connection to remain in Arncliffe they will have the opportunity to be allocated into the new site once developed.

- Potential impacts to how the community functions associated with the establishment of a major construction site, which may impact daily routines and networks of the current and past residents and in businesses in the area.
- Impacts to sense of place: Some past and current residents of this site and surrounding residents and visitors may have connections and memories associated with the site that may be disrupted by the redevelopment. This includes significant changes to the streetscape and land use of the area with the previously medium-density and leafy residential blocks being replaced by a high-density mixed-use precinct. This change may disproportionately impact the social housing residents on site who may be experiencing significant disadvantage and distress.
- Cumulative impacts. Changes to composition of the community associated with increased construction workers in the vicinity due to recent or planned projects in the Bayside West Precincts.

### During operation:

- Population growth associated with the delivery of the proposed development, with impacts to community composition. The proposed development would result in the delivery of 744 dwellings, a significant increase from the 142 dwellings currently on the site. This aligns with the goals of the NSW Government's *Future Directions* strategy.
- Potential benefits to community associated with increased provision of social housing at this site (from 142 to 180 dwellings) to support residents of the area experiencing housing stress and disadvantage. Former residents of the site have the option to return to this site when it is redeveloped, and are likely to benefit from the renewal of existing social housing on the site, to improve its quality and ensure it is better connected to social infrastructure and other amenities.
- Potential positive impacts to community cohesion associated with increased opportunities for social interaction, potential to enhance community connection between residents of private and social housing and strengthen social capital due to provision of mixed-tenure housing on this site. This aligns with the goals of the NSW Government's *Future Directions* strategy.
- Potential positive impacts to community cohesion associated with increased opportunities for social interaction between residents, workers and visitors due to provision of new public and communal spaces, including:
  - Public and green space on this site. There are potential benefits to community cohesion associated with provision of quality publicly accessible space for people to meet and gather.
  - Communal open spaces for residents of the site at podium and rooftop levels, to encourage social interaction and build social cohesion amongst the residents.
  - Retail services on the site, which may facilitate casual encounters and encourage residents and visitors to the site to interact.
  - Future child care services on the site, that can act as a platform for social connections and provide opportunities for children, parents and child care providers to make new local friends and foster networks.
  - Potential benefits to community cohesion associated with increased pedestrian activation on the site, including through site links, catalysing new opportunities for community interaction and connection.

Such communal and public spaces acting as "third spaces" where community members can relax and socialise outside of their homes and workplaces help meet the increased need driven by growth of high-density living in Bayside LGA.

- Potential changes to sense of place, loss of connection to place for some residents, associated with the change of uses on this site and significant changes to streetscape. These perceptions may be positive, or negative, depending on the stakeholder. Community engagement activities for this site and broader Arncliffe area generally show community support for development of the area – locals generally support provision of new cafes and retail offerings, as well as improved streetscape and open space in the area and find that overall changes will make Arncliffe a better place to live.

## Potential impacts

- Cumulative impacts. Changes to the character of Arncliffe and the broader Bayside West precinct - i.e. from an industrial/ low-density residential neighbourhood into high-density centre. However noted this is in order to meet government directions for the precinct.

## Responses / mitigation measures

- Mitigation measures set out in the Construction Management Plan will be implemented to reduce the impacts associated with noise, vibration and traffic during the construction phase.
- Continue working with Evolve and LACH to continue transition planning to engage and support temporary program households in preparation for relocation.
- Develop a communications and engagement strategy to communicate with surrounding residents, workers, businesses and visitors to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Opportunities for feedback and to ask questions should also be provided.
- Explore opportunities to coordinate construction activities with other construction projects in the area in order to reduce cumulative impacts.
- Maximise the value of the new public spaces through design elements, programming and activation that invite residents, workers and visitors to the precinct and the broader community (e.g. seating, markets). Delivering outdoor and indoor gathering spaces that are welcoming to all community members and provide a transition from interior to exterior use of publicly accessible space, can facilitate social gatherings and casual social interaction and mixing of the social and market housing residents, and enhance community cohesion.
- Consider mixing market housing and social housing apartments across all four buildings on the site, to support *Future Directions* objectives for better social housing experience and social outcomes for the customers, i.e. to generate more opportunities, support and incentives to leave social housing.
- Work with community service providers to support the social housing residents relocated from and to this site.

## Summary:

<b>Overall impact</b>	<p>Significant changes to the size and composition to the PSA community. However noted this is in order to meet government directions for the Bayside West precinct and can ensure positive social outcomes for the community associated with the mixed tenure approach of integrating social and market housing residents in line with the <i>Future Directions</i>.</p> <p>Negative impacts on community are medium during construction, but low during operation:</p> <ul style="list-style-type: none"> <li>Construction: C3 (possible moderate)</li> <li>Operation: D2 (unlikely minor)</li> </ul>
<b>Likelihood</b>	Short term construction impacts are possible, with likely longer term positive benefits associated with improved opportunities for social mixing.
<b>Duration</b>	Operational benefits are long term, construction impacts are temporary.
<b>Severity/ sensitivity</b>	High sensitivity to impacts, as changes to way of life will impact social housing residents who may be experiencing significant disadvantage. High sensitivity to impacts as young children would be attending the child care centre proposed for the site.
<b>Extent</b>	Construction impacts would likely impact residents, workers and visitors in the PSA, new mixed-tenure housing and access to the new publicly accessible space, retail hub and child care services may benefit residents, workers and visitors across the SSA.
<b>Potential to mitigate/ enhance</b>	The potential to mitigate impacts is moderate, as construction management and effective engagement can be utilised to address and manage concerns that current residents of the site may have, including regarding relocation and the potential to return to the site once

## Potential impacts

construction is complete. Ongoing contact and engagement will be crucial to ensure stakeholders are informed about all changes that may impact them throughout the project. Further to this, the social housing transition plan will be crucial to ensure that impacts to current and former social housing residents are minimised.

### 9.4.3 Surroundings – amenity

## Potential impacts

#### During construction:

- Changes to the streetscape and appearance of the site associated with construction activity, including establishment of hoarding, leading to reduced enjoyment of surroundings. The establishment of hoarding and changes to the streetscape associated with the construction phase may have an adverse effect on:
  - Visual aesthetic value of the high-use area.
  - Perceptions of night-time safety in the area.
- Changes to views in the area associated with construction activity. The site is adjacent medium-density residential buildings on Eden St and overlooked by a high-density apartment building across the Princes Highway - construction activity on the site would reduce the aesthetic value and enjoyment of views in the area impacting nearby residents, workers, visitors, and users of the busy Princes Highway.

#### During operation:

- Permanent changes to the surroundings and appearance of the site associated with the delivery of new buildings of significantly different bulk and height (19-23 storeys) at this site. The proposed development is significantly higher and more dense than previous 3-4 storey residential use properties on the site. However, the proposed development is contextualised within the broader plans and is aligned with the strategic directions for the Bayside West Precincts.
- Improvement to the streetscape of Princes Highway and Eden St associated with delivery of new publicly accessible space and green space, and architecturally designed, mixed-use buildings at the site, improving amenity and opportunities for enjoyment of this site. Key design principles and elements of the site include:
  - The proposed development includes four tall 19-23 storey buildings that highlight the location of the park and the proximity to Arncliffe Station. The proposed towers are slender and well-proportioned.
  - The proposed development will incorporate ground floor retail uses extending the Arncliffe Town Centre east of Arncliffe Station. A public meeting plaza and retail uses are proposed along Eden Street.
  - Architecturally designed residential apartments are proposed above the podiums.
  - The proposed development will significantly improve pedestrian connectivity and permeability and pedestrian connectivity between the Railway Station, Eden Street and the Princes Highway.
  - The proposed 4,870m<sup>2</sup> pf publicly accessible open space includes a 4,000m<sup>2</sup> publicly accessible park, a 870m<sup>2</sup> public meeting space (to focus community and retail activation) and a through site link. The size of the park (4000sqm) ensures that it can flexibly accommodate a range of uses. GANSW recommends that local parks are at least 0.3 ha in size.
  - The new park will be the central focus of the new Eden St community and has been designed to accommodate passive and active recreation.
  - Significant landscaping improvements are also provided at the site. The design response will reinstate the natural topography of the site. Landscaping will be integrated throughout the development at ground, podium and roof levels.

## Potential impacts

- Aboriginal design principles have been integrated in the design, for example design of the sculptural play elements within the landscape and selection of plant material is inspired by the 6 seasons of the Bidjigal calendar.
- A precinct wide approach is adopted across core imperatives of equity | resilience | infrastructure; incl. interdependent strategies in relation to WSUD, active transport, and public domain accessibility and urban heat response.
- While there are small open spaces surrounding the site, Bayside Council has highlighted that the delivery of new and enhanced open space in high density urban renewal precincts is a priority. It is also noted that it is a state and local priority to deliver neighbourhoods and places that are vibrant and activated.
- Community consultation has highlighted that the community strongly supports idea of cafes, shops and restaurants beneath residential buildings, upgraded parks and improved open space linkages and the concept of improved space and streetscape along Princes Highway. However, less than half of the Bayside West Precincts residents surveyed in 2017 supported the construction of towers (8-13 storey buildings) along the Princes Highway and in the Arncliffe town centre. It is noted that the proposed development is nearly double that height and may not be supported by the current local residents. It is noted that the density of the site is required to meet the state government plans for growth in the Bayside West area.
- Potential improved perceptions of safety associated with increased activation of the site associated with an increased number of residents, workers and visitors on the site, or accessing the retail and other services in the area. This would increase the amount of pedestrian movement and activate the area, most likely during the day and early hours of the evening. Improved perceptions of safety may be valuable to any residents that need to access and move around the site during late night hours.
- Potential for increased traffic movements associated with the operation of the proposed development at this site. It is noted that the site is near a train station and the development will significantly improve pedestrian connectivity and permeability.
- Potential noise impacts on the residents, workers and visitors to the site due to large number of dwellings, future child care centre and publicly accessible space being delivered next to a busy highway and close to the airport. The impacts can be negative, or mitigated, depending on the design elements of the building and landscape mitigating the potential noise.

## Responses / mitigation measures

- Mitigation measures set out in the Construction Management Plan will be implemented to reduce the impacts associated with noise and vibration and visual amenity during the construction phase.
- Develop a communications and engagement strategy to communicate with surrounding residents, workers, businesses and visitors to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Opportunities for feedback and to ask questions should also be provided.
- Explore opportunities to coordinate construction activities with other construction projects in the area in order to reduce cumulative impacts.
- Identify opportunities for and deliver public art on hoardings or other placemaking opportunities in consultation with Bayside Council, to reduce visual impact of proposed development.
- Identify opportunities for and deliver public art and play elements throughout the site for the operational phase of the site.
- Ensure the proposed open space follows universal design principles and can be enjoyed by people of all ages and abilities.
- As the park is likely to be accessed outside of daylight hours, ensure adequate lighting, clear sightlines and other CPTED measures to support safety outcomes.
- Ensure high quality design in relation to the landscape setting, amount of vegetation and shade, condition of facilities, and equipment.

## Potential impacts

- Open space planning in high density needs to give consideration to accommodating a range of uses in a limited space. Use design and other measures to minimise conflict between users and with neighbours (e.g. noise and complaints).
- Develop and implement a sustainable travel plan to encourage active and public transport use by future residents and tenants of the site, and to reduce traffic and congestion impacts across the precinct.
- Reduce noise impacts (e.g. noise associated with the Princes Highway) by landscape design, siting and other soundproofing elements in the apartment and public space and facilities design.
- Seek feedback from local families to inform the design of the child care centre. Ensure spaces are welcoming and inclusive to a diverse community.

## Summary:

<b>Overall impact</b>	<p>Provision of high quality architectural buildings, publicly accessible park and space at this location can have a positive benefit to surroundings and many elements of the proposal are supported by the local community. However, it is noted that the change to the appearance of the site would be significant and may not appeal to all current residents of the area.</p> <p>Negative social impacts associated with surroundings are medium during construction, but low during operation:</p> <ul style="list-style-type: none"> <li>• Construction: C3 (possible moderate)</li> <li>• Operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood</b>	Positive impacts of the proposed development are likely, and negative impacts are minor during construction.
<b>Duration</b>	Operational benefits are long term, construction impacts are temporary.
<b>Severity/ sensitivity</b>	The changes may be disproportionately experienced by social housing residents on this site who may be experiencing significant disadvantage or distress. Young children attending the future child care centre proposed for the site may have high sensitivity to surrounding environment.
<b>Extent</b>	Construction impacts would likely impact residents, workers in and visitors to the PSA, and the users of the Princes Highway. Improved surroundings and amenity would benefit users and visitors from the broader SSA.
<b>Potential to mitigate/ enhance</b>	<p>The potential to mitigate impacts to surroundings is high, as construction management and effective engagement can be utilised to address and manage concerns that current residents of the site may have. Ongoing contact and engagement will be crucial to ensure stakeholders are informed about all changes that may impact them throughout the project.</p> <p>Further to this, the proposed Construction Management Plan will be crucial to ensure that any foreseeable construction impacts are mitigated prior to them arising.</p>

## 9.4.4 Accessibility

### Potential impacts

The proposed development may have the following potential social impacts with relation to accessibility, including how people access and use infrastructure, services and facilities in the area.

#### During construction:

- Potential changes to access to and use of public transport and social infrastructure surrounding the site, such as public transport stops, schools, and places of worship nearby the site. For example, establishment of



## Potential impacts

hoarding and changes to the streetscape and traffic flows associated with the construction phase may have an effect on wayfinding for residents and visitors to the area.

- Potential inconvenience associated with possible increased traffic and truck movements or changes to parking opportunities in the area causing congestion and increased travel times in the area, in an area next to a busy highway.
- Cumulative construction impacts. Local residents, workers and businesses in the SSA may experience “construction fatigue” due to several projects undertaken or planned in the immediate and broader surrounds of the area, including the expansions of the Arncliffe and Banksia town centres, addition of high density housing along Princes Hwy, recent upgrades to the Arncliffe town centre street, planned new park next to the Arncliffe Station and so on. However noting that this is aligned with NSW Government directions for the area.

### During operation:

- Positive long-term impacts and increased convenience associated with the provision of new retail hub, a child care centre and publicly accessible open space at a site near a train station and connectivity to Princes Highway at this site. Improved access is achieved by delivery of:
  - A new 4,000m<sup>2</sup> publicly accessible park, and 870m<sup>2</sup> public meeting space in order to focus community and retail activation
  - Delivery of new retail shops and hospitality venues based on the proposed 3,113m<sup>2</sup> of retail/ commercial floor space.
  - 240m<sup>2</sup> for a future childcare centre.
- Improved access to open space in the SSA. The proposed development would deliver a new 4,000sqm park, co-located with retail, housing and public transport. Existing open space on the site is currently fragmented and does not support community interaction and social connection. The planned park at this location is both visually prominent, and well-activated through the co-location of ground floor retail and community uses to maximise the utilisation of the park. High quality, activated open space at this site has the potential to support resident and visitor wellbeing, increased opportunities for physical activity, and new opportunities for social interaction – including between residents of social and private housing.
- Delivery of a large number of social and private housing units at a site, supported by infrastructure, close to the Arncliffe centre, public transport, various recreational areas and a convenient connection to the Sydney CBD, that can potentially improve daily living routines of the residents at the site. This aligns with the state priority to support the transformation of the precinct and supports state strategic policy which prioritises delivery of a “30-minute city”.
- Improved access to fresh food and shopping in the PSA, associated with the delivery of 3,113m<sup>2</sup> of retail floor space, potentially including a small 500sqm supermarket and other retail and café uses. This meets the objective of the Rockdale DCP (2011) for the Arncliffe Town Centre to extend along the east side of the rail line and Eden St to become a retail street. A design and planning study for completed for the Bayside West precinct (Architectus, 2016) identified the Eden St location as a potential supermarket site. Location IQ (LIQ) Supermarket Potential Assessment (2020) has identified that currently there are only two smaller stores within the 400m PSA and one full line supermarket in the SSA (in Wolli Creek). With the number of residents in the PSA and SSA forecast to increase significantly, there is a need for provision of additional food retailers in the area. In particular, the likely provision of the small supermarket at this site, if delivered, may benefit PSA residents that do not have a car (as living close to public transport stops) or that may have limited mobility (e.g. some of the social housing residents).
- Improved access to childcare services in Arncliffe. The proposed development would provide for 40 future childcare places. Delivery of childcare services at this location (close to high-density housing, employment opportunities and public transport) will enhance convenience for families and caregivers of young children in the SSA.
- Improved permeability to surrounding streets, with associated accessibility improvements. The proposed development will provide through site links that significantly improve pedestrian connectivity and permeability between the Princes Highway and Eden Street and through to the Arncliffe Station.



## Potential impacts

- All of the above contribute towards the DPIE's vision for the Bayside West Precincts to be vibrant, attractive and connected communities that have great access to public transport, community facilities, new open spaces, shops and local services.

## Responses / mitigation measures

- Mitigation measures set out in the Construction Management Plan will be implemented to reduce the impacts associated with noise and vibration and visual amenity during the construction phase.
- Develop a communications and engagement strategy to communicate with surrounding residents, workers, businesses and visitors to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Opportunities for feedback and to ask questions should also be provided.
- Collaborate with other developers/ stakeholders in the precinct e.g. NSW Government, RMS. Explore opportunities to coordinate construction activities with other construction projects in the area in order to reduce cumulative impacts.
- Develop and implement a Plan of Management for the proposed development to enhance access and convenience for residents and visitors to the proposed development, and to enhance safety and to manage any traffic and transport issues as they arise
- Develop and implement internal and external wayfinding strategies to ensure that the site is legible and walkable for users of the site.
- Ensure adequate wayfinding and pedestrian connections to bus stops on Princes Highway, Arncliffe Station and Arncliffe town centre to encourage active and public transport use.
- Connect open space at this site to surrounding walking paths and bike lanes to enhance active transport connections to the park.
- Prepare sustainable travel plans for future residents and tenants of the building, to encourage uptake of public and active transport modes to access the building.
- Activate publicly accessible space delivered on the site in ways that are welcoming to all community members and can encourage social gatherings and casual social interaction between residents, workers and visitors to the site.
- Include offerings in the retail mix that are affordable and accessible for the social housing tenants on the site.

## Summary:

<b>Overall impact</b>	<p>Overall improved access to a new publicly accessible open space and retail offering at this site that is well connected to existing public transport infrastructure would have a significant positive benefit to community.</p> <p>Negative social impacts associated with accessibility are medium during construction, but low during operation:</p> <ul style="list-style-type: none"> <li>• Construction: C2 (possible minor)</li> <li>• Operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood</b>	Positive impacts of the proposed development are highly likely.
<b>Duration</b>	Operational benefits are long term.
<b>Severity/ sensitivity</b>	Moderate to high sensitivity to impacts, as: a) the site is situated next to a busy highway; b) changes to the site would impact social housing tenants on the site; c) young children would be attending the child care centre on the site.
<b>Extent</b>	Construction impacts would likely impact residents, workers in and visitors to the PSA, and the users of the Princes Highway. Improved accessibility and availability of retail offerings

Potential impacts	
Potential to mitigate/ enhance	<p>and publicly accessible open space on this site would benefit both local residents (including families with children), as well as visitors from the broader SSA.</p> <p>The potential to mitigate impacts to accessibility is high, as construction management and effective engagement can be utilised to address and manage concerns that current residents of the site may have. Ongoing contact and engagement will be crucial to ensure stakeholders are informed about all changes that may impact them throughout the project.</p> <p>Further to this, the proposed Construction Management Plan will be crucial to ensure that any foreseeable construction impacts are mitigated prior to them arising.</p>

#### 9.4.5 Health and wellbeing

##### Potential impacts

###### Construction phase:

- Potential negative wellbeing impacts for residents, workers and visitors to the area, associated with construction dust, noise and vibration. Some social housing residents in the area may be more vulnerable to health risks, or experiencing illness, disability or distress, and may therefore be disproportionately impacted by construction impacts.
- Potential changes to social wellbeing (e.g. loss of networks) and access to regular health care providers of the social and emergency housing customers relocated from the site. It is noted that the relocation of long term social housing residents from this site has already taken place, and a large proportion of residents have expressed an interest in returning to the site if there was suitable accommodation for them to return to, and may be able to re-connect with their old neighbours. We note that the site is currently used as temporary accommodation for tenants affected by COVID-19, however Evolve has dedicated staff on site for next two years to support households in preparation for relocating. It is also noted that if current households in the temporary program identify they have a preference and connection to remain in Arncliffe they will have the opportunity to be allocated into the new site once developed.

###### Operational phase:

- Positive long term social benefits associated with delivery of approximately 180 new and upgraded social housing at this site improving housing quality and security for the social housing residents, with associated benefits for wellbeing.
- Potentially improved wellbeing for the new private housing residents at a highly walkable site supported by infrastructure, close to the Arncliffe centre and various recreational areas, which may encourage physical activity.
- Positive wellbeing impacts from access to green space (e.g. increased opportunities for physical activity, opportunities for social interaction, mental health benefits, and improved local area satisfaction) associated with the delivery of new publicly accessible and green spaces and resident-access communal space on this site. Open space is of critical importance to the health and wellbeing of high density communities, as it functions as a “backyard” for residents living in apartments. Similarly, public space can function as “third spaces” where community members can relax and socialise outside of their homes. It is a key Council priority to increase access to green and open spaces and recreation facilities across the LGA, including new and embellished open space in urban renewal areas such as Bayside West.
- Wellbeing benefits associated with improved activation and quality amenity on the precinct, including improved perceptions of safety.
- Potential noise impacts on the residents, workers and visitors to the site associated with the delivery of dwellings, a child care centre and publicly accessible open space at this site, next to a busy highway and close to the airport.

Potential impacts	
Responses / mitigation measures	
<ul style="list-style-type: none"> <li>Mitigation measures set out in the Construction Management Plan will be implemented to reduce the impacts associated with noise and vibration and visual amenity during the construction phase.</li> <li>Develop a communications and engagement strategy to communicate with surrounding residents, workers, students and visitors to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Opportunities for feedback and to ask questions should also be provided.</li> <li>Explore opportunities to coordinate construction activities with other construction projects in the area in order to reduce cumulative impacts.</li> <li>Continue working with Evolve and LACH to continue transition planning to engage and support temporary program households in preparation for relocation.</li> <li>Connect open space at this site to surrounding walking paths and bike lanes to enhance active transport connections to the park.</li> <li>Enhance pedestrian connections between the site and surrounding facilities to encourage active transport and promote physical activities (e.g. wayfinding, adequate shade, public art).</li> <li>Ensure the proposed open space follows universal design principles and can be enjoyed by people of all ages and abilities. Enable a range recreation opportunities, for example opportunities for informal sport, play and fitness.</li> <li>Open space planning in high density needs to give consideration to accommodating a range of uses in a limited space. Use design and other measures to minimise conflict between users and with neighbours (e.g. noise and complaints).</li> <li>Ensure high quality design in relation to the landscape setting, amount of vegetation and shade, condition of facilities, and equipment.</li> <li>As the park is likely to be accessed outside of daylight hours, ensuring adequate lighting, clear sightlines and other CPTED measures will support safety outcomes.</li> <li>Explore opportunities to incorporate health and wellbeing uses in the retail component of the site.</li> <li>Include fresh and healthy food offerings in the retail mix that are affordable and accessible for the social housing tenants on the site.</li> </ul>	
Summary:	
<b>Overall impact</b>	<p>Overall improved amenity and provision of quality dwellings, access to social infrastructure and publicly accessible green space would have a significant positive benefit to community. The redevelopment of the site, if impacts associated with construction are well mitigated, will ensure positive health and wellbeing outcomes for the community.</p> <p>Negative social impacts associated with way of life are medium during construction, but low during operation. Overall:</p> <ul style="list-style-type: none"> <li>Construction: C2 (possible minor)</li> <li>Operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood</b>	Positive impacts of the proposed development are highly likely.
<b>Duration</b>	Operational benefits are long term, construction impacts are temporary.
<b>Severity/ sensitivity</b>	High sensitivity to impacts, as changes to will impact social housing residents who may be experiencing significant disadvantage, health issues. High sensitivity to impacts as young children would be attending the child care centre proposed for the site.

Potential impacts	
<b>Extent</b>	Construction impacts would likely impact residents, workers and visitors in the PSA, improved access to the new retail hub, child care centre and open green space would benefit residents, workers and visitors across the SSA.
<b>Potential to mitigate/ enhance</b>	<p>The potential to mitigate impacts is moderate, as construction management and effective engagement can be utilised to address and manage concerns that current residents of the site may have, including regarding relocation and the potential to return to the site once construction is complete. Ongoing contact and engagement will be crucial to ensure stakeholders are informed about all changes that may impact them throughout the project.</p> <p>Further to this, the social housing transition plan will be crucial to ensure that impacts to current and former social housing residents are minimised.</p>

#### 9.4.6 Livelihoods

##### Potential impacts

###### Construction phase:

- Increased access to employment opportunities within the construction sector during the construction phase. While these jobs will be temporary, project-based work is typical to the sector. The proposal is expected to generate 2,280 jobs during construction, including both direct and indirect jobs. Note the number of jobs may be subject to change.
- Potential changes to patronage for local businesses:
  - Improved viability of businesses in the area associated with trade from construction.
  - Temporarily reduced patronage based on the social housing residents relocated from the area.
- Temporary decreased amenity of area may have adverse impacts on the value of property along Eden Street, associated with establishment of the construction site.
- Potential change on availability and accessibility of employment to social housing residents relocated from this site, noting that currently residents on the site are in crisis housing and may have lost employment etc.

###### Operational phase:

- Potential positive impacts associated with increased employment opportunities on the site due to the delivery of retail, food and beverage, child care and residential uses on the site, close to public transport infrastructure and parking provisions. The proposal will contribute to ongoing employment opportunities, which will have broader social and economic benefits to the PSA and SSA residents.
- Increased patronage for local businesses, including at night, based on the increased activation (additional residents, workers and visitors) in the area. This can improve viability of businesses in the area, associated with concentration of employment uses and activation at this site, and have flow on impacts for the broader Arncliffe town centre area.
- Significant positive benefits to livelihoods associated with contributing towards the ongoing transformation of Arncliffe and the Bayside West areas, which may result in increased employment opportunities and economic activity in the area.
- Permanent changes to the streetscape and provision of amenity on this site may have impacts on the value of property surrounding the site, due to the previously medium-density area being replaced by a high-density precinct (proposed are four 19-23 storey towers) – both during construction phase and ongoing, with associated impacts to views. However, the new retail offering, child care provision and site connectivity will improve access to daily needs and publicly accessible space on this site, and may also positively impact on said properties.

Potential impacts	
Responses / mitigation measures	
<ul style="list-style-type: none"> <li>Mitigation measures set out in the Construction Management Plan will be implemented to reduce the impacts to livelihoods associated with noise and vibration and visual amenity during the construction phase.</li> <li>Develop a communications and engagement strategy to communicate with surrounding residents, workers, students and visitors to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Opportunities for feedback and to ask questions should also be provided.</li> </ul>	
Summary:	
<b>Overall impact</b>	<p>Provision of a new retail precinct and significant number of dwellings at this location would have a positive benefit to livelihoods. The redevelopment of the site, if impacts associated with construction are well mitigated, will ensure positive social outcomes in terms of increased employment opportunities and improved viability of local businesses.</p> <p>Negative social impacts associated with livelihoods are medium during construction, but low during operation:</p> <ul style="list-style-type: none"> <li>Construction: C2 (possible minor)</li> <li>Operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood</b>	Positive impacts of the proposed development are highly likely.
<b>Duration</b>	Operational benefits are long term, construction impacts are temporary.
<b>Severity/ sensitivity</b>	High sensitivity to impacts, as changes to way of life will impact social housing residents who may be experiencing significant disadvantage or distress.
<b>Extent</b>	Construction impacts would likely impact businesses in the PSA, access to increased employment opportunities and increased patronage for local businesses would impact residents and businesses within the PSA and workers from the SSA and beyond.
<b>Potential to mitigate/ enhance</b>	The potential to mitigate impacts is moderate, as construction management and effective engagement can be utilised to address and manage concerns that current residents of the site may have. Ongoing contact and engagement will be crucial to ensure stakeholders are informed about all changes that may impact them throughout the project.

#### 9.4.7 Culture: shared beliefs, customs, values and stories, and connections to land, places, buildings

Potential impacts
<p><u>Construction phase:</u></p> <ul style="list-style-type: none"> <li>Potential changes to the community's connection to place associated with redevelopment of the site. Some relocated and surrounding residents and visitors to the area may have connections and memories associated with the site that would have been disrupted by the redevelopment. This includes significant changes to the streetscape and land use of the area with the previously medium-density residential block being replaced by a high-density precinct. However, it is noted that redevelopment of this precinct is aligned with state government direction for the Bayside West area.</li> </ul> <p><u>Operational phase:</u></p> <ul style="list-style-type: none"> <li>Positive impacts to connection to place associated with the built form and design of the proposed buildings and delivery of publicly accessible open and green space on site. The spaces will provide places to engage both actively and passively and provides opportunities for people to connect. The new park is located between</li> </ul>



## Potential impacts

Eden St and Princes Highway and will be highly visually prominent to users of the site, surrounding residents and users of the Princes Highway.

- Aboriginal design principles have been integrated in the design, for example design of the sculptural play elements within the landscape and selection of plant material is inspired by the six seasons of the Bidjigal calendar, and the whale as a totem for the local area, and provides an opportunity for the broader local community to acknowledge and celebrate Aboriginal culture and connection to Country.
- Positive impacts to community connections associated with development of mixed-tenure residential buildings and publicly accessible open space at this site, including communal spaces for the residents to interact.
- Contributing to place narratives associated with the ongoing development of the Bayside West Precincts. It is noted that community generally supports the plans to improve the liveability of the area.

## Responses / mitigation measures

- The SSA residents are a culturally and linguistically diverse community. Consider opportunities for culturally appropriate spaces e.g. prayer rooms to support diversity/inclusion, as well as spaces for cross-cultural learning.
- Implement local heritage and Aboriginal elements in the building and landscape design, as proposed.
- Ensure outdoor and indoor gathering spaces are welcoming to all community members. Consider opportunities to improve connection to place through programming the publicly accessible spaces to include the broader community, including for cultural celebrations.

## Summary:

<b>Overall impact</b>	<p>Provision of a new publicly accessible spaces and retail offering at this location would have a positive benefit to culture, as can facilitate social interaction and new networks and connections.</p> <p>Negative social impacts associated with culture are low during construction and operation:</p> <ul style="list-style-type: none"> <li>• Construction: D2 (unlikely minor)</li> <li>• Operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood</b>	Positive impacts of the proposed development are likely.
<b>Duration</b>	Potential operational benefits are long term, construction impacts are temporary.
<b>Severity/ sensitivity</b>	High sensitivity to impacts, as there are social housing residents living on this site. Additional sensitivity due to culturally diverse population of the PSA.
<b>Extent</b>	Construction impacts would likely impact residents within the PSA, while the operational benefits could benefit residents and visitors to the site from across the SSA.
<b>Potential to mitigate/ enhance</b>	<p>The potential to mitigate impacts is moderate, as construction management and effective engagement can be utilised to address and manage concerns that current residents of the site may have, including regarding relocation and the potential to return to the site once construction is complete. Ongoing contact and engagement will be crucial to ensure stakeholders are informed about all changes that may impact them throughout the project.</p> <p>Further to this, the social housing transition plan will be crucial to ensure that impacts to current and former social housing residents are minimised.</p>

### 9.4.8 Decision-making systems

#### Potential impacts

- As the redevelopment involves social housing residents formerly or currently temporarily living on this site, it is important to consider how they have been included in decision-making processes about this project. Social and emergency housing residents are likely to be more sensitive to change as they may be experiencing significant disadvantage or distress. Not engaging with the residents may lead to resentment, frustration, and fears, as the relocation associated with the redevelopment of the site would disrupt various aspects of their lives.
  - It is noted that social housing customers that previously tenanted the site (Tranche 1) and the current temporary housing program customers have designated coordinators working closely with the community to determine their individual needs and assist with moves. Relocation interview with each tenant identified individual needs and preferences relating to the move, including where tenants would prefer to live next, any special needs and whether they would like to return after redevelopment. On completion of the project DCJ will contact them to offer new dwellings if they wish to return. Majority of Tranche 1 customers have expressed an interest in returning to the site.
  - Transition planning has already commenced between Evolve, LAHC and DCJ to assist the current temporary program residents living on site who will need to be relocated in late 2022 to allow for commencement of the redevelopment project. Evolve has dedicated staff on site for next two years to support households in preparation for relocating.
- Various broader community engagement activities relating to the site as well as broader renewal of the Bayside West Precincts area have been undertaken in the area over the past five years. Community generally supports provision of new cafes and retail offerings, as well as improved streetscape and open space in the area and find that overall changes will contribute towards the liveability of Arncliffe. Improvements to social housing dwellings were generally seen as a positive by people attending the drop-in sessions regarding the proposed development. There are some concerns raised however regarding delivery of buildings of significant height in the area. (See further detail in Section 8.2.3 of the SIA)
- The community have had further opportunities to comment and participate in the decision-making processes about the project as part of the public exhibition process of this SSDA.

#### Responses / mitigation measures

- Continue to engage with former and current residents, and surrounding communities during the development and operation of the proposal, to optimise community benefits.

#### Summary:

<b>Overall impact</b>	Impacts associated with decision-making systems could potentially be High (Likely Moderate).
<b>Likelihood</b>	Likely short term transition-phase negative impacts with likely longer term positive social benefits associated with provision of a mixed use and mixed income community, at this site.
<b>Duration</b>	Potential impacts could be long-term or permanent
<b>Severity/ sensitivity</b>	High sensitivity to impacts, as there are social housing residents living on this site. Additional sensitivity due to culturally diverse population of the PSA.
<b>Extent</b>	Tenants of the site, and residents and other stakeholders within the PSA.
<b>Potential to mitigate/ enhance</b>	<p>The potential to mitigate impacts is moderate, as effective engagement can be utilised to address and manage concerns that the current residents of the site may have, including regarding relocation and the potential to return to the site once construction is complete.</p> <p>Ongoing contact and engagement will be crucial to ensure stakeholders are informed about all changes that may impact them throughout the project.</p> <p>Further to this, the social housing transition plan will be crucial to ensure that impacts to current and former social housing residents are minimised.</p>

## 9.5 Monitoring and management framework

To monitor and measure the ongoing impact of the proposed development on relevant stakeholders and the surrounding community, the following framework is recommended:

### During construction

- Development of a Construction Management Plan that includes complaints handling procedure for identifying and responding to community issues related to construction impacts.
- Implementation of a transition plan to support and monitor the impact of relocation on current and former social housing residents of the site.
- Ongoing consultation with relevant stakeholders, including former social housing residents, current temporary housing residents, surrounding residents and businesses.

### During operation

- Continued consultation with relevant stakeholders, to identify emerging social issues and trends.
- Development and implementation of an operational plan of management that mandates data collection (e.g. user surveys) to enable ongoing monitoring of the performance of the precinct (including the retail precinct and the open space).

## 10.0 Concluding comments

An assessment of the social impact categories, as defined within the *Draft Social Impact Assessment Guideline* (DPIE, 2020) has been undertaken with consideration to the issues identified through the baseline analysis.

Each category of impact is appraised with a significance of the impact based on the likelihood, consequence and social risk rating. Overall, the level of impacts of the development have been assessed as ranging from low to moderate, with no major significant negative impacts identified that cannot be effectively mitigated.

Key challenges identified with the proposed development relate to:

- Temporary loss of 142 social housing units on this site to enable renewal of social housing and redevelopment of the site, in line with the objectives of the NSW Government's *Future Directions for Social Housing* (2016). However, it is noted that the relocation of long term social housing residents from this site has already taken place. The site is currently used as temporary accommodation for 139 households affected by COVID-19. All residents will need to be relocated in late 2022 to allow for commencement of the redevelopment project.

Transition planning has already commenced between Evolve, LAHC and DCJ. Evolve has dedicated staff on site for next two years to support households in preparation for relocating. It is also noted that if current households in the temporary program identify they have a preference and connection to remain in Arncliffe they will have the opportunity to be allocated into the new site once developed.

- Temporary impacts to amenity and surroundings during the construction phase of the proposed development. Changes to amenity may relate to environmental factors such as noise, traffic and parking, vibration, views and air quality, which would affect surrounding residents. These impacts will be managed in accordance with legislation and regulation, through a Construction Management Plan to be developed in consultation with the contractor.

The most significant social benefits of the proposal relate to:

- Increased housing on a site co-located with retail, child care services, public open space and public transport. Improvements to way of life and accessibility for future residents of housing on site associated with the provision of social and private housing co-located with public transport, open space and convenient retail options.
- Improved access to open space. The proposed development would deliver a new 4,000sqm park, co-located with retail, housing and public transport. Existing open space on the site is currently fragmented and does not support community interaction and social connection. The planned park at this location is both visually prominent, and well-activated through the co-location of ground floor retail and community uses to maximise the utilisation of the park. High quality, activated open space at this site has the potential to support resident and visitor wellbeing, increased opportunities for physical activity, and new opportunities for social interaction – including between residents of social and private housing.
- Potential benefits to community associated with increased provision of social housing at this site (from 142 to 180 dwellings) to support residents of the area experiencing housing stress and disadvantage. Former residents of the site have the option to return to this site when it is redeveloped, and are likely to benefit from the renewal of existing social housing on the site.
- Potential positive impacts to community connection associated with increased opportunities for social interaction between residents due to provision of new public and communal spaces, including:
  - Communal open spaces for residents of the site at podium and rooftop levels, to encourage social interaction and build social cohesion amongst the residents.
  - Retail services on the site, which may facilitate casual encounters and encourage residents and visitors to the site to interact.
  - Future child care centre on the site, that can help families make new local friends and foster networks.
  - Potential benefits to community cohesion associated with increased pedestrian activation on the site, including through site links, catalysing new opportunities for community interaction and connection.

The overall long-term benefit of the proposed development is considered to be positive, and potential negative impacts can be mitigated through implementation of a robust Construction Management Plan and effective transition planning for residents of social housing to reduce disruption for residents.

## Appendix A. SIA scoping checklist

See attached document.



## Appendix B. Strategic policy context

The following section includes a review of state and local policies, strategies and documents that articulate the desired social outcomes for the area. The following documents have been reviewed:

Premiers Priorities	
NSW Government (2019)	
<b>Purpose and Vision</b>	<p>The Premiers Priorities are a set of goals set by NSW Premier, Gladys Berejiklian, and represent a commitment to making a significant difference to enhance the quality of life of the people of NSW.</p> <p><i>“They aim to tackle many of the issues that have been put in the too hard basket, for too long. Each priority has an ambitious target. They have been set with the purpose of delivering on my government’s key policy priorities, being:</i></p> <ul style="list-style-type: none"> <li><i>a strong economy</i></li> <li><i>highest quality education</i></li> <li><i>well-connected communities with quality local environments</i></li> <li><i>putting customer at the centre of everything we do</i></li> <li><i>breaking the cycle of disadvantage.”</i></li> </ul>
<b>Key Directions and Strategies</b>	<p><i>The document contains a number of priorities relevant to the proposed development:</i></p> <ul style="list-style-type: none"> <li><i>Greener public spaces:</i> <ul style="list-style-type: none"> <li><i>– Increase the proportion of homes in urban areas within 10 minutes’ walk of quality green, open and public space by 10% by 2023.</i></li> </ul> </li> <li><i>Greening our city:</i> <ul style="list-style-type: none"> <li><i>– Increase the tree canopy and green cover across Greater Sydney by planting 1 million trees by 2022.</i></li> </ul> </li> </ul>
A Housing Strategy for NSW – Discussion Paper	
NSW Department of Planning, Industry and Environment (2020)	
<b>Purpose and Vision</b>	<p>The NSW Housing Strategy sets a 20-year vision for housing in NSW and outlines the key priorities and actions the NSW Government will take to achieve this vision.</p> <p>The vision for housing in NSW is as follows:</p> <p><i>“Housing that supports security, comfort, and choice for all people at all stages of their lives, achieved through supply that meets the demand for diverse, affordable and resilient housing and responds to environmental, cultural, social and economic contexts”.</i></p>
<b>Intended Outcomes</b>	<p><i>The document contains a number of intended outcomes relevant to the proposed development:</i></p> <ul style="list-style-type: none"> <li><b><i>Housing supply in the right locations and at the right time:</i></b> <i>A pipeline of housing that creates a choice of housing for people and households at different price points to live in well-serviced locations and positively shape the places of NSW. Certainty and efficiency can support more stable and predictable supply patterns and market conditions to leverage investment, infrastructure, and geography, and respond to changing conditions, needs and preferences.</i></li> <li><b><i>Diverse housing for diverse needs:</i></b> <i>New and existing housing must meet the changing and varied needs of NSW residents. This includes housing for people earning low to very-low incomes, older people, younger households, multi-generational households, people working in essential services and people with disability. Culturally appropriate housing must be available for people of all backgrounds, including Aboriginal people</i></li> <li><b><i>Housing that is more affordable:</i></b> <i>We need to remain vigilant in responding to persistent housing affordability challenges so that everybody can access the benefits of stable housing. Whether people own their own home with a mortgage, rent in the private market or live with support, they should be able to cope financially and live near local facilities, jobs, and their networks. We need to provide support and opportunity across the housing continuum, from supporting people in crisis, social housing residents, tenants and people who aspire to or own their own home.</i></li> </ul>

## A Housing Strategy for NSW – Discussion Paper

- **Enduring and resilient housing:** *As a long-lived and dominant asset, housing must be located away from high-risk areas, and be safe and built to a high quality. Housing must be designed to respond to its environment, which includes a changing climate, natural hazards, and the character of the local area. Planning for housing and infrastructure should go hand-in-hand and the way we plan for new homes should shape the characteristics that make a great community or place. This could include new technologies*

## Future Directions for Social Housing in NSW

### NSW Family and Community Services (2016)

<b>Purpose and Vision</b>	<p>Future Directions for Social Housing in NSW sets out the NSW Government's vision for social housing over the next 10 years. The strategy will drive better outcomes for tenants including helping those who are able to transition out of social housing and provides focused support to help people avoid long term social housing tenancies, while also recognising the role stable housing plays in the lives of people who are not able to live elsewhere.</p> <p>The vision for social housing in NSW is as follows:  <i>"By 2025, Future Directions will seek to transform the social housing system in NSW from one which is dominated by public sector ownership, control and financing of assets and provision of services, and in which tenants have little incentive for greater independence and live-in circumstances that concentrate disadvantage, to a dynamic and diverse system".</i></p>
<b>Key Actions</b>	<p><i>The plan contains a number of actions relevant to the proposed development:</i></p> <ul style="list-style-type: none"> <li>• Action 1.1: Increase redevelopment of Land and Housing Corporation properties to renew and grow supply</li> <li>• Action 1.2: Increase the capacity of community housing providers and other non-government organisations to manage properties</li> <li>• Action 1.4: Better utilisation of social housing properties <ul style="list-style-type: none"> <li>– Building more smaller, fit-for-purpose dwellings to match the needs of new and future tenants.</li> </ul> </li> <li>• Action 2.2: Education and employment <ul style="list-style-type: none"> <li>– Change allocation processes so tenants can be placed in, or relocated to, areas where there are better educational and employment opportunities.</li> </ul> </li> </ul>

## Better Placed

### NSW Government Architect (2017)

<b>Purpose and Vision</b>	<p>Better Placed is an integrated design policy for the built environment of NSW. It seeks to capture collective aspirations and expectations for the places where we work, live and play. It creates a clear approach to ensure we get the good design that will deliver the architecture, public places, and environments we want to inhabit now and those we make for the future.</p> <p>Better Placed is structured to work in a number of ways, with the purpose of achieving better places for the people of NSW by advocating the importance of design for better places, spaces, and outcomes; supporting industry and government to deliver good design for people; and enabling effective design processes to be established and supported in the planning system.</p>
<b>Key Objectives</b>	<p><i>The plan contains a number of objectives of design relevant to the proposed development:</i></p> <ul style="list-style-type: none"> <li>• Objective 1: Better fit – contextual, local and of its place <ul style="list-style-type: none"> <li>– Good design in the built environment is informed by and derived from its location, context, and social setting. It is place-based and relevant to and resonant with local character, heritage, and communal aspirations. It also contributes to evolving and future character and setting.</li> </ul> </li> <li>• Objective 3: Better for community – inclusive, connected, and diverse</li> </ul>

Better Placed	
	<ul style="list-style-type: none"> <li>– Environmental sustainability and responsiveness are essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.</li> <li>• Objective 4: Better for people – safe, comfortable, and liveable             <ul style="list-style-type: none"> <li>– The built environment must be designed for people with a focus on safety, comfort, and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.</li> </ul> </li> </ul>

Greener Places	
NSW Government Architect (2020)	
Purpose and Vision	<p>Greener Places is a design framework for urban green infrastructure. It seeks to capture collective aspirations and expectations in planning, designing, and delivering green infrastructure in urban areas across NSW. The framework will help to create a healthier, more liveable, and sustainable urban environment by improving community access to recreation and exercise, supporting walking, and cycling connections, and improving the resilience of our urban areas.</p> <p>Greener Places aims to create a network of attractive new and upgraded environments, routes, and spaces. The approach builds on existing green infrastructure components. Over time this urban ecosystem will generate a substantial range of social, environmental, and economic outcomes.</p>
Key Principles	<p><i>The plan contains a number of principles relevant to the proposed development:</i></p> <ul style="list-style-type: none"> <li>• Principle 1: Integration – combine green infrastructure with urban development and grey infrastructure             <ul style="list-style-type: none"> <li>– There is a global transition away from single-purpose grey infrastructure to more multipurpose infrastructure that mimics nature, provides critical ecosystem services, and promotes healthy and active living. The principle of integration proposes to combine green space with urban development and grey infrastructure.</li> </ul> </li> <li>• Principle 2: Connectivity – create an interconnected network of open space             <ul style="list-style-type: none"> <li>– Greener Places promotes the creation of a network of high-quality open spaces that connect with town centres, public transport hubs, rivers, creeks, and employment and residential areas – creating a network of open space. The network includes physical and functional connections that benefit people and wildlife</li> </ul> </li> </ul>

Eastern City District Plan	
Greater Sydney Commission (2017)	
Purpose and Vision	<p>This Eastern City District Plan is a 20-year plan to manage growth in the context of economic, social, and environmental matters to achieve the 40-year vision for Greater Sydney. It contains the planning priorities and actions for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities, at a district level and is a bridge between regional and local planning.</p> <p>The overarching vision for the Eastern City District Plan is as follows:  <i>"The vision for Greater Sydney as a metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City and a 30-minute city – will see the Eastern City District become more innovative and globally competitive, carving out a greater portion of knowledge intensive jobs from the Asia Pacific Region".</i></p>
Key Priorities and Actions	<p><i>The plan contains a number of priorities and actions relevant to the proposed development:</i></p> <ul style="list-style-type: none"> <li>• Planning Priority E3: Providing services and social infrastructure to meet people's changing needs.             <ul style="list-style-type: none"> <li>– Action 8: Deliver social infrastructure that reflects the needs of the community now and in the future.</li> </ul> </li> <li>• Planning Priority E5: Providing housing supply, choice, and affordability, with access to jobs, services, and public transport.</li> </ul>

Eastern City District Plan	
	<ul style="list-style-type: none"> <li>• <i>Planning Priority E12: Delivering integrated land use and transport planning and a 30-minute city</i> <ul style="list-style-type: none"> <li>– <i>Action 50: Prioritise;</i> <ol style="list-style-type: none"> <li>a. <i>public transport projects to the Harbour CBD to improve business to business connections and support the 30-minute city</i></li> <li>b. <i>infrastructure investments, particularly those focused on access to the transport network, which enhance walkability within two kilometres of metropolitan or strategic centres or 10 minutes walking distance of a local centre</i></li> <li>c. <i>infrastructure investments, particularly those focused on access to the transport network, which enhance cycling connectivity within five kilometres of strategic centres or 10 kilometres of the Harbour CBD.</i></li> </ol> </li> </ul> </li> <li>• <i>Planning Priority E18: Delivering high quality open space</i></li> </ul>

Bayside West Precincts 2036: Arncliffe, Banksia, and Cooks Cove	
NSW Department of Planning and Environment (2018)	
<b>Purpose and Vision</b>	<p>The Bayside West Precincts Plan sets out strategic land use and infrastructure planning to guide the future transformation of the Bayside West Precincts. The Plan will inform future changes to the planning controls to enable the rezoning of the Arncliffe and Banksia Precincts, through future amendments to the Rockdale Local Environmental Plan 2011.</p> <p>The vision for the Bayside West Precincts is as follows: By 2036, <i>“The Bayside West Precincts are vibrant, attractive, and connected communities, where people live and work. Located 10kms to the south of the CBD and adjacent to the Sydney Airport, the Precincts have been built on great access to public transport, community facilities, new open spaces, shops, and local services”.</i></p>
<b>Key Objectives</b>	<p><i>The plan contains a number of objectives relevant to the proposed development:</i></p> <ul style="list-style-type: none"> <li>• <i>Create vibrant and connected town centres at Arncliffe and Banksia.</i></li> <li>• <i>Improve accessibility for pedestrians, cyclists, and vehicles; and connect homes, jobs, and local families across the Precincts to make it easier to get around.</i></li> <li>• <i>Provide more homes and improve and increase housing choice.</i></li> <li>• <i>Revitalise and activate the Princes Highway Corridor and make it a safe place for pedestrians.</i></li> <li>• <i>Improve existing and provide new areas of open space.</i></li> </ul>

Social Infrastructure Discussion Paper	
Bayside Council (2019)	
<b>Purpose and Vision</b>	<p>This discussion paper provides insight into the planning issues and considerations that will guide the preparation of a Social Infrastructure Strategy for Bayside Council.</p> <p>Bayside Council's vision for social infrastructure is expressed through the following principles:</p> <ul style="list-style-type: none"> <li>• <i>Inspiring places and spaces that sustain community wellbeing.</i></li> <li>• <i>Accessible and connected network.</i></li> <li>• <i>Adaptable and multipurpose places and spaces.</i></li> <li>• <i>Welcoming and grounded in community character and identity.</i></li> <li>• <i>Socially, environmentally, and economically sustainable.</i></li> <li>• <i>Creating an active and healthy urban environment.</i></li> <li>• <i>Shaped by community participation.</i></li> </ul>
<b>Key Priorities</b>	<p><i>The plan contains a number of priorities relevant to the proposed development:</i></p> <ul style="list-style-type: none"> <li>• <i>Planning Priority E3: Providing services and social infrastructure to meet people's changing needs.</i></li> </ul>

Social Infrastructure Discussion Paper	
	<ul style="list-style-type: none"> <li>• <i>Planning Priority E5: Providing housing supply, choice, and affordability with access to jobs, services, and public transport</i></li> <li>• <i>Planning Priority E6: Creating and renewing great places and local centres and respecting the District's heritage.</i></li> <li>• <i>Planning Priority E10: Delivering integrated land use and transport planning and a 30-minute city.</i></li> <li>• <i>Planning Priority E18: Delivering high-quality open space</i></li> </ul>

Future Bayside Local Strategic Planning Statement	
Bayside Council (2020)	
<b>Purpose and Vision</b>	<p>The Bayside LSPS focuses on the vision and priorities for land use and is implemented mainly through a Local Environmental Plan. It will also inform other planning tools, such as development control plans – which provide the detailed controls for development – and local infrastructure contribution plans – which ensure that local facilities are provided as the community's needs change and grow.</p> <p>The vision for the future of Bayside LGA is as follows:  <i>"We will celebrate our natural environment and heritage by protecting our waterways and natural areas from land uses and activities which pollute them, we will interpret cultural significance in the way we plan and design open space and how we respect buildings, streetscapes and places that are significant to our community. We will create vibrant, healthy and connected places with a strong economy".</i></p>
<b>Key Priorities and Actions</b>	<p><i>The plan contains a number of priorities and actions relevant to the proposed development:</i></p> <ul style="list-style-type: none"> <li>• <i>Planning Priority 1: Align land use planning and transport infrastructure planning to support the growth of Bayside.</i> <ul style="list-style-type: none"> <li>– <i>Action 1.1: Finalise and adopt the Bayside transport strategy.</i></li> <li>– <i>Action 1.7: Council will advocate for an integrated approach to public transport provision by providing input to the preparation of the south eastern Sydney transport strategy.</i></li> </ul> </li> <li>• <i>Planning Priority 2: Align land use planning with the delivery and management of assets by Bayside Council to support our community.</i> <ul style="list-style-type: none"> <li>– <i>Action 2.1: Council will take a place-based approach to land use and asset planning to ensure growth aligns with infrastructure provision.</i></li> </ul> </li> <li>• <i>Planning Priority 4: Provide social infrastructure to meet the needs of the Bayside Community.</i> <ul style="list-style-type: none"> <li>– <i>Action 4.3: Ensure social infrastructure planning is considered at the earliest stages of planning for change to ensure there is an adequate level of provision to meet the incoming population's needs and that it is part of a place-based planning approach.</i></li> </ul> </li> <li>• <i>Planning Priority 7: Provide choice in housing to meet the needs of the community.</i> <ul style="list-style-type: none"> <li>– <i>Action 7.1: Review planning controls to deliver a greater range of dwelling types, size, and standards:</i> <ul style="list-style-type: none"> <li>a) <i>Require a mix of apartments (number of bedrooms) in new developments.</i></li> <li>b) <i>Harmonise the R2 and R3 residential zone's land use tables and floor space ratios in Bayside LEP 2020 to encourage more medium density development.</i></li> <li>c) <i>Review the development controls to achieve better built form outcomes for medium density development.</i></li> <li>d) <i>Review the planning controls to increase the amount of housing that is universally designed.</i></li> </ul> </li> </ul> </li> </ul>



<b>Bayside 2030 Community Strategic Plan</b>	
<b>Bayside Council (2018)</b>	
<b>Purpose and Vision</b>	<p>The Bayside Council Community Strategic Plan is a plan for the future. It describes how Council will work towards their vision for the City in 2030 – A City built on trust, with engaged communities', effective leadership, and access to decision making.</p> <p>It will guide the City to meet the challenges and opportunities that will affect the community in the future. Emerging technologies, commercial activity and population growth will deliver challenges that will require a well thought out, planned response.</p>
<b>Key Directions</b>	<p><i>The plan contains a number of directions relevant to the proposed development:</i></p> <ul style="list-style-type: none"> <li>• <i>Our places are people focused</i> <ul style="list-style-type: none"> <li>– <i>Places have their own village atmosphere and sense of identity</i></li> <li>– <i>The public spaces I use are innovative and put people first</i></li> </ul> </li> <li>• <i>Our places connect people</i> <ul style="list-style-type: none"> <li>– <i>Walking and cycling is easy in the City and is located in open space where possible</i></li> </ul> </li> <li>• <i>Our places are accessible to all</i> <ul style="list-style-type: none"> <li>– <i>Open space is accessible and provides a range of active and passive recreation opportunities to match our growing community</i></li> <li>– <i>People who need to can access affordable housing</i></li> </ul> </li> <li>• <i>My place will be special to me</i> <ul style="list-style-type: none"> <li>– <i>Local developments reflect innovative, good design and incorporate open space and consider vertical families</i></li> <li>– <i>Bayside will be a 30-minute City – residents work locally or work off-site – no one has to travel for more than 30 minutes to work</i></li> </ul> </li> </ul>

## Appendix C. Community Profile

Category	Primary Study Area	Secondary Study Area	Greater Sydney
<b><u>Income</u></b>			
Median individual income (annual)	\$30,950	\$35,410	\$37,460
Variation from Greater Melbourne median	-17.4%	-5.5%	na
% of persons (15 years or older) earning \$1,000pw or more	29.0%	33.8%	37.3%
Median household income (annual)	\$67,570	\$90,510	\$92,200
Variation from Greater Melbourne median	-26.7%	-1.8%	na
% of Households earning \$2,500pw or more	16.9%	29.4%	31.8%
<b><u>Age Structure</u></b>			
0 years	2.1%	1.4%	1.2%
1-2 years	2.9%	2.5%	2.6%
3-4 years	1.9%	2.0%	2.6%
5-6 years	1.7%	2.0%	2.6%
7-11 years	3.4%	4.3%	6.2%
12-17 years	4.7%	4.7%	6.9%
18-24 years	11.0%	12.7%	9.6%
25-34 years	23.9%	27.8%	16.2%
35-49 years	21.3%	19.3%	21.3%
50-59 years	12.5%	9.1%	12.3%
60-69 years	8.3%	7.5%	9.4%
70-84 years	4.9%	5.3%	7.1%
85 years and over	1.3%	1.5%	1.9%
Males	52.0%	50.1%	49.3%
Females	47.9%	49.9%	50.7%
Total persons	1,630	25,630	4,823,900
Median Age (years)	34.0	31.0	36.0
<b><u>Country of Birth</u></b>			
Australia	44.8%	44.5%	61.9%
<i>Aboriginal and Torres Strait Islanders</i>	0.9%	0.7%	1.4%
Other Major English Speaking Countries	4.8%	4.5%	7.6%
Other Overseas Born	50.3%	51.0%	30.5%
% speak English only at home	38.6%	19.6%	62.5%
<b><u>Previous Address</u></b>			
Same address as 1 year ago	80.5%	76.0%	83.9%
Different address 1 year ago	19.5%	23.8%	16.0%
Same address as 5 year ago	51.4%	47.1%	56.6%
Different address 5 year ago	48.6%	52.2%	42.9%
<b><u>Household Composition</u></b>			
<i>Couple family with no children</i>	23.6%	28.6%	23.8%
<i>Couple family with children</i>	23.9%	30.4%	37.5%
Couple family - Total	47.5%	59.0%	61.3%
One parent family	13.4%	9.1%	11.1%
Other families	2.3%	2.0%	1.3%
Family Households - Total	63.2%	70.1%	73.7%
Lone person household	30.4%	19.7%	21.7%
Group Household	6.4%	10.2%	4.6%
<b><u>Dwelling Structure (Occupied Private Dwellings)</u></b>			
Separate house	21.4%	39.8%	57.2%
Semi-detached, row or terrace house, townhouse etc.	10.4%	9.5%	14.0%
Flat, unit or apartment	66.7%	50.0%	28.2%
Other dwelling	1.5%	0.8%	0.5%
Occupancy rate	89.9%	92.6%	92.3%
Average household size	2.4	2.8	2.8
<b><u>Tenure Type (Occupied Private Dwellings)</u></b>			
Owned outright	15.9%	24.6%	30.0%
Owned with a mortgage	25.0%	31.2%	34.2%
Rented	57.4%	43.9%	35.1%
<i>State or territory housing authority</i>	17.6%	2.4%	4.2%
Other tenure type	1.7%	0.4%	0.7%
<b><u>Attending Education (% of those attending)</u></b>			
Pre-school	5.7%	5.0%	6.9%
Infants/Primary Total	21.8%	21.0%	32.2%
<i>Government</i>	77.5%	70.8%	68.4%
<i>Catholic</i>	16.3%	21.4%	19.7%
<i>Other</i>	6.3%	7.7%	11.9%

Secondary Total	18.1%	16.0%	25.0%
<i>Government</i>	72.9%	65.4%	54.8%
<i>Catholic</i>	17.1%	24.6%	26.4%
<i>Other</i>	10.0%	10.0%	18.9%
Technical or Further Educational Institution	10.9%	11.7%	7.6%
University or other Tertiary Institution	33.6%	36.3%	24.2%
Other type of educational institution	9.8%	10.0%	4.0%
<i>% of total population attending education</i>	21.4%	26.0%	25.2%
<b><u>Highest Level of Education Completed (% of population aged 15 years and over)</u></b>			
	-	-	-
Year 12 or equivalent	68.5%	72.6%	67.5%
Year 9-11 or equivalent	22.2%	19.8%	26.7%
Year 8 or below	6.8%	5.4%	4.4%
Did not go to school	2.5%	2.2%	1.5%
<b><u>Highest Level of Non-School Qualification</u></b>			
Postgraduate degree	13.6%	17.5%	13.9%
Graduate diploma or certificate	2.4%	3.0%	3.4%
Bachelor degree	40.5%	41.8%	36.4%
Advanced diploma or diploma	18.1%	17.0%	17.7%
Certificate	25.4%	20.8%	28.6%
% of persons with non-school qualifications (persons 15 years and above) - excludes not-stated and inadequately described	48.3%	52.4%	52.7%
<b><u>Employment Status</u></b>			
Unemployed/ looking for work	5.5%	6.4%	6.0%
Labour force participation rate	64.6%	67.6%	65.6%
<b><u>Need for Assistance</u></b>			
With Need for Assistance	1.8%	3.0%	4.9%
No Need for Assistance	91.9%	91.5%	88.7%
Need not stated	6.3%	5.5%	6.4%

Source: ABS 2016 Census of Population and Housing