

26 September 2022

Dear Chris

Subject: SIA 12 Hassall Street Parramatta – response to DPE comments

We refer to the SIA Review document dated September 2022 which was sent by the Department of Planning and Environment (DPE) to Gurner. Thank you for forwarding this document to HillPDA for consideration and response.

We understand that the SIA report prepared by HillPDA for 12 Hassall Street Parramatta dated May 2022 (the SIA report) was submitted to DPE as part of Gurner's State Significant Development Application (SSDA) for a proposed mixed use development, including build-to-rent housing. The SIA was subsequently reviewed by Dr Richard Parsons from DPE. Dr Parsons has provided comments and recommended some refinements to the SIA and points of clarification.

HillPDA welcomes feedback from DPE on the SIA report. We are committed to providing a high quality assessment of social impacts to arise from the proposed development and are pleased to provide additional information to assist the DPE with its assessment of the SSDA.

We have considered each of the matters raised by DPE and have provided our response to each item below.

1. Authorship

DPE has requested HillPDA provide evidence to verify that the authors of the SIA report have suitable experience and understanding of SIA. The required evidence was included in Appendix A of the SIA report but omitted from the version of the SIA that was lodged with DPE. A copy of Appendix A is provided at **Attachment A** of this correspondence.

2. Compliance and completeness

The DPE has requested a copy of Appendix A. As stated above, a copy of Appendix A of the SIA is now provided at **Attachment A** to this correspondence.

The DPE has objected to item 4 of the standard HillPDA report disclaimer which is, by design, to apply to all HillPDA reports including property valuations and the like. The DPE has expressed the view that disclaimer implies that DPE cannot rely upon the SIA's report findings. However, the first sentence of the disclaimer makes clear that the item relates only to data provided to us by third parties or the client (for example HillPDA cannot reasonably be held responsible for errors in ABS data or information provided by the client). The disclaimer is not intended to mean what DPE has asserted. Regardless, we confirm that disclaimer item 4 may be omitted for the assessment of the report by DPE.

3. Identifying social impacts

DPE has suggested that the SIA report may have omitted some impacts by not using the categories in the SIA Guideline when presenting findings. However, HillPDA has previously been advised by DPE that there is no formal requirement to present social impacts under the categories in the SIA Guideline.

To demonstrate that the assessment of impacts has been comprehensive, we provide at **Attachment B**, a schedule of identified social impacts aligned with the categories in the SIA Guideline. Had we presented the impact analysis under DPE categories, there would be substantial repetition in the SIA report. We therefore presented our findings under more bespoke headings. We trust that this demonstrates that no impacts were overlooked in the preparation of the SIA.

4. Cumulative impacts

DPE has stated that the definition of cumulative impact adopted in the SIA is narrower than stated in the SIA Guideline.

We note that the SIA Guideline, on page 16, states that the SIA should consider cumulative impacts to be “any other **activities or projects** that may combine to produce cumulative impacts.” On page 20, the SIA Guideline states that: “Cumulative social impacts can arise from project **activities** (such as dust and noise), or multiple **projects** needing similar resources (e.g. skilled labour, housing or water). The most effective way to assess cumulative social impacts is to consider them from the viewpoint of those experiencing them.”

By comparison, the SIA states on Page 10 that:

*“Cumulative social impacts result from changes to the physical or social fabric that occur from **multiple projects or activities** that need similar resources or affect similar impact categories. These may include:*

- Increased traffic level from construction vehicles for multiple projects in one area
- A shortage of workers in an area due to multiple similar projects
- Health impacts from persistent noise or dust levels due to ongoing projects.”

HillPDA is of the opinion that the definitions provided by DPE and the SIA report are equal since they all refer to combined impacts arising from multiple projects or activities.

Section 3.3 of the SIA report provides information on approved development applications near 12 Hassall Street, and concludes that the projects, by nature, are unlikely to contribute to any cumulative impacts. The SIA report also points to stakeholder engagement findings that identified construction and vibration from multiple building sites already being felt in the community (page 33). Further, the SIA report identifies cumulative impacts to amenity from construction works on multiple sites (page 38).

To address DPE’s concerns, we have consolidated our consideration of cumulative impacts into a single schedule which is provided at **Attachment C**.

5. History of locality and cultural significance

DPE has requested that the social locality section be revised to include both First Nations history and the history of post-settlement development, from a social and cultural perspective. HillPDA agrees that this was an oversight on our part. We provide an addendum to address these matters at **Attachment D**.

6. Tenant Experience

While noting that Build to Rent (BTR) is relatively new in Australia, DPE is concerned at the potential for on selling of dwellings undermining long term security of tenure for future tenants, as has occurred in the UK.

State Environmental Planning Policy (Housing) 2021 includes provisions at Part 4 which enable development for build to rent housing on land zoned B4 Mixed Use (and other zones) and therefore applies to the site. Clause 73 of that SEPP requires that the conditions of BTR housing apply for at least 15 years, by preventing the subdivision of the building and requiring rental properties to be in single ownership.

In addition, the NSW Government has introduced incentives to encourage BTR developments including the reduction in land value for certain BTR properties for land tax purposes. In establishing this concession, NSW Treasury introduced guidelines which include measures that prevent strata subdivision and the transfer of ownership of separate dwellings, thereby avoiding the potential for such impacts as occurred in the UK to occur in NSW.

The *Treasurers Guidelines for the Reduction in Land Value for Certain Build-to-rent Properties, for Land Tax Purposes*, states at item 3 in Part 2 that:

3. Ownership structure

a. The dwellings and common land that comprise the build-to-rent property must be held within a unified ownership structure, which can include a group of entities holding joint ownership, and must not be held in such a way as to constitute, in the opinion of the Chief Commissioner, a de facto subdivision or divided ownership of the land, or is otherwise contrary to the intent of section 9E(9) of the Act to restrict subdivision or division of the land.

In view of the above, there can be no legitimate concern that the potential for on-selling of dwellings in the proposed development, presents any risk to long term security of tenure for future tenants.

The DPE has requested details of how social benefits will result from the business model and design. To address this request, we provide a statement of benefits at **Attachment E**. We note that the proposed development could benefit from an Operations Plan which set out details of operational and contractual arrangements, and suggest that such a plan would most appropriately be prepared prior to occupation.

7. Social and geographical homogenisation and segregation

The DPE has expressed concern that the proposed development will result in entrenched social and geographical segregation. This concern appears to arise from the statement on page 33 of the SIA report that “*The offering will be targeted at the growing demographic of younger professionals working in the Parramatta CBD.*” We note that the next sentence in the SIA report also states “*The characteristics of residents is likely to be similar to the neighbouring buildings*” indicating that we do not envisage a significant change in demography or resident characteristic from the existing social baseline, which includes a high proportion of younger professionals. That the 2016 census demonstrates the study area has a high proportion of young professionals is indicated in section 4.1 of the SIA report.

The legislative and tax framework for BTR development described above, as set out by the NSW government, is expected to support the supply of large-scale rental housing that are professionally owned and managed, and that provide tenants with greater security of tenancy and greater quality rental services.¹ It allows for a new development typology that provides greater choice in the market as well as flexibility and certainty with longer term rental options. BTR housing is large-scale, purpose-built rental housing that is held in single ownership and professionally managed. BTR housing can provide more rental housing choice and support construction jobs to drive economic recovery.

¹ Revenue NSW cited at <https://www.revenue.nsw.gov.au/taxes-duties-levies-royalties/transfer-duty/surcharge-purchaser-duty/exemptions-and-concessions/build-to-rent>

Under the BTR housing provisions:

- Each tenant must be provided a range of lease term choices, including a genuine option to enter into a fixed term lease of at least 3 years²
- BTR dwellings must be made available to the general public, without restriction, apart from restrictions necessary to ensure public health and safety, to promote announced Government policy, or to ensure dwellings designated for affordable or social housing are used for that purpose³
- The dwellings and common land that comprise the BTR property must be held within a unified ownership structure
- The dwellings that comprise the BTR property must be managed by a single management entity, with on-site access to management for tenants.

DPE claim that the proposed development could “entrench social and geographical segregation” because of the potential for “a concentration of a particular social group within a locality, **at the expense of those unable to afford to remain.**” It should be noted that the proposal will not result in the dislocation of any residents as there are no residences currently on the site. Consequently, the proposal cannot result in any gentrification of the site. The proposed development would, however, ‘free up’ existing housing as some in the local population relocate to the proposed development.

While we accept that new development can impact on overall rents and housing costs by improving amenity and marketability of an area, we note that the proposal is located within in an area that has been identified by the NSW Government and Parramatta Council for change including urban renewal and a significant delivery of new housing. The proposed development is consistent with the objectives of relevant strategic plans and is likely to contribute to a changing social fabric of Parramatta as foreshadowed by strategic planning undertaken across both levels of government. Within this context, the proposed development would arguably make a positive contribution to social diversity (compared to a residential apartment building) by providing dwellings available for long term rental across a mix of dwelling sizes, which is currently not available in the Parramatta housing market. Stakeholder engagement with community organisations indicated that there is a strong need for more housing in the Parramatta area and in particular, there is a need for rental accommodation and more affordable housing options.

The strategic planning of the Greater Cities Commission and Parramatta Council reflects a detailed analysis of the current and future housing needs. Parramatta’s *Local Housing Strategy* (LHS) forecasts a need for an additional 7,180 dwellings in Parramatta CBD area to meet DPE’s projected housing need for the LGA.⁴ The LHS states on page 6 that additional housing is to be focussed in identified growth precincts and aligned and sequenced with existing transport and capacity improvements.” Further, growth precincts should promote excellence in placed-based outcomes with **diverse** and affordable housing to suit residents’ needs. In relation to these matters, the proposal is within a growth precinct, will support the delivery of housing targets and will increase housing diversity in terms of dwellings size, tenure and affordability.

Similarly, the Greater Cities Commission’s *Central City District Plan* identifies a need for smaller homes in the District (which Parramatta sits within), with 35 per cent of the District’s homes to be provided as apartments for multi-unit housing. This Plan establishes the Greater Parramatta Growth Area planned precinct where the capacity of new housing is to be created by providing opportunities for urban renewal around “regional transport and strategic centres.” In addition, the District Plan supports the establishment of “*new owner-developer apartment models that support lower cost and more flexible delivery of apartments for like-minded owner*”

² <https://www.klgates.com/NSW-Build-to-Rent-Treasurers-Guidelines-Released-2-15-2021#:~:text=Each%20tenancy%20with%20a%20build-to-rent%20dwelling%20must%20be,a%20fixed%20term%20of%20at%20least%20three%20years.>

³ <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-31179510%2120220706T214051.225%20GMT>

⁴ Parramatta Council (2020) Parramatta Local Housing Strategy, July 2020, p 5

groups”.⁵ The delivery of long term rental properties through a BTR scheme is consistent with the intent of the District Plan.

We note that since the SSDA was submitted, Gurner has revised the DA plans for the site by changing the proposed housing mix, resulting in a reduction in the number of studios and an increase in the number of one bedroom units. This latest iteration of the proposed development seeks to provide a better distribution of housing typologies and housing choice that is more closely aligned to anticipated housing need.

8. Broad social benefits

The DPE has requested that Gurner consider how the project could be redesigned to deliver social benefits and minimise the of risk increasing costs to NSW government/taxpayers. As noted above, a refinement to the proposal has been prepared for DPE’s consideration.

We note that BTR schemes traditionally offer a number of benefits over comparable residential apartment developments. We also consider that this development offers a number of design features that will deliver social benefits. We provide a statement of benefits at **Attachment E**.

With reference to our recent discussions, we agree that the inclusion of affordable housing into the scheme could jeopardise the development feasibility of the proposal, with the potential for the development to not proceed. We note that build to rent is a relatively untested form of development and as such there is some uncertainty in terms of potential risks and returns. We also agree that the proposal already offers significant housing benefits through the revised mix of dwelling sizes that is better aligned to meeting housing needs and will offer a significant supply of rental accommodation available on long term leases.

9. Adequacy of the engagement

The DPE has suggested that the engagement undertaken for the project is inadequate. We note that the engagement report provided to DPE was not a final report (as indicated by the absence of a signature on the quality assurance page and the inclusion of drafting notes throughout). It is regrettable that the DPE did not have this full information at hand when considering the engagement outcomes in the SIA report. The matters raised by DPE may not have been a concern had the final report been provided. We enclose, under a separate cover, the final version of the engagement report.

The DPE has requested we consult with nearby residents, a representative sample of the local community, including different cultural groups and any vulnerable or marginalised groups. The engagement report provides details of engagement undertaken with residents and local community groups. It also highlights the outcomes of the extensive previous consultation that has occurred on the site.

We note DPEs concern that the consultation with local residents was inadequate. We have reviewed DPE’s Engagement Guidelines and can see no prescriptive requirements for the level of engagement. In lieu of this, we have been guided by DPE’s past acceptance of engagement reports relating to development of a similar nature and scale in the surrounding area. We consider that the engagement undertaken for the proposal is commensurate with the engagement undertaken at other similar developments.

The DPE suggests that the number of responses received is an indicator of poor engagement. We note that all development proposals reviewed received a small number of responses. We agree that this can occur for many reasons, including that the vast majority of local residents have been previously consulted on the project.

We also point out that there has been significant previous engagement on the site and the proposed development, including:

- Newspaper advertisement

⁵ Greater Sydney Commission (2018) Central City District Plan p44

- Display on Council's website
- Written notification to adjoining land owners
- Consultation with government agencies
- Consideration of submissions
- Revisions to the proposed development to address community concerns.

Findings from the above engagement have been reviewed and have been considered in the engagement report. We consider that given the above consultation, the proponent has already consulted with the broader community.

Further consultation for the current application has included:

- Notification to residents in the surrounds
- Targeted discussions with local community groups
- Written engagement with government agencies
- Analysis of engagement (undertaken with Registered Aboriginal Parties \ to support the Aboriginal Cultural Heritage Assessment Report.

The findings from this engagement are presented in the engagement report. Section 5 of the SIA report presents a summary of the engagement. DPE is referred to the full engagement report.

10. Identification and mitigation of social impacts

The DPE has requested that we revisit the impact assessment and provide commensurate mitigation measures. We provide a revised impact assessment schedule at **Attachment B** and a consolidated schedule of mitigation measures at **Attachment F**.

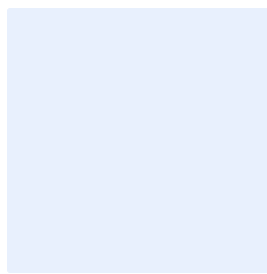
11. Monitoring and management

The DPE has requested a provisional plan for monitoring and adaptive management. HillPDA notes that the SIA Guideline states that not all projects require post-approval monitoring and management of social impacts and, that "in some cases, the project specific SEARs may require a preliminary social impact monitoring and management plan to be included in the SIA report." We note the SEARs make no such request.

HillPDA has prepared a provisional plan for monitoring and adaptive management to accompany the SIA report, attached at **Attachment F**.

Should you have any questions concerning the above please do not hesitate to contact us on 02 9252 8777.

Signed by



Date Click here to enter a date.

Elizabeth Griffin

Expert Advisor

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ATTACHMENT A: COMPLIANCE WITH SIA GUIDELINE

APPENDIX A : SIA COMPLIANCE

Appendix A: SIA Compliance

This SIA has been prepared to comply with the *Social Impact Assessment Guideline for State Significant Projects* prepared by the Department of Planning and Environment.

Declaration

This social impact assessment (SIA) relates to a proposal by GQ Hassall Street Pty Ltd to undertake a Social Impact Assessment to accompany a State Significant Development Application (SSD-35609161) for a proposed mixed use development, including Build-to-Rent, at 12 Hassall Street, Parramatta NSW.

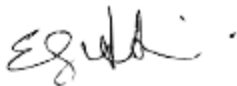
The SIA was completed on 3 May 2022.

It is my opinion that the SIA contains all relevant information as specified in the Social Impact Assessment Guideline for State Significant Projects.

I understand the legal and ethical obligations set out in the SIA Guidelines and confirm that none of the information in the SIA is false or misleading.

I satisfy the requirements for lead authors of SIA's as set out in the SIA Guidelines as follows:

- Qualifications: Bachelor of Arts major in geography and Master of Urban Planning
- Experience: 25 years preparing social impact assessment and over 30 years experience in social planning
- Professional memberships: Corporate Member of Planning Institute of Australia



Elizabeth Griffin

Expert Advisor

Bachelor of Arts (Geography) Master of Urban Planning MPIA

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ELIZABETH GRIFFIN

PRINCIPAL

STRATEGIC PLANNING

Bachelor of Arts (Geography) Master of Urban Planning MPIA

Elizabeth is a principal of the firm and has over 25 years of planning experience. Since joining HillPDA in 2018, Elizabeth has successfully led the planning team in a broad range of high profile projects throughout NSW. Her planning experience includes strategic planning, statutory planning and social planning.

Elizabeth has directed impact assessments, employment land strategies, social impact assessments, housing diversity and affordability studies, statutory planning reports, infrastructure studies, research and policy development. Elizabeth has been involved in a diverse array of projects for government authorities, private sector corporations, institutions and other organisations. Elizabeth has developed policy responses to complex problems and provided planning advice on a broad range of development proposals.

Prior to joining HillPDA Elizabeth worked in state government and private practice. Elizabeth was previously Director, Planning Policy at the Department of Planning and Environment. She has extensive experience in social impact assessment of development proposals and liquor licence applications. Elizabeth has been an expert witness in the Land and Environment Court in social impact assessment.

Elizabeth values working with clients to deliver successful outcomes and high-quality reports. She has worked with a wide range of stakeholders including developers, government agencies, councils and community.

Select project experience:

Housing projects

- Canterbury Bankstown Local Housing Strategy for Canterbury Bankstown City
- Canterbury Bankstown Local Housing Strategy for Canterbury Bankstown City
- Ryde Local Housing Strategy for City of Ryde
- Hawkesbury Local Housing Strategy for Hawkesbury Shire Council
- Waterloo Estate Housing Diversity and Affordability Study for Urban Growth NSW
- Metro Quarter Housing Diversity and Affordability Study for Urban Growth NSW

Social planning

- Sydney Metro Greater West – Socio Economic Impact Assessment for Sydney Metro
- Socio Economic Impact Assessment of Australian Maritime Museum for ANMM
- Social Impact Assessment Kemps Creek Warehouse and Logistics Hub for Altis Group and Frasers Property Group
- Socio Economic impact assessment for Gosford Private Hospital
- Strathfield Social Infrastructure Strategy for Strathfield Council

ALEX PECK

SENIOR CONSULTANT

STRATEGIC PLANNING

BSci BSocSci MPlan MPIA

Alex is a Senior Consultant in HillPDA's strategic planning team. He specialises in public policy and social infrastructure with a keen interest in finding solutions that provide positive social outcomes for rapidly changing communities. Alex's academic background includes specialisations in planning, social sciences, public policy and environmental science. Before joining HillPDA Alex completed a Master of Planning at UNSW, which included a thesis focussing on socio-economic change in Western Sydney.

Alex has previously worked in the Commonwealth, Higher Education and Finance sectors. His experience includes social impact assessment, stakeholder, and community engagement, drafting and analysing policy, producing strategic briefings, geospatial analytics and demographic analysis. Alex is skilled in the use of geographic information systems, as well as visual and graphic design software.

Select project experience:

- Regis Gables Education, Sports and Community Precinct – Regis
- GAIA at Brays Bay SIA and Community Needs Assessment – Billbergia
- Marulan Hotel SIA – Wynne6 Hotels
- Croatia Avenue Edmondson Park Mixed Use Social Impact Assessment – Super Star Holding Group
- Scape Todman, Lachlan, Kingsford and Kensington SIAs – Scape Living Student Accommodation
- Merrylands East Neighbourhood Centre SIA – Merc Capital
- 40-76 William Street Leichhardt SIA – Ceerose
- Leppington Child Care Centre SIA – The Planning Hub
- Kemps Creek Warehousing and Logistics Hub SIA – Frasers Property and Altis Property Partners
- Berrima Brickmaking Plant SIA – Brickworks Limited
- Edmondson Park Hotel SIA – Hatzis Cusack Lawyers
- Banora Point Retail SEIA – Twin Towns Services Club
- Chittaway Bay Tavern extension of trading hours SIA – Laundry Hotels
- Vantage at Evans Head SEIA – Goldcoral Pty Ltd

Committees and accreditations

- Member of the Planning Institute of Australia
- Member Property Council of Australia NSW Future Directions Committee

JESSE ROWLINGS

CONSULTANT

STRATEGIC PLANNING

B. Science, Human Geography (UOW), M. Urban and Regional Planning (USyd - current), Dip. Gov.

Jesse is a consultant in HillPDA's strategic planning team. He specialises in social impact assessments, strategy writing and research, stakeholder engagement, and demographic and GIS analysis. Jesse has a background in public policy and infrastructure from his time working in government. His academic background includes studies in planning, social sciences and psychology, and government. Jesse is interested in planning that focuses on positive outcomes for people and places, and he utilises an interdisciplinary approach to achieve these goals. Having lived and worked in regional and rural areas of NSW, Jesse also has a keen interest in regional planning matters.

Prior to working at HillPDA, Jesse worked in agriculture and water management within state and federal government. Jesse's work with the NSW State Government focused on managing social, economic, and environmental uses of water; whilst his work with the Commonwealth Department of Agriculture and Water Resources, involved research and analysis projects, stakeholder engagement, and policy development for the Murray-Darling Basin region.

Select project experience:

- Kemps Creek Warehousing and Logistics Hub SIA – Frasers Property and Altis Property Partners
- Sapphire at Eden SEIA – Core Asset Development
- Wentworth Point Sanctuary SIA – Sekisui House Australia
- Grey House Precinct SIA – Pymble Ladies' College
- Compass 2 Warehouse and Distribution Centre SIA – Charter Hall Holdings
- Wyong Woolworths Distribution Centre SIA – Fabcot
- Burwood Place SIA – JPY Group
- 42 Boorea Street Lidcombe SIA & Engagement – Hale Property Services
- 12 Hassall Street Parramatta Build-to-Rent SIA & Engagement – GQ Hassall Street
- Parkside Retirement Village SIA – Blacktown Workers
- Hoxton Park Road Mixed Use SIA – Nationwide Builders
- 242-244 Beecroft Road Epping SIA & Engagement – Beecroft Property Development
- 890 Woodville Road Villawood SEIA – ABA Square
- Seven Hills Aged Care SIA – Hardi Aged Care
- Inyadda Drive, Manyana SEIA – Calibre Group
- Light Horse Business Hub Stakeholder Engagement – Charter Hall

ATTACHMENT B:
SCHEDULE OF
IMPACTS ALIGNED
WITH DPE
CATEGORIES

Table 1: Construction phase

ID	Impact detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
Way of life					
1	- Disturbance to sleep and relaxation caused by noise and vibration from construction activity. - May negatively affect amenity for residents, workers, businesses, and students living or working near the site with consequential impacts to surroundings, way of life and health and wellbeing. - This may include impacts on residents' sleep particularly for shift workers. - The ability of workers (at nearby businesses or working from home) or students ability to concentrate and associated impacts to productivity and stress levels.	Almost certain + Moderate = High	- Prepare and implement a Construction Management Plan, with mitigations in place to minimise unnecessary noise and vibration including noise from vehicle movements. - When planning construction work that will generate significant noise or vibration, consider options and if possible, - Substitute an alternative, less noisy process - Restrict times when activities that generate significant noise or vibration are carried out or concentrate these activities into short periods - Install temporary supports and noise attenuation measures consistent with the Acoustic assessment were deemed necessary. - Carry out all works in accordance with the approved work hours and monitor hours of construction activity.	- Notify neighbours prior to the commencement of works - Keep neighbours informed about planned and actual timeframes for construction works - Establish a 24 hour contact to provide neighbours with a contact number for complaints or compliments. - Management of the construction site to locate noisiest elements furthest away from sensitive receivers - Establish support network with relevant community services and support organisations to assist with the relocation of vulnerable people who sensitive to noise, dust if required	Almost certain + Minor = Medium

ID	Impact detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
2	Disturbance, inconvenience and safety concerns caused by construction vehicle movements and increased congestion on surrounding roads impacting way of life, access and livelihoods for surrounding residents, workers and businesses.	Likely + Minor = Medium	- Implement a Construction Pedestrian and Traffic Management Plan (CPTMP), to minimise and manage parking, pedestrian and traffic issues associated with demolition activities and construction activities including: - Restrict construction vehicle movements to designated routes to/from the site. - Manage and control construction vehicle activity in the vicinity of the site to avoid queueing of vehicles on the street and across footpaths - Provide an appropriate and convenient environment for pedestrians and cyclists. - Minimise the impact on pedestrian movements. - Maintain appropriate capacity for pedestrians at all times on footpaths adjacent to the site. - Maintain appropriate public transport access. - Provide a Traffic & Pedestrian Management team to ensure road and footpath users have right of way (where possible) and safe passage.	- Consult with schools, NSW Police Force, and City of Parramatta to ensure adequate and safe access can be maintained (to the greatest extent possible). - Limit construction vehicle movements to between 7am and 5pm Monday to Saturday, with no vehicle movements on Sundays. - Monitor traffic congestion and pedestrian movement to refine the application of the CPTMP to ensure ongoing minimisation of risk to residents and sensitive receivers - Through the notification process to neighbours (see above) provide an opportunity for people with mobility issues to make their needs known and develop a solution - Considering vulnerable road users travelling near the site including children travelling to nearby schools, cyclists on the designated cycle route on Hassall Street, and public transport users travelling to Parramatta Railway Station.	Possible + Minor = Low

ID	Impact detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
3	Potential for interruptions to daily life caused by interruptions to utilities service(s) for neighbouring residents and businesses.	Likely + Minimal = Low	Ensure relevant properties are notified at least two weeks advance of any changes to utility access.	Through the notification process provide an opportunity for neighbours that require medical equipment to be connected to electricity to make their needs known and engage with Ausgrid to develop a plan for appropriately addressing risk to these neighbouring residents / premises.	Possible + Minimal = Low
Community					
4	Potential impact on community and culture through impacts to Aboriginal and historic cultural heritage during construction.	Possible + Moderate = Medium	Adherence to requirements under AHIP (if required) Implement recommendations of SOHI to ensure that any items of significance within the site are protected from harm: - A program of monitoring, testing and salvage excavations - A program of historical archaeological monitoring, testing and salvage excavations - Interpretation of the Aboriginal history and significance of the site should be undertaken as is a way of broadening awareness and enhancing an understanding of the Aboriginal and non-Aboriginal heritage of the site. Implement recommendations of Aboriginal Archaeological Assessment and Historical Archaeological Assessment: - Prepare an ACHAR and AHIP (as necessary) and implement requirements. - Prepare research design for and undertake archaeological test excavations (requiring s140 permit from Heritage NSW). - Implement an Unexpected Finds and Human Remains Procedure, cease work if object or remains are found and contact an archaeological consultant immediately.	- Ongoing engagement with Local Aboriginal Land Council	Unlikely + Moderate = Medium

ID	Impact detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
			- Undertake archaeological monitoring of the removal of the slab. - Provide induction for workers on Aboriginal heritage and responsibilities under the <i>Heritage Act 1977</i> - Implementation of measures to be confirmed as part of AHIP application.		
5	Enhanced Aboriginal values, customs and beliefs associated with the site and local area through place making opportunities	Likely + Minor + Medium (Positive)	Aboriginal Archaeological Assessment as described above	- Designed with country in mind (see Design Competition outcomes and design excellence in EIA) - Engagement of Indigenous experts to contribute to the plans and development of the site (detailed design/ DA stage) - Involvement of key Indigenous community groups and representatives (detailed design/ DA stage)	Likely + Minor + Medium (Positive)
Accessibility					
6	Potential temporary loss of business from changed access arrangements during construction, potentially affecting livelihoods and way of life.	Likely + Moderate = High	Implement the CPTMP as described above	- Liaise with local businesses to identify needs and identify construction impacts in advance of works commencing - Encourage on site workers to support local businesses	Likely + Minor = Medium
7	Potential loss of business activity impacting livelihoods and convenience/stress in daily life due to workers use of on street parking	Possible + Minor = Low	Implementation of CTMP as described above to manage parking and access to site	Due to the proximity of the site to both trains and buses, all staff will be encouraged to take public transport to and from the site, and as such there will be no vehicle parking on site.	Unlikely + Minor = Low
Culture					
8	Impacts to the Kick Start Café (a social enterprise food truck) through temporary loss of convenience and amenity during construction	Possible + Minor = Low	None	Consider providing a space for Kick Start Café to continue operations on or near the site.	Unlikely + Minor = Low
Health and wellbeing					
9	Impacts to health caused by dust from construction activity reducing air quality.	Possible + Minor = Medium	Construction phase air quality impacts shall be minimised or avoided by incorporation of appropriate dust suppression and air	Establish a 24 hour contact to provide neighbours with a contact number for complaints or compliments.	Unlikely + Minor = Low

ID	Impact detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
	Impacts to mental health caused by increased stress through loss of convenience, increased noise, sleep disturbance for shift workers and loss of amenity Release of hazardous building materials could potentially impact the health and wellbeing of neighbouring residents and workers.		- quality control measures at various stages of the project. - Implement recommendations of the Hazardous Building Materials Survey: - Enlist a licenced asbestos removalist to remove identified hazardous materials - Obtain a permit to remove asbestos from SafeWorkNSW - Dispose of hazardous materials in accordance with NSW EPA guidelines.	- Follow up after complaints have been received to check on the welfare of the complainant - Ensure complaints personnel have contact details for Lifeline	
Surroundings					
10	Reduction in amenity of surroundings through removal of street trees (2) adjacent to site.	Almost certain + Minimal = Medium	None	Implement tree replacement and shrub planting as indicated in the Landscape plan	Likely + Minimal = Low
Livelihoods					
11	Increased jobs creation through employment opportunities on site arising from construction activity (direct and indirect) positively impacting livelihoods and the local economy	Likely + Moderate (positive) = High (positive)	Construction activity will predominately draw construction workers from Western Sydney and thereby generate economic activity in Parramatta LGA as well as from outside the LGA.	None required	Likely + Moderate (positive) = High (positive)
Decision-making systems					
12	Potential feeling of powerlessness or lack of means to have input or say on the proposal during construction for surrounding properties and the wide community, negatively impacting decision-making systems	Possible + Moderate = Medium	Standard engagement mechanisms as part of SSDA process	- Ongoing engagement with surrounding residents on the progress of the development - Establish a 24 hour contact to provide neighbours with a contact number for complaints or compliments. - Ensuring that a point of contact remains available to assist with project-related enquiries throughout the construction process.	Unlikely + Moderate = Medium

Table 2: Operational phase

ID	Impact detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
Way of life					
13	Additional housing located within a metropolitan centre, close to services, jobs and amenities, positively impacting way of life, health and wellbeing, livelihoods.	Almost certain + Major (positive) = Very high (positive)	None (positive)	None (positive)	Almost certain + Major (positive) = Very high (positive)
14	New and enhanced communal spaces and experiences for leisure and recreation on site improving peoples way of life	Almost certain + Major (positive) = Very high (positive)	None (positive)	None (positive)	Almost certain + Major (positive) = Very high (positive)
15	Way of life benefits for future residents resulting from living in long term rental housing meeting a strong need and demand for long term rental accommodation in the region	Almost certain + Major (positive) = Very high (positive)	None (positive)	None (positive)	Almost certain + Major (positive) = Very high (positive)
16	Decline in social amenity, enjoyment of surroundings, health or way of life for surrounding residents caused by overshadowing of nearby properties	Almost certain + Moderate = High	- Proposed floor plate has been designed to minimise the extent of view impacts on neighbouring properties (e.g. minimised width) and break up the mass and scale of the building - Architectural design elements to reduce severity of visual impact.	- The proposal has been the subject of a design excellence competition, which has taken into account the location of existing dwellings. Extensive consultation on the height and setbacks of buildings was undertaken as part of the earlier planning proposal. - The proposal's use of a platform and tower design, with a tapering tower, reduces the impact of shadowing and view loss	Likely + Moderate = High
17	Increased housing choice for smaller households, suiting Parramatta's younger population who typically live in smaller households (refer to section 4.1). The proposal includes mostly 1	Almost certain + Major (positive) =	None (positive)	None (positive)	Almost certain + Major (positive) =

ID	Impact detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
	bedroom and 2-bedroom units, which will significantly increase supply of suitable dwellings for these households that are closer to work and amenities like transport, positively impacting their livelihood and way of life.	Very High (positive)			Very High (positive)
18	Enhance way of life through high quality living environment close to services and jobs.	Almost certain + Major (positive) = Very High (positive)	None (positive)	None (positive)	Almost certain + Major (positive) = Very High (positive)
19	Benefits to way of life by providing residential accommodation in an area accessible by public transport and active transport.	Almost certain + Major (positive) = Very High (positive)	- Implement recommendations of GTP, including encouraging modal shift to active transport by incorporating bicycle parking facilities on site (for residents and workers), charging options for e-bikes and scooters, as well as: - End of trip facilities for workers - Ensuring that bicycle parking facilities have clear access to cycling approaches to the site - Ensuring the availability of information on transport options for occupants. - Provide surface parking options for shoppers and other visitors.	Increased accessibility and benefits to way of life by providing residential accommodation in an area accessible by public transport and active transport.	Almost certain + Major (positive) = Very High (positive)
Community					
20	Potential for sense of social dislocation and loneliness for new residents moving into an established community affecting way of life; health and wellbeing; and sense of community.	Possible + Minor = Medium	Provision of communal open space and facilities on site can allow residents to interact and assist with building community cohesion	Consideration of facilitating “meet and greet” type-events to assist in familiarising new residents with the area.	Possible + Minimal = Low

ID	Impact detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
21	Enhanced social cohesion and wellbeing for building residents through provision of private communal space would increase the availability of meeting places	Almost certain + Moderate (positive) = High (positive)	None (positive)	- Consider providing facilities within the communal spaces to maximise utility for the likely resident demographic, possibly including: - Outdoor table tennis or pool tables - Basketball hoops - Table and seating facilities - Gaming/theatre room - Barbecue facilities.	Almost certain + Moderate (positive) = High (positive)
22	Increased amenity for residents, locals, and workers through provision of public open space would	Almost certain + Moderate (positive) = High (positive)	None (positive)	- Consider providing public facilities such as seating and maximise shade provision to encourage people to stay and socialise. - Consider providing public facilities on the ground floor to facilitate interaction between residents and other locals and visitors.	Almost certain + Moderate (positive) = High (positive)
23	Increased amenity for residents, locals, and workers by providing accessible services in the local area, as well as options to socialise through the inclusion of commercial space in the proposal's platform would.	Almost certain + Moderate (positive) = High (positive)	None (positive)	None (positive)	Almost certain + Moderate (positive) = High (positive)
24	Changes to local demography by contributing to the influx of population to Parramatta CBD through planned urban renewal of the area.	Unlikely + Minor = Low	None	Participate in Council run programs for new residents	Unlikely + Minor = Low
Accessibility					
25	Additional demand for local schools (primary and secondary) arising from population on site, potentially affecting access to services.	Possible + Minimal = Low	School capacity planning is the responsibility of NSW Education and School Infrastructure NSW. While modelling on school capacity planning is not made public, these agencies are tasked with monitoring and projecting population growth and planning infrastructure accordingly.	N/A	Possible + Minimal = Low

ID	Impact detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
26	Additional demand for and pressure upon health care services arising from the increase in local population on site. This could potentially impact upon way of life, health and wellbeing, and access for local residents and workers.	Possible + Minimal = Low	None	None	Possible + Minimal = Low
27	Additional demand for and pressure upon child care services arising from increase in local population on site. This could potentially impact upon way of life, and access for local residents and workers.	Possible + Minimal = Low	None	None, it is noted that existing child care facilities near the site had capacity available as at 29 March 2022.	Possible + Minimal = Low
Culture					
28	Potential change in the context of nearby heritage item (Lancer Barracks), potentially impacting appreciation of their significance by the community.	Possible + Minor = Medium	- Implement recommendations from Heritage Assessment as they pertain to the site, including: - Any new buildings, services, streetscape and landscaping or activities in or in the vicinity of the whole precinct should respond to surrounding heritage context.	Implement recommendations from Heritage Assessment as they pertain to the site, including the preparation of a Heritage Interpretation Plan and Strategy.	Unlikely + Minor = Medium
Health and wellbeing					
29	Impacts to sleep and relaxation of residents, workers, business, and students (on site and surrounding) enjoyment of surroundings, way of life and health and wellbeing caused by noise emissions from the operation of mechanical plant facilities (noting that location is to be finalised)	Possible + Moderate = Medium	- Locating mechanical equipment as far as practicable from noise sensitive receivers - Using in-duct treatments such as internally lined ductwork or silencers	Introduction of appropriate noise mitigations and, if required, separate assessment of mechanical equipment, when selected as per recommendation of Noise Report.	Unlikely + Minor = Low
30	Potential risk of antisocial behaviour around the site due to nearby existing crime hotspots (refer to section 4.4), impacting safety and wellbeing.	Unlikely + Moderate = Medium	- Implementation of standard design elements to minimise anti-social behaviour, including: - Active frontages to ensure passive surveillance of public areas	None	Unlikely + Minor = Low

ID	Impact detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
	Potential for residents to feel unsafe which can impact health, way of life; enjoyment of surroundings.		– Designated access points which are clearly visible for non-residential areas – Secure lobbies for residential areas accessible by key/swipe by relevant authorised parties only; residences to be contactable via intercom for visitor access.		
Surroundings					
31	Potential negative impacts to enjoyment of surroundings and way of life caused increase in built form and reduce views for surrounding residents and businesses,	Almost certain + Moderate = High	• Comply with precinct planning of Parramatta CBD • Contribute to improved amenity though public domain interface improvements	• None	Likely + Minor = Medium
32	Potential for impacts to surrounding residents and workers, from noise emissions from the building (depending on proposed uses of commercial space)	Possible + Moderate = Medium	• The car park and loading dock for the development will be located within the fully enclosed lower ground/basement levels, containing any noise.	• Separate acoustic assessments should be undertaken for commercial uses that may generate significant amounts of noise. • Monitoring of noise complaints by building operator and acoustic monitoring if required	Unlikely + Minor = Low
33	Potential impact to enjoyment of surroundings, way of life and health and wellbeing of future residents and workers at the site by noise from the surrounding environment (road, railway, other buildings),	Possible + Moderate = Medium	• Incorporation of glazing on doors and windows • External walls constructed of concrete or masonry elements will provide adequate acoustic isolation and will not require any additional acoustic treatment to meet the internal noise requirements. • Design of ventilation in nominated rooms with higher noise levels when windows are open to allow adequate ventilation when windows are closed.	• None required	Unlikely + Minor = Low
34	Impact to surrounding parking availability from on site uses, impacting accessibility and way of life for surrounding residents, workers and visitors, and livelihoods for nearby	Unlikely + Minor = Low	• Parking is to be constructed in line with relevant requirements for the uses on site	• Implementation of Green Travel Plan recommendations to boost modal share of public transport for occupants, including ensuring that information is available on transport options and that emerging alternative transport options be considered	Unlikely + Minor = Low

ID	Impact detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
	businesses who rely on existing parking. It is noted that the Traffic Report concluded that parking on site meets all relevant requirements.		Facilities to support alternative transport options (e.g. cycling) are to be provided in accordance with relevant requirements	in the selection of building amenities (e.g. location of e-bike and scooter charging stations).	
45	Increased congestion on local roads impacts accessibility and way of life for surrounding residents, workers, and visitors, and livelihoods for nearby businesses who rely on local traffic access. It is noted that the Traffic and Parking Assessment noted minimal impacts to the surrounding road network.	Possible + Minimal = Low	Standard traffic mitigation measures as described in the Traffic and Parking Assessment	None	Possible + Minimal = Low
Livelihoods					
36	Increased employment opportunities available on site, benefitting way of life and livelihood Flow on benefits to the local economy through increased expenditure	Almost certain + Major (positive) = Very high (positive)	None (positive)	None (positive)	Almost certain + Major (positive) = Very high (positive)
37	Improvement to urban efficiencies by having key workers and a professional workforce located close to jobs in Parramatta CBD	Almost certain + Major (positive) = Very high (positive)	None (positive)	None (positive)	Almost certain + Major (positive) = Very high (positive)
Decision-making systems					
38	Opportunities for potential future tenants/ residents to be involved in the amenity of apartments to ensure they are meeting the right needs and will be well maintained and respected	Almost certain + Major (positive) = Very high (positive)	None (positive)	Develop a management plan that sets out clear operational procedures including involvement of tenants	Almost certain + Major (positive) = Very high (positive)

ID	Impact detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
	Opportunities for tenant involvement in management and maintenance issues				

ATTACHMENT C:
SCHEDULE OF
CUMULATIVE IMPACTS

Cumulative Impacts

Cumulative social impacts are social impacts that result from the wider context of environmental, social, and economic changes that a particular project sits within, distinct from those impacts caused by the project alone. A further definition is provided below:

“Cumulative impacts are a result of incremental, sustained and combined effects of human action and natural variations over time and can be both positive and negative. They can be caused by the compounding effects of a single project or multiple projects in an area, and by the accumulation of effects from past, current and future activities as they arise.” – NSW DPE, Cumulative Impact Assessment Guidelines for State Significant Projects (2021).

To consider cumulative impacts, the existing environment surrounding the site must be assessed, with consideration given to recent, current, and future changes that may have significance to the local community and/or the potential to generate social impacts. As such, HillPDA undertook an assessment of recent (within the previous two years, as at the time of writing the SIA report) development applications that had been submitted to Council (refer to section 3.3 of the SIA report). This assessment identified one proposed development near the site that may contribute to cumulative impacts. It is noted, however, that the wider context of the site within the Parramatta CBD, is undergoing significant change and this may also contribute to experienced cumulative social impacts.

As noted in section 5.2 of the SIA report, local residents have identified that they are already being affected by cumulative impacts in relation to noise and vibration from construction activities on Hassall Street. This suggests that any additional impacts of this type could have a compounding effect on the impact as experienced by stakeholders.

Table 3 provides a high-level consideration of how any works at the site may contribute to cumulative social impacts.

Table 3: Cumulative impact consideration

Cumulative impact type	Cumulative impact detail	Extent of impact	Impact category(s)	Impact Assessment	Additional mitigations
Direct cumulative impacts	- Impacts on sleep, relaxation and ability to work or study from home due to construction noise from multiple developments, given the large number of development in progress or planning in the Parramatta CBD - Reduced ability to focus and provide a comfortable place to do business for local workers potentially impacting productivity and stress levels.	Area affected: Immediate surrounds Time period: from commencement of construction to building completion	- Way of life - Health and wellbeing - Surroundings - Livelihoods	Likely + Minor = Medium	- Proponent/site manager to monitor nearby construction activity - Provide a copy of the CPMPT to Council, RMS and nearby developments
	- Loss of access and reduced ability of residents and workers to move around the local area due to construction traffic and parking impacts from multiple sites - Cumulative noise and vibration impacts to amenity and surroundings from the movement of construction vehicles.	Area affected: Immediate surrounds Time period: from commencement of construction to building completion	- Way of life - Accessibility - Health and wellbeing - Surroundings - Livelihoods	Likely + Minor = Medium	Site manager to pass on complaints received to their counterparts on other constructions sites and seek out collaborative solutions
	Changes to access due to construction could impact the ability of local residents and workers to access their homes, workplaces, or local facilities.	Area affected: Immediate surrounds Time period: from commencement of construction to building completion	- Way of life - Accessibility - Livelihoods	Possible + Minor = Medium	- Ensure residents and workers are kept aware of project activities and timeframes - Work with any affected premises to maintain access or provide alternate access arrangements
	Impacts to health and environmental amenity of nearby people and areas from exposure to dust and/or hazardous materials from multiple construction sites	Area affected: Immediate surrounds Time period: from commencement of construction to building completion	- Health and wellbeing - Surroundings	Unlikely + Minimal = Low	- Monitor the effectiveness of the CPMPT and review requirements as needed - Establish and advise local residents of complaints / incident reporting processes
	Reduced access to sunlight and reduced views for local residents and businesses through the construction of multiple high rise developments	Area affected: Immediate surrounds Time period: from commencement of construction to indefinitely	- Way of life - Health and wellbeing - Surroundings	Likely + Moderate = High	Strategic planning has identified the site and its surrounds for more intensive development for a long period of time and Council has consulted the community on this process

Cumulative impact type	Cumulative impact detail	Extent of impact	Impact category(s)	Impact Assessment	Additional mitigations
					The design of the proposed development considered shading and view impacts and the design minimises these impacts where possible
Indirect cumulative impacts	Contribution to a diverse and increased housing supply including options for long term leases in a building with on site services and facilities	Area affected: Parramatta and surrounding suburbs Time period: from building completion to indefinitely	- Way of life - Accessibility - Livelihoods	Almost certain + Major (positive) = Very high (positive)	None required
	The population at the site would contribute to increased demand for social infrastructure such as childcare, education, and healthcare, reducing access for existing users.	Area affected: Parramatta CBD area Time period: from building completion to indefinitely	- Way of life - Accessibility - Health and wellbeing	Possible + Minimal = Low	DPE to liaise with Council and other services providers as part of the planning for the Greater Parramatta Growth Area
	The combined changes to the built environment of the wider Parramatta CBD could impact the context of heritage sites in the local area, reducing their significance and the ability to connect with local history and culture.	Area affected: Parramatta CBD area Time period: from construction commencement to indefinitely	- Culture - Surroundings	Likely + Minor = Medium	DPE to consider heritage and cultural impacts in future SSDAs
	Loss of sense of place and connections to the local area through ongoing changes to the Parramatta CBD's built environment	Area affected: Parramatta LGA Time period: from previous strategic planning works to indefinitely	Decision-making systems	Likely + Minor = Medium	DPE and Council to manage community and expectations and include opportunities for social connection in precinct planning for Greater Parramatta Growth Area
	Diminution of Aboriginal peoples' connection to country through ongoing changes to the Parramatta CBD (and the wider context of dispossession and colonisation across Australia).	Area affected: Parramatta, Aboriginal communities across the wider area Time period: from commencement of demolition and construction works to indefinitely	- Community - Culture - Decision-making systems	Possible + Minor = Medium	- The proposed development was designed to 'connect with country', with the building and landscape design being influenced by local Aboriginal history and culture. - Specific design interventions include the stylised 'scar tree' design of the tower edges as well as proposed inclusions of

Cumulative impact type	Cumulative impact detail	Extent of impact	Impact category(s)	Impact Assessment	Additional mitigations
	Changes to local residents' and workers' perceptions of the area and its aesthetic value through changes to views and the city's skyline	Area affected: Parramatta CBD Time period: from building completion to indefinitely	Surroundings	Likely + Minor = Medium	Aboriginal public art in the site's through link. - The design of the proposed development attempts to minimise its visual impact, including through the use of a podium. - The proposed development's frontage and ground-level activation would significantly improve the aesthetics and level of activity over the current development at the site.

ATTACHMENT D: HISTORY AND CULTURE

Social Baseline Addendum

History and culture

The site is located in Parramatta, on the traditional lands of the Burramattagal clan of the Dharug people. In the spirit of reconciliation, HillPDA wishes to acknowledge this and to pay our respect to the Dharug people and their ongoing connection to the land that this report pertains to.

“The word Burramattagal is derived from the Aboriginal word for ‘the place where the eels lie down’ to breed within the Parramatta River. The Burramattagal have a close connection to the Parramatta River.” – City of Parramatta (2020) Local Strategic Planning Statement: City Plan 2036.

The Dharug people’s occupation of the area extends back at least 60,000 years, and includes lands within the Blue Mountains and across the Cumberland Plain. The people living in the areas proximal to the modern Parramatta CBD had strong connections to the Parramatta River, which provided a diverse selection of food resources. The Burramattagal were adept at the use and manufacture of bark canoes, which were utilised for the gathering of food resources and for transport along the Parramatta River. Scar trees (where bark was removed for canoe construction) in Parramatta Park provide evidence of this.⁶

Aboriginal people living in the area surrounding the site were among the first to experience the impacts of expansion by the English colony as it sought arable land. The Burramattagal people experienced the frontier wars, and were faced with dispossession of their land, the influx of disease and illness, and conflict and resistance with the colonists. The expansion of colonial activities also impacted traditional food resources, and it is likely that many Aboriginal people chose to avoid the area in the short term.⁶ Resistance activities, including those led by the warrior Pemulwuy, occurred from the mid-1790s to the mid-1800s, following which major conflicts between colonists and Aboriginal people had shifted further west with the expansion of the colony.⁷

From this point, Parramatta played a significant role in the growth of the colony. Governor Lachlan Macquarie established Government House and a private estate in Parramatta, from which colonial governors oversaw the change and growth in the colony as it shifted from a purely penal settlement.⁸ Much of Parramatta today contains evidence of this early importance through a wide range of heritage-listed colonial buildings and sites.

It is noted that the proposed development at the site was designed to reflect the Aboriginal history and culture of Parramatta. The physical fabric of the proposed development has incorporated the concept of “Connecting with Country”, particularly in the design of the corners of the building’s tower, which draw inspiration from scar trees; and the concept of Parramatta as a place connected to water, with the rooftop pool providing views to the Parramatta River.

⁶ Comber Consultants 2022 *12 Hassall St Parramatta: Aboriginal Cultural Heritage Assessment Report*

⁷ Parramatta Park (n.d.) *Aboriginal people since 1788* <<https://www.parrapark.com.au/heritage/aboriginal-people-from-1788/>>.

⁸ Parramatta Park (n.d.) *Convict and colonial history* <<https://www.parrapark.com.au/heritage/convict-and-colonial-heritage/>>.

ATTACHMENT E: STATEMENT OF SOCIAL BENEFITS

SOCIAL BENEFITS

Statement of benefits

The proposed BTR development is materially no different to a typical residential mixed-use high density apartment development. The build-to-rent (BTR) model requires little in the way of inherent differences in building typology, layout, or resident profile as compared to the typical development model, and therefore most potential social impacts and benefits would be similar to any other residential development of similar scale.

The proposed BTR development includes a significantly higher number of dwellings compared to the design excellence competition proposal (391 units compared to 325), including more smaller and more affordable apartments for with there is a justified need. Due to the expected higher cost of renting BTR housing compared to other housing, the development may attract a different demographic to that anticipated under the design excellence proposal. It could be considered likely that the combination of these two factors could result in a younger, more affluent demographic which is consistent with the group most commonly being attracted to the Parramatta CBD. Residents will be offered an opportunity to enter into a long term lease which will provide extended security of tenure in a home environment of high quality design. This is likely to generate benefits in household stability and reduced relationship breakdown with flow on benefits to productivity gains and household wealth creation.

At an operational level, the BTR model also offers a range of benefits over a traditional development of similar approach. The concentration of dwelling ownership within the hands of a single corporate entity represents a more efficient delivery model, allowing for:

1. The bulk delivery of additional services and amenity with costs spread across the entire development (as opposed individual residents seeking services externally); and
2. The potential for tenants to reduce their exposure to landlords seeking to recoup costs on poorly-performing housing market speculation, as well as removing the external cost of real estate services.

In addition to the above, the proponent has suggested that its BTR offerings typically provide services to support residents and encourage community development. These may include:

- Concierge
- Valet
- Move in / move out service
- Dry cleaning and laundry
- Co-working spaces
- Organised events (such as regular tenant get togethers or viewings of major sporting events)

The proposed development specifically includes a range of facilities that will encourage healthy lifestyles and social connections. These include:

- A bar / lounge space
- A podium terrace with swimming pool
- An indoor gym and outdoor wellness area
- A total of 1,853 square metres of private communal area across the podium and rooftop spaces (more than double the 894 square metres proposed in the design excellence proposal).

In addition, the proposal will make a positive contribution to the urban renewal of a designated growth precinct through the delivery of a high quality building that has been the outcome of a design excellence process and incorporates designing with Country in mind. Overall, the benefits of the proposal are substantial.

ATTACHMENT F:
PROVISIONAL
MITIGATION PLAN

Provisional mitigation management plan

Construction phase

ID	Mitigations	Social outcomes sought	Required actions	Responsible agent	Timing
1	• Prepare and implement a Construction Management Plan, with mitigations in place to minimise unnecessary noise and vibration including noise from vehicle movements. • Install temporary supports and noise attenuation measures consistent with the Acoustic assessment were deemed necessary. • Carry out all works in accordance with the approved work hours and monitor hours of construction activity.	• Minimise disturbance to sleep and relaxation caused by noise and vibration from construction activity including shift workers. • Enable the ability of workers (at nearby businesses or working from home) or students ability to concentrate and associated impacts to productivity and stress levels.	• Notify neighbours prior to the commencement of works • Regular newsletter to occupants of the surrounds • Establish a 24 hour contact to provide neighbours with a contact number for complaints or compliments. • Establish support network with relevant community services and support organisations to assist with the relocation of vulnerable people who sensitive to noise, dust if required	Proponent	Prior to commencement of construction

ID	Mitigations	Social outcomes sought	Required actions	Responsible agent	Timing
2	- Implement a Construction Pedestrian and Traffic Management Plan (CPTMP), to minimise and manage parking, pedestrian and traffic issues associated with demolition activities and construction activities - Provide a Traffic & Pedestrian Management team to ensure road and footpath users have right of way (where possible) and safe passage.	Minimise disturbance, inconvenience and safety concerns caused by construction vehicle movements and increased traffic congestion	- Consult with schools, NSW Police Force, and City of Parramatta to ensure adequate and safe access can be maintained (to the greatest extent possible). - Limit construction vehicle movements to between 7am and 5pm Monday to Saturday, with no vehicle movements on Sundays. - Monitor traffic congestion and pedestrian movement to refine the application of the CPTMP to ensure ongoing minimisation of risk to residents and sensitive receivers - Through the notification process to neighbours (see above) provide an opportunity for people with mobility issues to make their needs known and develop a solution - Considering vulnerable road users travelling near the site including children travelling to nearby schools, cyclists on the designated cycle route on Hassall Street, and public transport users travelling to Parramatta Railway Station.	Proponent	Prior to commencement
3	Ensure relevant properties are notified at least two weeks advance of any changes to utility access.	Minimise interruptions to daily life caused by interruptions to utilities service(s) for neighbouring residents and businesses.	- Send a notice to affected occupants two weeks prior to any interruption to utility services - Provide an opportunity for neighbours that require medical equipment to be connected to electricity to make their needs known and engage with Ausgrid to develop a plan for appropriately addressing risk to these neighbouring residents / premises.	Proponent	During construction
4	- Adherence to requirements under AHIP (if required) - Implement recommendations of SOHI to ensure that any items of significance within the site are protected from harm	Protection of Aboriginal and historic cultural heritage during construction.	Undertake ongoing engagement with Local Aboriginal Land Council and heritage specialists, as required	Construction manager	During construction
6	Implement the CPTMP as described above	Minimise impacts to business in the surrounds	Liaise with local businesses to identify needs and identify construction impacts in advance of works commencing	Proponent and Site manager	Prior to construction and during construction

ID	Mitigations	Social outcomes sought	Required actions	Responsible agent	Timing
			Encourage on site workers to support local businesses		
7	Implementation of CTMP as described above to manage parking and access to site	Minimise impacts to businesses	Encourage workers to take public transport to and from the site	Site Manager	During construction
8	Support local culture and business including Kick Start Café (a social enterprise food truck)	Minimise Impacts to the Kick Start Café (a social enterprise food truck)	Consider providing a space for Kick Start Café to continue operations on or near the site.	Site Manager	Prior to construction
9	- Dust suppression and air quality control measures at various stages of the project. - Implement recommendations of the Hazardous Building Materials Survey - Dispose of hazardous materials in accordance with NSW EPA guidelines.	Reduce impacts to health caused by dust from construction activity reducing air quality. Reduce impacts to mental health caused by increased stress through loss of convenience, increased noise, sleep disturbance for shift workers and loss of amenity	- Establish a 24 hour contact to provide neighbours with a contact number for complaints or compliments. - Follow up after complaints have been received to check on the welfare of the complainant - Ensure complaints personnel have contact details for Lifeline	Proponent and site manager	Prior and during construction
10	Tree replacement	Maintain amenity of surroundings	Implement tree replacement and shrub planting as indicated in the Landscape plan	Site manager	Post construction
11	Employ local construction workers to support economic activity in Parramatta LGA as well as from outside the LGA	Maximise benefits to livelihoods and the local economy	Implement local recruitment program	Construction company	Prior to construction

Table 4: Operational phase

ID	Mitigation	Social outcomes sought	Action required	Responsible agent	Timing
20	- Provision of communal open space and facilities on site can allow residents to interact and assist with building community cohesion “meet and greet” type events	minimise potential for social dislocation and loneliness for new residents Establish connections and support relationship building	- Ongoing program of events in the building - Provide facilities within the communal spaces to maximise utility for the likely resident demographic, possibly including: - Outdoor table tennis or pool tables - Basketball hoops - Table and seating facilities	Building management	Post occupation

ID	Mitigation	Social outcomes sought	Action required	Responsible agent	Timing
			– Gaming/theatre room • Barbecue facilities.		
26	Notify critical services of the influx of population	Enable services to plan for increase in demand	• Advice parramatta Council community services team of timeframe for building opening	Proponent/ Building operator	Prior to occupation
28	• Respond and protect to local heritage by Implement recommendations from Heritage Assessment as they pertain to the site, including	Enhance appreciation of local heritage significance by the community.	• Implement recommendations from Heritage Assessment as they pertain to the site, including the preparation of a Heritage Interpretation Plan and Strategy.	Proponent	Prior to occupation
29	• Locate mechanical equipment as far as practicable from noise sensitive receivers	minims impacts to sleep and relaxation of residents, workers, business, and students (on site and surrounding)	• Introduction of appropriate noise mitigations and, if required, separate assessment of mechanical equipment, when selected as per recommendation of Noise Report.	Proponent/ Builder	During construction
30	Secure lobbies for residential areas accessible by key/swipe by relevant authorised parties only; Install intercom for visitor access. Install CCTV in building foyer	Create a safe environment for residents Minimise risk of antisocial behaviour around the site Minimise chance of residents feeling unsafe.	• Ensure mitigations are in place prior to occupation	Builder	Prior to occupation
33	• Incorporation of glazing on doors and windows • External walls constructed of concrete or masonry elements to provide adequate acoustic isolation • Design of ventilation in nominated rooms with higher noise levels when windows are open to allow adequate ventilation when windows are closed.	Maximise enjoyment of surroundings	• None required – addressed through construction materials	Builder	Construction
34	• Parking allocation and access is well designed. Facilities to support alternative transport options (e.g. cycling) are provided	Maximise convenience for residents Minimise parking impacts to the surrounds	• Implement Green Travel Plan recommendations	operator	occupation
38	Development an operation management plan	Opportunities for potential future tenants/ residents to be involved in the amenity of apartments to ensure they	Set out clear operational procedures including involvement of tenants	Operator	Occupation

ID	Mitigation	Social outcomes sought	Action required	Responsible agent	Timing
		are meeting the right needs and will be well maintained and respected Opportunities for tenant involvement in management and maintenance issues			

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