

Prepared by:



The Planning
Studio

'Summitcare Penrith'

366 Jamison Road,
Jamisontown NSW 2750

Social Impact Assessment

On behalf of
Centurion Project Management

3 February 2026



We acknowledge the Traditional Custodians of the lands and waters across Australia - in particular the Darug people who have occupied and cared for the area we today know as the City of Penrith and pay our respect to Elders, past and present.

We deeply respect the continued connection to Country of Australian First Nations Peoples through stories of place, culture and custodianship. We value + celebrate Australian First Nations peoples as part of the oldest living culture - the original storytellers, planners, designers. We acknowledge the impacts of displacement, and the need for deep listening to first voices, truth telling, reconciliation + healing.

We are committed to listen, learn and walk alongside as we plan with communities for equitable, sustainable, generous and connected places and communities.

Table of Contents

- 1. Introduction
- 2. Social Impact Assessment Method
- 3. Policy Context
- 4. Social Baseline
- 5. Engagement Findings
- 6. Social Impact Assessment
- 7. Conclusion


Lead Author:	April McCabe [Partner + Director, The Planning Studio]
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Qualifications:	Bachelor of Social Science, University of Newcastle Bachelor of Urban and Regional Planning (Hons), University of New England Planning Institute of Australia (Full Member)
Declaration:	<p>This social impact assessment (SIA) relates to a proposal by SummitCare Penrith for the State Significant Development of 366 Jamison Road, Jamisontown NSW 2750. This SIA has been prepared to accompany the Development Proposal Application.</p> <p>This SIA has been prepared using best practice assessment methodology and is a true and independent review of the proposal based in the information provided to The Planning Studio and to our understanding contains no false or misleading information.</p>
Signature:	

Photo Source:
[Inside Cover] Penrith City Council FB - Naidoc 2024 Celebrations

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Part 1.
Introduction

“Awareness of the differential distribution of impacts among different groups in society, and particularly the impact burden experienced by vulnerable groups in the community should always be of prime concern”

- Vanclay, F 2003

Social impacts generally refer to the consequences that people experience to their daily life, liveability, and wellbeing when a new project brings about change - big or small - to a locality.

Report Purpose

This Social Impact Assessment (SIA) has been prepared on behalf of Centurion Project Management to accompany a State Significant Development Application (SSD-68603709) for the redevelopment of an existing aged care facility into a modern seniors living and aged care precinct in Jamisontown.

Social Impact Assessment Finding

This report concludes that the proposed development is suitable from a social impact assessment perspective.

Based on this assessment and the recommendations provided, the proposal is expected to have an overall low to medium positive social impact by contributing new housing within a highly accessible location and importantly the provision of affordable housing options within the high quality designed development proposal.

The potential changes and impacts throughout the construction and operational phases of the development and future uses on surrounding residents can be sufficiently managed by the proposed design and the implementation of technical traffic, CPTED, construction and noise recommendations.

The Site

The 11,100m² site is located at 366 Jamison Road, Jamisontown NSW 2750 (Lot 10 DP 804382) within the City of Penrith local government area (LGA).

It is bounded by Jamison Road to the north, McNaughton Street to the east, and Harris Street to the west. The irregular shaped lot is bounded by 10 residential lots to the south end of the site.

The site is located 56km west of the Sydney CBD. The area is characterised by a mix of low scale residential, commercial businesses, and open green space. To the north of Jamison Road and adjacent to the site is The Royce, a Retirement Village and mixed commercial business.

The site and its immediate surrounds are shown in Figure 1.



Figure 1: Location of the Development Proposal site
Source: Six Maps (NSW Government)



Current Uses + Surrounding Area

The site currently accommodates an existing residential aged care facility, owned and managed by SummitCare. The larger front portion of the site is surrounded by roads on three sides. Also towards the north of the site is a council car park. A small portion of land towards the rear (south) of the site is landlocked.

The adjacent properties are primarily low scale residential excepting the existing 6-storey, seniors living development (Royce Retirement Village- 'The Royce') which sits directly opposite the site, on the northern side of Jamison Road. The Royce retirement living community includes aged care services and dementia specific units, alongside curated social infrastructure on site such as a cafe, gymnasium, communal courtyards, and gardens. To build and foster community around these facilities, residents at The Royce can join the in-house app to access community chats, scheduling, and news updates.

The site is located approximately 1.7kms in distance to both the Penrith and Jamisontown town centre. Both are accessible within a 20-minute walk or 5-minute car trip. The Penrith town centre is north east of the site offering a number of social activity (cinema, museum, leisure centre), retail, and food outlets. Whilst the Jamisontown town centre is south west of the site with primarily industrial and retail shops, and some fast food and cafe options.

The site is also near a number of parks and green spaces; a 20-minute walk to Jamison Park; a 6-minute walk to Penrith Park and Howell cricket oval; an 18-minute walk to Tench Reserve on the Nepean River; and an 8-minute walk to The 19th Golf Driving Range.

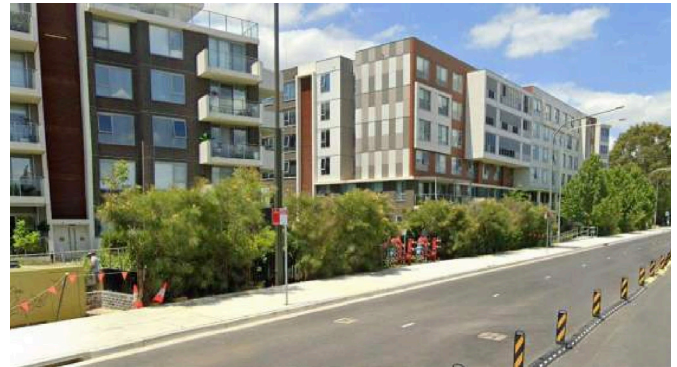


Figure 2: The Royce on Jamison Rd (Source: Jackson Teece)

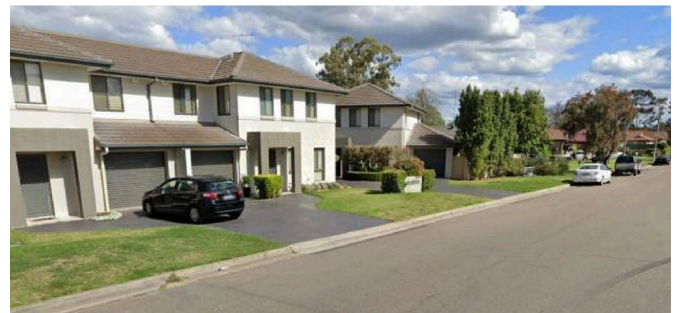


Figure 3: McNaughton St (Source: Jackson Teece)

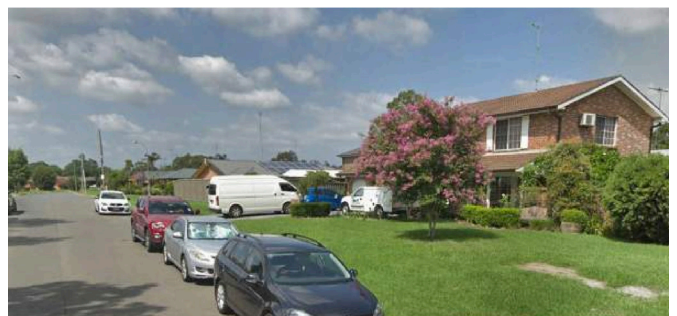


Figure 4: Harris St (Source: Jackson Teece)



Figure 5: Unnamed internal road (Source: Jackson Teece)

The Development Proposal

The proposal seeks to deliver a contemporary 5-storey seniors housing building, including:

- 93x independent living units (ILUs);
- 5x residential care facility rooms (RCFs);
- Ground-level cafe / restaurant (resident and guest use only), private dining, multi-functional space, administrative offices and lounges;
- Underground wellbeing area with gym, salon, spa, indoor pool with hot spa and jacuzzi;
- Car parking across one basement level;
- Outdoor communal spaces for residents, including a new communal courtyard at ground level and roof terrace; and
- Landscaping and tree planting.

In addition to service and care functions, the project will have integrated communal landscaped spaces, outdoor seating, a plaza, and a swimming pool designed to provide improved amenity for the residents.

Figures 8-11 are photomontages of the subject site. Figure 10 shows the Community Hub entry from McNaughton Street which is also the entry to one of the ILU buildings.

Figure 6 illustrates the development proposal site plan, Figure 7 shows an aerial view of the buildings looking north west from McNaughton Street and labels the courtyards, and Figure 12 details the proposed landscape plan.

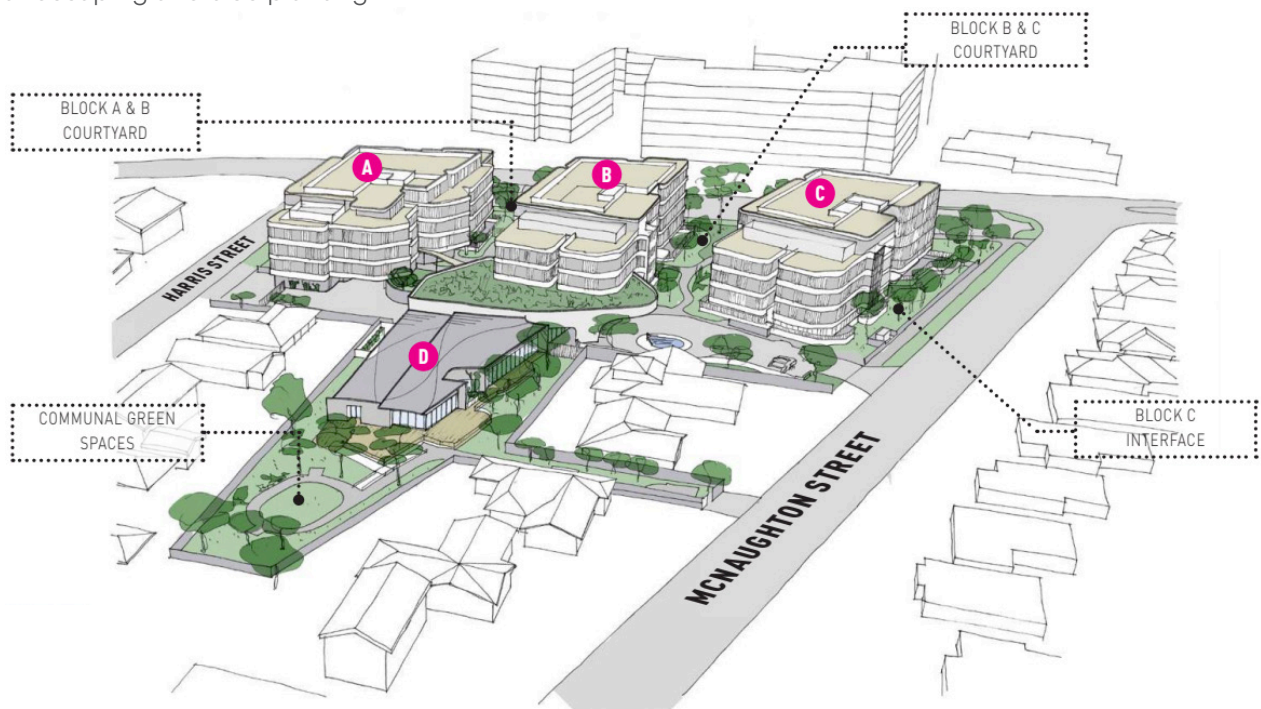


Figure 7: Aerial view of buildings looking north west from McNaughton Street (Source: Jackson Teece)



Figure 8: Photomontage: Development Proposal site - corner of Jamison Rd + McNaughton St (Source: Jackson Teece)



Figure 9: Perspective impression of arrival to the Community Hub entry from McNaughton St (Source: Jackson Teece)



Part 2.

Social Impact Assessment Method

Our approach to social impact assessment starts at the beginning of the project and encourage proponents to think about how social benefit can be 'designed into the project' as well as considering the mitigation or management of potential social impacts at all stage of development, from demolition to ongoing operation.

The Planning Studio's approach to the preparation of this SIA aligns to the NSW Government's Social Impact Assessment Guideline 2022 and established best practice.

2.1 Defining social impacts

Social impacts are the consequences that people experience when a project brings about change and can be uniquely social or intrinsically related to other environmental, economic, and cultural impacts.

A social impact can be defined as the net effect of an activity on a community and the wellbeing of individuals and families.

The well established categories of social impacts, which are the foundation of social impact assessment are illustrated in Figure 13.

2.2 Establishing a social baseline

In order to assess the social impacts accurately, a detailed assessment of the social baseline enables consideration of the existing surrounds of the proposal. This consideration is made through the collection of data to establish benchmarks against which the impacts of the proposal can be assessed.

The Planning Studio has conducted a desktop review of the publicly available information from sources such as the ABS, Profile .id and information provided by the proponent, to inform our understanding of relevant demographic and social context and trends.

2.3 Predicting, Analysing, and Evaluating Impacts

The assessment undertaken identifies and evaluates changes to the social baseline due to the proposal. This includes the assessment of positive, negative, and cumulative impacts. Changes can be tangible or intangible; qualitative or quantitative; direct or indirect; and subjectively experienced.

The following defines, for the purpose of the SIA

these types of impacts:

Positive social impacts: result from changes to the physical or social fabric that make it better (in any of the impact categories) than before the project took place. This includes the direct contribution to health and wellbeing with additional social infrastructure, services or facilities.

Negative social impacts: result from changes to the physical or social fabric that make it worse (in any of the impact categories) than before the project took place. This could be the amplification of an existing social issue or the creation of a new impact.

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

The likelihood of social impacts arising from each matter is assessed as part of the scoping process and applied on a case-by-case basis to identify the significance of impact from the individual proposal.

The likelihood of a potential impact is a primary consideration. The criteria used to determine the likelihood of impacts is summarised in Table 2 (over the page)

The magnitude of a potential impact is another key consideration to determine a risk rating. In determining the magnitude the five key characteristics assessed are:

- Extent
- Duration
- Severity or Scale
- Sensitivity or Importance
- Level of Concern

The matrix by which these characteristics are measured is illustrated in Table 1).



Figure 13: Categories of Social Impact
 (Source: Adapted from Vanclay, 2003 | Graphic: The Planning Studio)

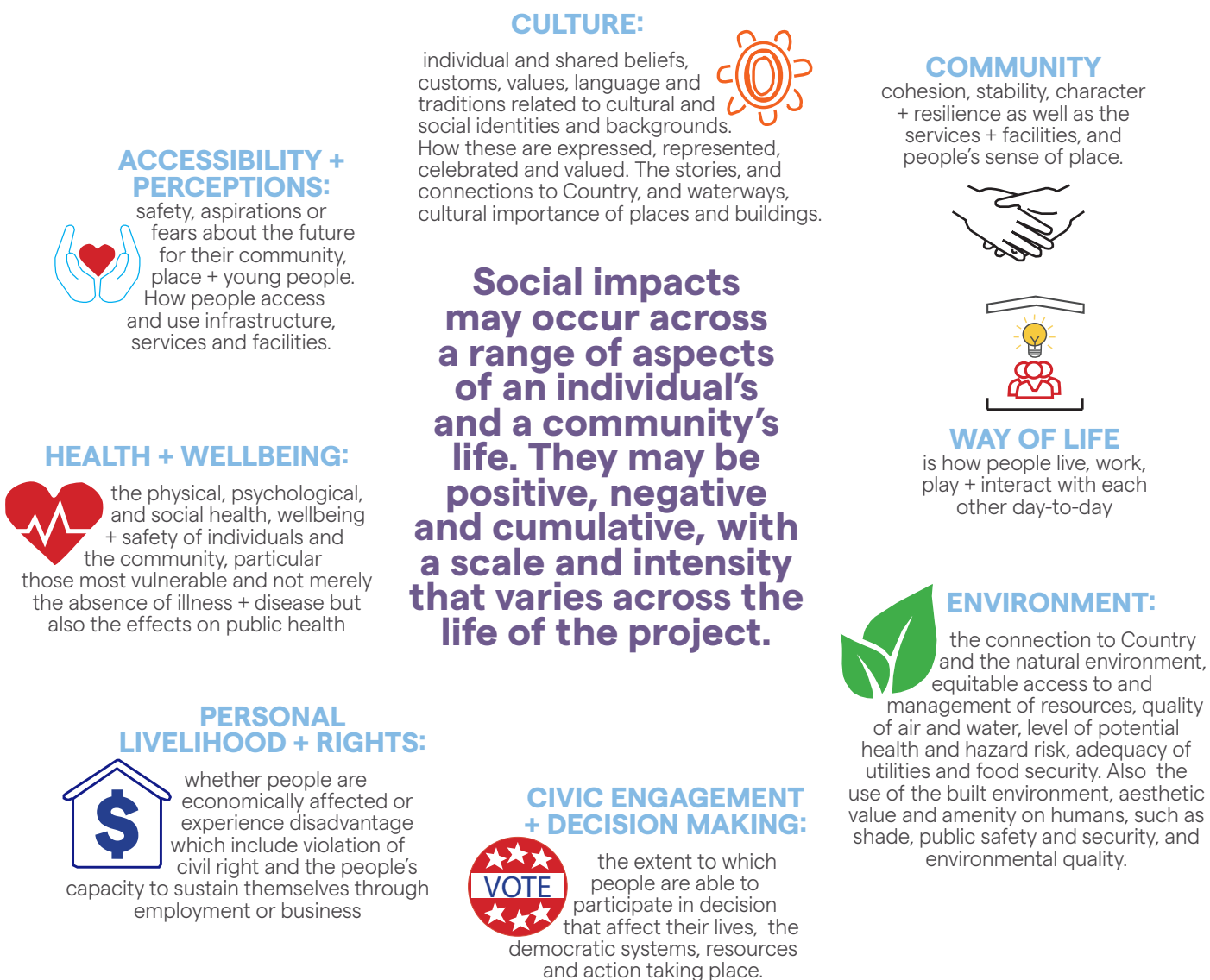


Table 1: Social Impact Significant Matrix
 Source: NSW Government Social Impact Assessment Guideline (2021)

		Magnitude				
		1	2	3	4	5
		Minimal	Minor	Moderate	Major	Transformational
A	Almost Certain	Low	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

Part 3.

Policy Context

Metropolitan Strategic Planning

The **Greater Sydney Regional Plan 2056** sets out the vision, objectives, strategies, and actions for a metropolis of three cities across Greater Sydney. The Plan outlines 10 overarching directions and objectives that aim to deliver interconnected infrastructure, productivity, liveability, and sustainability benefits to all residents.

Relevant objectives to the development centre around cities that are supported by affordable housing, infrastructure and good open spaces that meet communities changing needs, and by creating great places that bring people together, in culturally rich diverse neighbourhoods enabling healthy, resilient and socially connected people.

The proposed development will deliver a high quality residential care facility and provision of services that activate and integrate the public domain. This proposes to enhance the built form of the existing residential care facilities, enriching the community's cultural fabric.

The **Western District Plan**, of which the Penrith LGA is located, delivers on the vision, objectives, strategies, and actions set out in the Greater Sydney Region Plan through a series of planning priorities and actions.

The development proposal aligns with the social impact priorities of the Plan through its focus on creating and renewing great places, providing services and infrastructure to meet people's changing needs, and delivering high quality open space with increased urban tree canopy cover.

The location of the redevelopment, in proximity to the existing seniors housing The Royce, provides for relevant housing type further contributing to the established senior community.

This delivery of housing is supported by **Housing 2041** which identifies NSW State Government's goals to ensure housing in the right locations and suits diverse needs.

Achieving Quality Design Outcomes

NSW Government's **Public Open Space Strategy 2022** provides a coordinated approach to public open space planning and delivery to enable spaces for recreation, sport, and relaxation, and as an important aspect of place identity.

Applicable strategy objectives to the planning proposal include a landscape-led approach that integrates the public domain with the built form to create well designed, permeable and activated communal and public open spaces, better supporting healthy and active lifestyles for the ageing community.

NSW Greener Places identified design actions particularly relevant to this development proposal include providing for open space throughout the site, which will enable accessible walking paths, versatile multi-use spaces for exercising and socialising, and will increase the tree canopy for shading, cooling and mental health benefits.

Planning for Penrith

The **Greater Penrith to Eastern Creek (GPEC) Strategic Framework** guides the planning for new homes and jobs, close to transport, schools and public spaces. It specifically informs ongoing strategic planning by councils to identify infrastructure that may be needed to support growth.

The development proposal provides for the significant increase of appropriately located seniors housing that will meet the growing housing and infrastructure need of the ageing cohort. The provision of residential aged care within a landscape-led approach to enhance the wellbeing of residents, workers, and visitors responds well to the GPEC framework.

A **Social Infrastructure and Open Space Needs Assessment Report** (2022) prepared in consultation with Penrith and Blacktown City Councils and state government agencies, identifies the regional and district social infrastructure and open space requirements for the GPEC area that are required to meet the needs of the future population.

Infrastructure recommendations relevant to the Development Proposal with short (1-5 years), medium (5-10 years), and long-term (10+ years) delivery timeframes include:

- Investigating new community health centres to accommodate growth (medium term)
- Upgrading the Penrith Library (short term)
- Building a new multipurpose Penrith Centre community hub (medium term)
- Planning for a new art gallery in the Penrith Centre (longer term)
- Upgrading the Ripples Leisure Centre in Penrith (medium term)
- Providing a new Penrith Centre indoor sport and recreation facility (medium term)
- Upgrading Jamison Park, including better use of land to the south of the reserve (medium term)
- Investigating green links and green spaces (short term)

The **East-West Corridor Interim Centres Strategy**, [2020], sets out the future vision and actions for the Corridor and its centres. The Corridor comprises of four key connected centres, anchored to the train line and the Great Western Highway. It also connects key green and blue assets, including the Nepean River, of which the strategy plans for its maintenance and protection into the future.

Priorities and actions of the plan relevant to the redevelopment include the opportunity to create a new bus connection to the Station Interchange from Station Street (which intersects Jamison Road and will benefit the site), prioritising active travel around Penrith City centre, and expanding the cultural offering with permanent fresh food and local artisan markets, maker spaces and multiversity learning options.

The **Penrith 2036+ Community Strategic Plan** identifies the shared vision, aspirations and values of the Penrith community and its desired outcomes to inform long-term planning and the strategies to achieve them.

Relevant outcomes to this development proposal include enhancing neighbourhood amenity, improving community services, managing transport infrastructure and networks to meet future community needs, providing spaces for recreational activities, and openly and collaboratively working with the community for planning and management of City resources.

Local Strategic Planning and Planning for Affordable Housing

The **Penrith Local Strategic Planning Statement** (LSPS) [2020-2040] presents an overall land use vision for the Penrith LGA.

Relevant to this assessment are the planning priorities that "new housing meets the diverse needs of the growing community" and that "social infrastructure meets the changing needs of the communities".

To plan for future housing supply, the LSPS notes the role of the Penrith City's **Local Housing Strategy** (LHS) to identify the best opportunities to locate new homes close to existing and proposed infrastructure, open space, shops and services.

The LHS recognises that 65-74 year olds were the fastest growing age group in the LGA based on the 2017 ABS Census data.

The redevelopment proposes to increase the number of seniors housing. This location is well serviced by a variety of community infrastructure and open spaces.

The design proposes high quality communal and open spaces on site that increase the comfort for ageing residents, workers, and visitors. These spaces also provide places for respite as well as support increased connections between residents and also spaces to gather with family and friends.

The **Penrith Affordable Housing Strategy and Action Plan** [2023-2026] aims to deliver and expand a diverse range of affordable housing that meets the spectrum of housing needs for low to moderate income households.

Objectives of the Affordable Housing Contributions Scheme (AHCS) include better aligning housing type to Penrith demographics and advocating for new developments to include features enabling accessibility and ageing in place, of which the proposed development housing type provides.

Local Social Infrastructure Needs

The **Resilient Penrith Action Plan 2021-2030 (RPAP)** aims to build awareness and preparedness for risks, shocks and stresses, enhancing the capability of community to adapt and become more resilient.

RPAP actions relevant to the development proposal include creating greater connection between residents for collective strength and belonging. It also aims to create capacity for climate adaptation to sustain a quality of life and the environment.

The inclusion of both Independent living units and residential care rooms enables ageing in place and maintaining established connections which reduces the impacts of loneliness and social isolation, especially those residents without family.

The provision of public and open spaces are especially important in Western Sydney where extreme heat is experienced more so than the rest of Sydney. These impacts of climate change and heat disproportionately affect older people.

The proposed development creates capacity for better climate adaptation through the inclusion of deciduous and evergreen trees that provide cool summer shade and solar access during winter. The retention of existing trees and further tree planting will provide canopy and shade.

Water features and outdoor deck and courtyard spaces provide spaces for visitors and residents to enjoy during the warmer weather.

The **Penrith Sport and Recreation Strategy [2020]** sets a framework for the creation of an active, safe, healthy and vibrant city that enhances Penrith's reputation as a liveable city.

In striving to achieve the objectives of the strategy, the framework includes clear guidelines to ensure future developments provide the appropriate type, quantity, and quality of open space recreational area and facilities.

The Jamisontown and South Penrith area contains 93 reserves that are predominantly passive parklands. While residents have good access to reserve areas, the Strategy notes that further access through creek corridors is required.

Ensuring high quality, walkable connections for residents to these nearby open spaces will further support active and healthy lifestyles for the community.

We Create Penrith: Cultural Strategy and Action Plan [2024-2028] aims to advance cultural outcomes for people and places within the Penrith LGA. The strategic goals include supporting community to experience and participate in arts and cultural activities, and ensuring that these facilities and public spaces are suitably accessible.

The provision of suitable private, community and public transport offerings for the future residents, workers and visitors to support access to and attendance at the cultural programs of Penrith LGA should be considered as part of the proposal.

The **Penrith Accessible Trails Hierarchy Study (PATHS) Implementation Plan 2022-32** investigates the increase in population and employment within the LGA and the importance of the integrated transport network available to the residents and workers of Penrith City.

The plan aims to:

- Make walking and bike riding the most desirable option for short trips
- Increase the safety for bicycle riders and pedestrians by providing separated facilities
- Provide a quality and connected active transport network, reduce the dependence on private vehicle travel for local trips, and encourage healthy and active lifestyles

The development should consider bicycle parking, access to the bike paths and promote / encourage walking and riding to and from the site. Providing the opportunity to cycle to and from the site, and to properly park ones bike, is especially important for the workers of SummitCare Penrith, as cycling to work can make a significant difference to people's health and wellbeing.





Figure 14: SummitCare Penrith residents at existing site.
(source: SummitCare Penrith)

Part 4.

Social Baseline

This section describes the social, cultural, economic and environmental characteristics of the study area to set the baseline from which the Development Proposal will be assessed in regard to the provision of social benefit or potential impacts.

4.1 Social Locality

The Development Proposal site, known as SummitCare Penrith is located on the traditional lands of the Durag Peoples and part of the area we today know as the City of Penrith LGA. It is located approximately 56.6km west of the Sydney CBD and approximately 1.7km north east Penrith town centre and 1.7km south west of the Jamisontown town centre. The site is bounded by Jamison Road to the north, McNaughton Street to the east, Harris Street to the west, and by 10 residential lots to the south end of the site.

Located within the Penrith LGA, the Penrith City Local Housing Strategy recognises the increasing ageing population within the LGA, and notes the need for seniors housing development in the R3 zones. The Penrith Affordable Housing Strategy and Action Plan (2023-2026) aims to deliver and expand on a diverse range of affordable housing, including advocating for new developments to contain features enabling accessibility and ageing in place.

The existing site is serviced by a few bus routes taking riders to the nearby Jamisontown and Penrith town centres. The nearest bus stop is a 500m, 7-minute walk, north east of the site next to Howell Oval. From here, people can reach Penrith town centre in 5-minutes and the Penrith train station in 10-minutes, which runs on the T1 Northern and Western Line and would take 35-minutes to reach the Parramatta CBD and 1-hour to reach the Sydney CBD. A bus route also provides services to Jamisontown centre, though the 10-15-minute walking option would be more efficient than the 20-minute bus ride.

The social locality for this project, illustrated in Figure 17, is defined by its proximity to the Penrith town centre to the north east, Jamison Park to the south east, neighbouring residential to the south and south west, and the Nepean River to the west. The social locality is the area in which people may be affected both positively and negatively by the proposed planning control amendment and future development.



Figure 15: Jamison Park, Jamisontown (source: Haroon Shabbir, Google Maps)



4.2 Community Profile

The 2023 Estimated Resident Population for the Jamisontown - Penrith area was 5,351 with a population density of 1,332 persons per square km.

From 2016 to 2021, Jamisontown's population decreased by 177 people (3.2%). This represents an average annual population change of -0.65% per year over the period. The largest changes in the age structure in this area between 2016 and 2021 were in the age groups:

- Seniors (70 to 84) (+147 people)
- Young workforce (25 to 34) (-105 people)
- Babies and pre-schoolers (0 to 4) (-102 people)
- Older workers and pre-retirees (50 to 59) (-80 people)

Age

In 2021, residents aged 35 to 49 years represented 20.3% of the total Jamisontown population, which is similar to the Penrith City proportion.

The 25 to 34 years (15.9%) and 60 to 69 years (12%) made up the next two largest proportions of the total resident population of the Jamisontown area.

Seniors people aged 70 to 84 years (10.4%) represented the group that experienced the highest increase between 2016 and 2021 (+147 people).

Other significant changes in the emerging groups between 2016 and 2021 was the loss of 105 people in the Young workforce (25 to 34 years) category and the loss of 102 people in the Babies and pre-schoolers (0 to 4 years) category.

Analysis of the service age groups of Jamisontown in 2021 compared to Penrith City shows that there was a lower proportion of people in the younger age groups (0 to 17 years) and a higher proportion of people in the older age groups (60+ years).

Households

In Jamisontown, 24.1% of households were made up of couples with children in 2021, compared with 35.4% in Penrith City. Lone person households (32.1%) and couples without children (22.4%) combined accounted for half of all households within the Jamisontown area, which is around 10% higher than the Penrith City LGA.

In Jamisontown, 37.7% of the dwellings were medium or high density, compared to 23% in Penrith City. In terms of housing tenure, 59% of households were purchasing or fully owned their home, 32.5% were renting privately, and 3.1% were in social housing in 2021.

Cultural Background

Across the City of Penrith, Aboriginal and Torres Strait Islander Peoples represent 5% of the total residential population, which is lower than Greater Sydney (1.7%).

The three largest ancestries in Jamisontown in 2021 were English, Australian and Irish. The proportion of residents born overseas in Jamisontown was lower (18.3%) when compared with the City of Penrith (23.3%).

Of those people born overseas, the three largest ancestries were United Kingdom (5.2%); New Zealand (1.6%); and India (1.4%). Between 2016 and 2021, the number of people born overseas decreased by 70 or 6.7%, with the United Kingdom making up 56 of these 70 persons.

Languages spoken at home other than English included Arabic (1.1%); Filipino / Tagalog (0.9%); Punjabi (0.7%); Urdu (0.6%); Greek (0.5%) and Hindi (0.5%).

Level of Disadvantage

The Jamisontown area has the 18th highest level of disadvantage within the City of Penrith LGA with a SEIFA measure of 993. The relative disadvantage in the area is about 2 marks higher compared to the City of Penrith (LGA) which has a score of 991.3, and 17 marks lower than Greater Sydney which has a score of 1,010.

Noting that the lower the SEIFA number the higher the relative disadvantage of that population. This index is based on a number of disadvantage indicators such as unemployment, low incomes or education levels, single parent families, low skilled occupations, poor English proficiency.

Health and Wellbeing Indicators

The most common long-term health condition in Jamisontown is arthritis (9.5%). The proportion of the Jamisontown population that reported one or more health conditions was 34.3%, and is a higher rate than in the City of Penrith (31.6%).

In 2021, 309 people (or 5.8% of the population) in Jamisontown area reported needing help in their day-to-day lives due to disability. This was also correlated with the age of the population with the majority of these residents being 65+ years. In addition, the proportion of residents providing unpaid care to a person with disability, long term illness or older persons was 9.8% (2021) which is slightly lower than compared to the LGA (11%).

In Jamisontown, 7.7% of the population reported doing some form of voluntary work in 2021, which was a similar proportion to City of Penrith (8.6%).

1 idcommunity City of Penrith community profile
<https://profile.id.com.au/penrith>



Travel to Work

The majority of people within the Jamisontown area travel to work by private vehicle (50.5%), with 3.1% using public transport and 0% riding a bike and 2.2% walking. In 2021, 25.4% of people were working from home. (Please note that this data was collected in 2021 during the Covid-19 pandemic, which may influence these statistics).

Crime Statistics²

Data from the NSW Bureau of Crime Statistics and Research (BOCSAR) has been mapped to show crime hotspots near to the site. Detailed data obtained from BOCSAR for selected crimes in Jamisontown are shown in Figure 16.

Domestic Assault incidents from January 2023 to December 2023 were 588.6 at a rate per 100,000 of the population. This is higher than the NSW rate by 142.9 per 100,000 of the population. A hot spot is located towards the north east corner of the Jamisontown suburb, and covers the site.

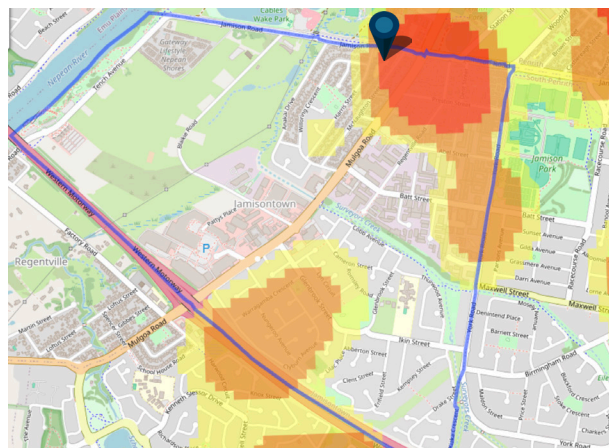
The hot spot of Incidents of Malicious Damage to Property covers a greatly similar area to Domestic Assault. The 2-year trend of the crime is stable.

The high density of the Theft (break and enter dwelling) crime hot spot is situated east of the site, predominantly over Mulgoa Road, and just encompasses the site at a high to medium density of the crime. The rate per 100,000 of the population which this crime impacts is 168.6 persons, which is much lower than the Penrith LGA which has a rate of 2994.3 per 10,000 of the population. Though, it is noted that the incidents were up by 6.4% each year within a 2-year trend period.

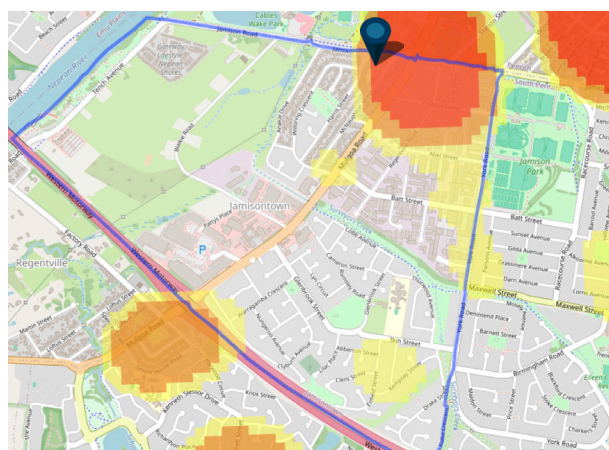
It should be noted that the location of the site being in proximity to BlueBet Stadium may be a significant determinant for the level and types of crime occurring within the immediate area.

These localised hotspots may be of significance to the development proposal site, and as such, the design will need to incorporate increased safety measures and crime prevention, including the passive surveillance of public spaces.

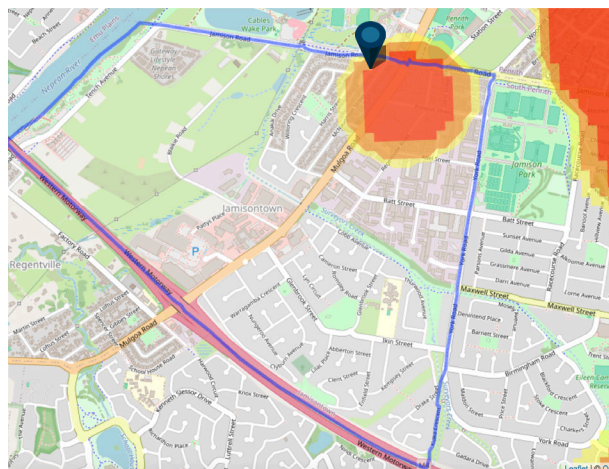
Figures 16: Suburbs Crime Statistics 2023 for Jamisontown (Source: BOSCAR)



16a. Incidents of Assault (Domestic), 2023



16b. Incidents of Malicious Damage to Property), 2023



16c. Incidents of Theft (Break & Enter Dwelling), 2023



² NSW Bureau of Crime Statistics and Research (BOCSAR) NSW Crime Tool <https://crimetool.bocsar.nsw.gov.au/bocsar/>



Figure 17: Social locality surrounding SummitCare Penrith.



The Site



Public open Space



Sport Facilities



Aquatic Facilities



Residential



Penrith Panthers Precinct



Industrial / Commercial



Retail Area



Main Road

Mulgoa Rd; Jamison Rd



Bus Stop

(Routes 793; 795; 797, 799),
2-minute walk from SummitCare
Penrith to nearest bus stop



Pedestrian crossing at lights

Penrith city centre

- Penrith Train Station (access to Sydney CBD)
- Penrith City Library
- Various medical centres / health infrastructure
- Penrith RSL Club
- HOYTS cinema
- Joan Sutherland Performing Arts Centre
- Westfield shopping centre
- Museum of Fire and Museum of Printing
- Parks + reserves: Ron Mulock Oval, Triangle Park, Memory Park

Jamisontown

- Various food and retail franchises + outlets
- Parks + reserves: Jamison Park, Robinson Park, Clyburn Reserve

Nepean River

- Tench Reserve (alongside the river) - paved walking track, toilets, playground, picnic + BBQ area
- Great Nepean River Walk - path can be joined from Jamison Road, and walked north for 2km alongside the river and Nepean Avenue to the cafes near Yandhai Nepean Crossing bridge



4.3 Social Infrastructure

The suburb of Jamisontown, where the site is situated, is characterised by a mix of low scale residential, large sporting infrastructure, entertainment and open green space.

The area surrounding the development proposal site, particularly to the south, is a largely residential area, featuring low density detached and semi-detached housing, along with some residential flat buildings. Opposite the busy and noisier Jamison Road is The Royce, which is another Retirement Village, and mixed commercial businesses.

There is one heritage item of local significance to the east of the site, opposite Mulgoa Road, which is identified as a Workmen's cottage.

Recreation facilities and spaces located in the area surrounding the site are detailed below. Figure 17 illustrates the existing social infrastructure, within the immediate and wider area surrounding the development proposal site.

The Penrith Panthers Precinct, located 2km south west of Penrith city centre) encapsulates the Panthers Penrith Rugby League Club and associated lands and facilities covering an area of 681,000m². Also within the precinct is BlueBet Stadium, a rugby league stadium and Howell Oval, containing a cricket oval, 3 cricket nets, amenities, a canteen, meeting room and an indoor cricket training facility.

This land is not publicly accessible, though, during community engagement, The Royce residents emphasised the importance of the Club and precinct as a place for recreation, such as being able to attend yoga classes or to go out for lunch.

The Leagues Club offers a number of sporting, eating and drinking, events and entertainment spaces and activities. However, noting that it is a venue that is not appropriate for all people due to the gambling and alcohol functions.

Jamison Park is located to the east [1.3km from site], and provides a multi-use synthetic sports facility with:

- 3 natural turf cricket pitches, 1 synthetic cricket pitch and 5 cricket practice wickets
- 7 full size natural turf football fields and Two FIFA standard football fields
- 1 synthetic AFL oval and 1 rugby league field
- 42 netball courts
- Athletics oval and field events
- Car park
- 4 amenities buildings, including public toilets
- Skate park, Children's playground and Outdoor fitness equipment
- Off-leash dog park

- Tiered spectator seating, Floodlighting and Pathways, and Drinking fountains

Tench Reserve is 1.3km to the west of the site, located on the eastern banks of the Nepean River. It is a 10-hectare park (upgraded in 2023) and contains new riverside pathways, seating, accessible picnic areas, public art, and inclusive playspaces.

The Reserve connects to the Great River Walk, an 8km paved trail along the Nepean River which offers views of the river and the Blue Mountains. The walk provides viewing platforms, picnic spots, playgrounds, restaurants and cafes.

The Royce residents noted that they often walked the 20 minutes to the Reserve, and then onto the Great River Walk.

The Max Baker Reserve, located just south of the site between Willoring Crescent and Harris Street, is an open green space containing pathways, trees and a newly upgraded playspace.

Located 1.3km north east of the site is the Ripples Leisure Centre Penrith, an aquatic facility with an outdoor pool and splash park.

There are two nearby golf facilities. The 19th Golf Driving Range is 600m west of the site and Aqua Golf (in the Panthers Precinct) is 950m north of the site.

Additional community facilities located in Penrith (about 1.5-2km from the site) include:

- Joan Sutherland Performing Arts Centre
- Museum of Fire and Museum of Printing
- HOYTS (cinema) Penrith
- Ripples Indoor Swimming Centre
- Penrith City Library
- Penrith RSL Club
- Triangle Park [features paving, tree planting, seating, a splash-pad for children, and shade structures. Council holds regular events here including Alive After Five, Summer Tunes, and Open Mic Nights]
- Memory Park [a war memorial park]

In terms of health and emergency services, the site is located 3.4km from Nepean Hospital, a major public hospital. The accessibility and proximity of the wider social infrastructure of services, community facilities and open space to the development proposal site is greatly beneficial to residents' wellbeing and social life. These spaces and the programs run are anchor points for community events and social calendars.



Part 5. Engagement Findings

This section details the community engagement undertaken as a requirement of the SEARs for the SummitCare Penrith State Significant Development. It provides key findings and considers mitigation strategies to minimise negative impacts and maximise benefits for the community and project design.

Engagement allows the community to highlight potential impacts of the project on the community, or impacts on the project from the community and surrounds. This process empowers the community and brings value to the project, allowing the design to be further refined and enhanced, and the negative impacts managed and mitigated.

A letterbox drop informed the neighbours and community surrounding SummitCare Penrith about the development proposal and invited the community to talk with the project team at a drop-in information and consultation session held in August.

The zones which were targeted for the letterbox drop can be viewed in Figure 19, in which we delivered approximately 570 brochures. Several brochures were also provided to SummitCare Penrith staff to share with residents and staff members.

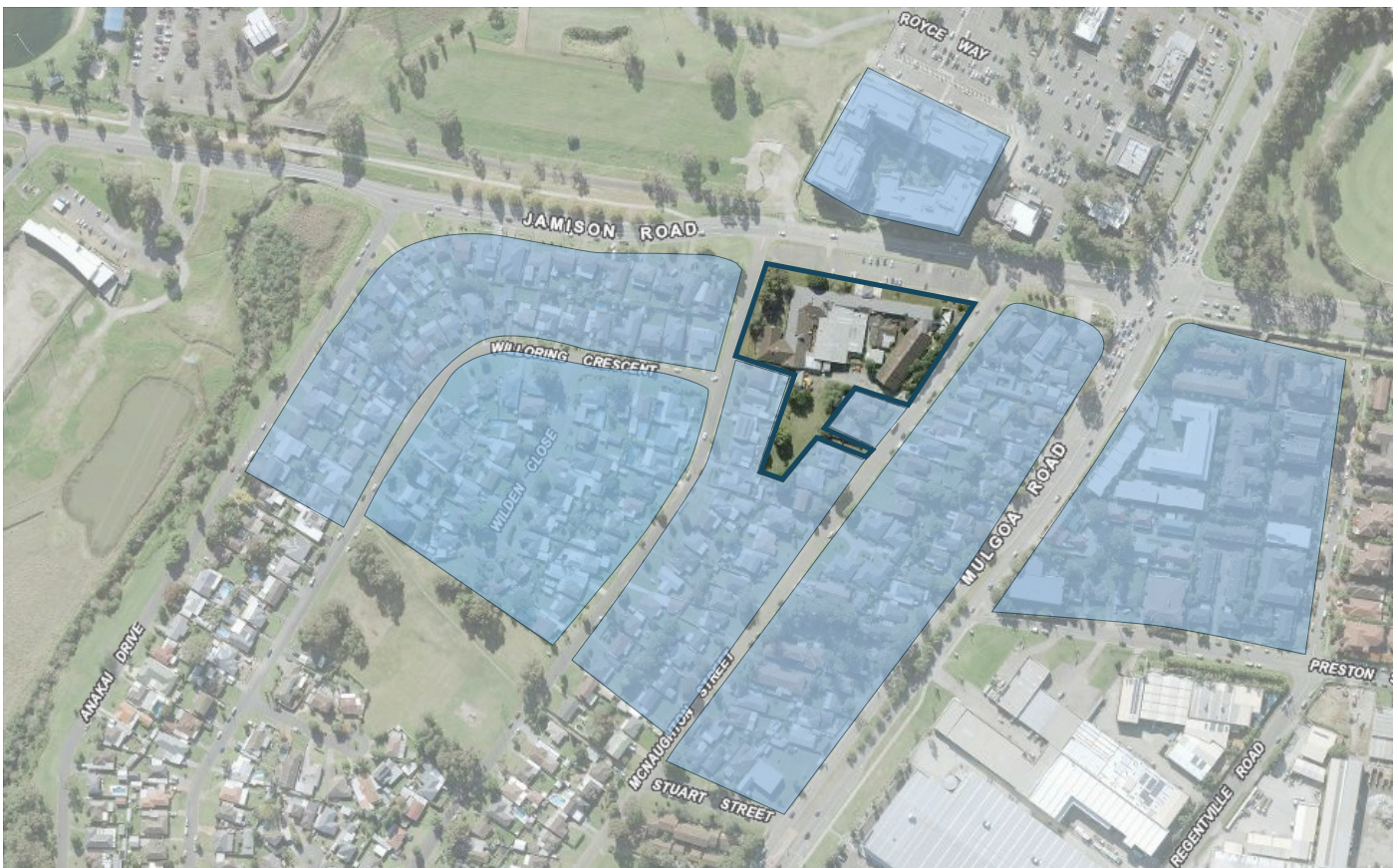
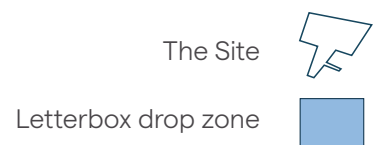


Figure 18: Summitcare Penrith - letterbox drop zone map.



Community Drop-In sessions

Two community drop-in information and consultation sessions were held at 3PM and 5PM on Thursday 15th August at Panthers Rugby Club (300m from the site) for existing residents and the wider community to ask questions or raise issues, about the proposal.

Over the two sessions, a total of 26 people attended. This included 70% local neighbour residents, 14% SummitCare employees, 9% family / friends of SummitCare residents, and 7% who were just interested.

The project team in attendance included Centurion Group (applicant), SummitCare (developer), Jackson Teece (architect), Arterra Design (landscape architect), The Planning Studio (planning and facilitation).

Several A2 boards were placed around the room with detailed information of the development proposal, renders, and site, plan, massing, and landscape drawings. Prompts on the boards asked the community to consider:

- *What aspects of SummitCare Penrith do you value as a resident, worker, or visitor?*
- *What landscape attributes do you like and what needs reconsideration?*
- *What design attributes do you like and what needs reconsideration?*

Centurion Group introduced an overview of the proposed development and opened the floor for a brief Q+A, before the community was invited to view the boards and provide feedback on post it notes or in speaking to the project team. Staff were available to note down people's discussions throughout the session.



Figure 19: Community Consultation session Thursday 15th August 2024

Key findings

The following summary is based on the various conversations at both sessions with staff and feedback provided by community members on the engagement boards:

The community expressed an overwhelmingly positive response to the building height step-down from Buildings A, B and C at five storeys to Building D at one storey to fit in with the surrounding one storey residential typology.

Neighbours directly adjacent to Building D on McNaughton Street and Harris Street and The Royce residents thought the building design was well-considered, and that the supplementary landscaping was a welcome addition to the neighbourhood.

Two attendees at the session were there to see the design as they were considering potential future tenancy. This interest in the proposed development was noted.

SummitCare staff at the existing unit had been approached with questions since the letterbox drop from both the current residents and the public. They were keen to have the appropriate information on hand to better answer queries, including timeframes of the DA process and visuals of the design to talk to. Family members of current residents also wished to be informed of the redevelopment planning process, and of the contingency plan for rehousing current residents, noting that they wish for close friends to stay together.



Some adjoining neighbours shared concerns about losing sun on their solar panels from the five storey buildings and expressed a desire to see overshadowing diagrams. The architect present at both sessions discussed the results from early shadow studies which demonstrate that the bulk of the proposed building does not significantly increase overshadowing to the neighbours at 4 Harris Street, and that the step-down design will retain good levels of amenity to all surrounding properties.

Some community members inquired about the provision of car parking on site to accommodate all residents, visitors and staff. The planning consultant and developer discussed with community members that parking has been provided in the basement for all residents, staff and visitors, with an additional two accessible spaces provided along the entry driveway for short stay. This access to the basement is from Harris Street, and separate pedestrian access has been provided to ensure safe entry and exit for residents and their visitors.

Community members positively noted the extent of trees and greenery which have been prioritised in the landscape-led approach, especially as environmental measures for better shading and cooling in the summertime. The retention of the existing mature trees along Jamison Road was greatly valued.

Several community members asked about the timeline for construction commencement and whether there would be a phased approach to development – both in relation to disruption and noise impacts caused to existing residents (raised by family members) and for neighbouring properties.

Representatives from Centurion (PM) and SummitCare head office were able to respond and discuss the issue further. Specific recommendations have also been included within the SIA in response to this and other matters raised.

Further issues for consideration in the finalisation of the design:

- View impact on townhouses on corner of McNaughton St and Jamison Rd – concerns that their view of the Blue Mountains will be impacted by buildings A, B +C (5 storeys)
- Level of disruption during construction (from The Royce residents and neighbouring properties)

Conversations were also had with residents of The Royce retirement village about how they spend their time in the surrounding area, which provides useful context and understanding of the benefits of the existing social locality and infrastructure:

- Several of the community members at the 3PM session had spent most of their day at the Panthers Penrith Rugby League Club – doing an exercise class, having lunch, and then attending the consultation session (all within the club precinct). To spend this much time in the Panthers Precinct was a regular occurrence.
- In groups, they walk to the Nepean River, west along the walking path on Jamison Rd (2kms / 25 leisurely minutes). Here, they sometimes continue north on the walking path that runs adjacent to the Nepean River and along Nepean Avenue to the cafes near Yandhai Nepean Crossing bridge (2kms / 25 minutes).
- Residents noted that Jamison Park is a sporting ground rather than a park to stroll through. So, residents go to watch sport games on the weekends – cricket, netball, soccer, etc.
- Some residents have a car, which they use to carpool into Penrith town.
- Residents rarely go to Jamisontown town centre as it is more industrial and warehouse-type shopping zone.



Figure 20 SummitCare Penrith residents at existing site.
(source: SummitCare Penrith)

Part 6. Social Impact Assessment

A proposal may cause a range of direct and indirect social impacts which can have a positive, negative or neutral impact on the existing community. A Social Impact Assessment assesses the expected and perceived impacts which are considered to have the most significant impacts on the community and identified stakeholder groups.

The expected and perceived impacts of the development proposal are assessed against the current social baseline and by the predicted changes that are likely as a result of the proposed development.

These impacts have been informed by the contextual information outlined in the previous sections of this SIA and have been assessed against the SIA criteria described in Section 2 from the perspective of the community and other affected stakeholders.

Potential impacts that may occur during both the future construction and post-construction phases have also been considered. The design recommendations and mitigation measures aim to ensure that identified negative impacts can either be designed out or can be effectively mitigated through the implementation of a range of measures to maximise benefits to both the project design and community.

Area of social influence

Within the areas of social influence, the following individuals and communities are likely to be impacted by the proposal:

- Current residents
- Workers of SummitCare
- Community / neighbours
- Current family / visitors
- Future residents
- Future family / visitors

The immediate context of social impact is visualised in Figure 17. It is noted that this development will draw in people from the wider Penrith LGA and potentially beyond these bounds also.

Access to adequate social infrastructure

[Impact Categories: Community | Way of Life | Health and Wellbeing | Accessibility]

Research shows that loneliness affects everyone at some point, and certain life events can make us more likely to feel lonely, with retirement, ageing, bereavement, and moving into care being potential reasons to feeling more isolated and lonely. Older people are more likely to be impacted by social isolation and loneliness which can have significant impacts on their health and wellbeing.

The site is located in proximity to surrounding recreation spaces and social infrastructure in nearby Penrith (1.9km from SummitCare). Future residents and workers will have access to high quality open space and facilities and activities in close proximity to the site.

The close proximity of SummitCare Penrith to The Royce retirement village offers an opportunity for meaningful connections. Residents in both communities, being at similar life stages, are likely to share common interests and engage in similar activities, fostering social interaction and reducing feelings of loneliness.

Within the redevelopment, a range of social infrastructure and care support services is proposed which are appropriate and respond to the health and wellbeing needs of the existing and future resident. The indoor and outdoor communal spaces will provide opportunity for social connection, contributing to the enhanced well-being of residents.

These communal spaces include a gym, indoor pool, salon, health spa, jacuzzi area, cafe / restaurant, multifunction room, resident lounge, private dining, games room and the outdoor deck and southern courtyard. They are concentrated in the Communal Hub, which is central to the development for ease of access by all residents.

Noting that older people are disproportionately impacted by the heat and changes in climate, the tree planting, canopy cover, benches, and water features in the landscaped areas will provide cooler and shady pockets to enjoy in the summer time.

It is important that the design of the community spaces are welcoming and inviting to residents, visitors and workers alike, for gathering, informal meeting, to seek rest bite and read or just to watch the world go by.

Accessibility

[Impact Categories: Accessibility + Safety | Way of Life | Health and Wellbeing]

Social impacts to accessibility can arise from changes in how people access and use infrastructure, services and facilities on site and within the local area.

Changes to accessibility that have the greatest, but short term impacts are likely to occur at the construction stage. The accessibility impacts anticipated are likely to be as a result of short-term traffic and pedestrian route changes, changed property access arrangements, and changes to parking availability.

The potential cumulative impact would likely arise from higher volumes of vehicle movements to and from the site during stages of the construction as well as increased delivery vehicle movements to service the future retail and commercial functions in the ongoing operation of the development.

Existing local residents, their visitors and workers are likely to be particularly sensitive to any of these potential changes arising from the proposed development.

To mitigate the negative impact, particularly throughout the construction phase, it is recommended any changes to traffic and/or pedestrian access should be clearly communicated and a safe, barrier free alternative access should be provided that prioritises the safety and access of people in and around the sites.

The proposal may have short term low-medium negative impacts on surrounding residents as there is likely to be minor impacts to their travel times and ability to easily access the local area.

Traffic + parking

[Impact Categories: Way of Life | Environment]

Community members shared concerns during the consultation session about the impact of traffic flow in the area, most notably coming from the no right-turn out of the Council car park to the north of the site (onto Jamison Road), and the flow on effect to The Royce roundabout.

It is noted that construction vehicle movements throughout the construction phase (direct and cumulative) may increase congestion on surrounding roads, impacting on neighbours and the community in the area. The location of vehicle entry and exit points should prioritise the safety and movement of people and pedestrians, noting that older people are more likely to have limited mobility.

The community also inquired about the provision of parking on site to accommodate all residents, visitors and staff, so as to not impede on the surrounding neighbourhood roads.

Parking has been provided in the basement for all residents, staff and visitors, and 2 accessible spaces have been provided along the entry driveway for short stay. Separate pedestrian access has been provided to ensure safe access for residents and their visitors.

To mitigate the negative impact, particularly throughout the construction phase, Level entry for particularly for people limited mobility to enter and exit and that they can be dropped at the door. Include a designated drop off location in close proximity to the entry.

It is suggested that a Construction Traffic Management Plan (CTMP) be prepared to minimise negative impacts throughout the construction period, such as increased congestion, to existing traffic movement in the immediate area.

Ensure that high quality safe and level pedestrian pathways are maintained to, from and throughout the site, especially throughout the construction period. Any changes must have adequate signage, provide ramps for people with limited mobility and maintain walkable connections to the surrounding areas, especially local facilities and bus stops close by as a priority.

Safety

[Impact Categories: Accessibility + Safety | Way of Life | Environment]

The design of spaces and places can contribute to an individual or general perception of safety and vulnerability. The level of vulnerability that an individual feels is also influenced by various characteristics, such as gender, age, cultural background, ability, and sexuality.

A person who is confident in their environment is more likely to be observant and interact with other people in the area and therefore increasing natural surveillance and activation of public and communal spaces. In general, people engaging in criminal and anti-social behaviour are often deterred in areas with high levels of natural surveillance.

The redevelopment provides a more contemporary design and approach to seniors living providing high quality facilities which are accessible to residents at different stages of aging and health.

The implementation of Universal Design and CPTED principles should be implemented to ensure that all privately and publicly accessible areas across the buildings are physically accessible and inclusive.

Visual changes such as the presence of construction equipment, temporary fencing and hoarding, and the removal of vegetation may also contribute to a decreased feeling of safety in which workers at adjacent commercial properties and residents of properties opposite the site would most likely experience an increased negative impact.



The presence of Penrith Leagues Club and BlueBet Stadium within the social locality of the site may have, from time to time negative impacts, especially at busy periods (ie. game days). The approach to security and territorial reinforcement of the development, especially areas that are publicly accessible may need to be monitored in peak periods to ensure that residents, their visitors and workers maintain a positive perspective and experience of safety

Such design and management measures are essential to the creation of a safe environment for residents, workers and visitors to the site and reducing occurrences of actual and perceived crime the potential from crime. If the recommended CPTED measures are incorporated, such as adequate lighting and maintenance, the proposal will likely have a neutral impact.

Weaving culture into the redevelopment

[Impact Categories: Culture | Environment]

The stories and connections to Country are of cultural importance to places and buildings. This includes individual and shared beliefs, customs, values, language and traditions related to cultural and social identities and backgrounds. How these are expressed, represented, celebrated and valued impact a society.

Aboriginal community consultation was required for the valid assessment of Aboriginal heritage on the site. GML Heritage was engaged to involve the Aboriginal community in decisions with respect to its heritage. Registered Aboriginal parties (RAPs) were identified, notified and invited to comment on the proposed project.

The study area is not considered to hold any historic or aesthetic values, however, if evidence were to connect the study area with a specific period of Aboriginal occupation, this value would be high.

To mitigate any future impacts, ongoing engagement with all RAPs and any future work relating to the Aboriginal archaeological mitigation or any significant changes to the development, should include consultation with the relevant Aboriginal stakeholders.

Noise impacts during construction

[Impact Categories: Way of Life | Environment]

The site is primarily surrounded by low and medium density residential. The construction of any development can generate a range of amenity impacts such as increased noise, vibration and dust emissions, which can negatively impact on community health and wellbeing.

The construction of the proposed development will introduce increased noise and vibration to the surrounding environment and is likely to create some disturbances and have a low negative impact on residents, businesses and workers nearby the site.

To mitigate this negative impact, recommendations should be developed and implemented as part of a future Construction Noise and Vibration Management Plan.

Older people have higher levels of sensitivity to noise and are more likely to be at home for more hours in the day, which may result in feeling greater impacts from noise during construction. The Management Plan should consider respite times, especially in peak construction periods, to give people a rest.

Managing the significant change to this location

[Impact Categories: Civic Engagement]

A socially cohesive society is one which works towards the wellbeing of all its members, combats exclusion and marginalisation, creates a sense of belonging, and promotes trust and safety.

Community consultation is a key component of the successful planning and delivery of the redevelopment of the site. Initial engagement about the development has been undertaken with the community.

The design process as well as the eventual redevelopment of the site will have varying impacts through the stages of construction and operation.

Once operational, positive social impacts to way of life, health and wellbeing and community connection are anticipated from the proposed development.

To mitigate the negative impacts, ongoing engagement particularly with existing residents, families and workers of SummitCare and neighbours will be critical to ensure those people most impacted by the site redevelopment will be informed as the project processes.

The changes proposed by the development proposal will inevitably impact on some existing residents that may not welcome the change. However, the redevelopment will contribute to the improved amenity of the immediate location as well as the social location.

Ongoing Communication and Engagement **[Impact Categories: Civic Engagement | Community]**

Prior to and during the engagement, both SummitCare staff and neighbouring residents inquired about timeframes of the DA process and gaining access to current project documentation.

A common discussion theme of the engagement was the request of further and ongoing information by family members of current residents, neighbours, and workers of SummitCare.

Family members of current residents were particularly keen to be informed of the redevelopment planning process and of the contingency plan for rehousing current residents, noting that they wished for the close friendships created amongst current residents to not be disturbed and for comfortable transitions to new housing.

The ongoing communication and transparency of process is anticipated to build trust amongst the community, contributing to a greater acceptance of the final product.

Suggested mitigation measures include:

To ensure that current residents, workers of SummitCare, neighbours, and current family members are informed about the project timelines, for their respective planning and comfort of knowledge, it is recommended that an engagement and communications plan outlining a schedule of development progression updates - ideally three times per year before construction starts, and then once every three months when construction commences.

A further suggested measure is for the proponent to notify neighbouring and potentially affected businesses about construction activities that may have additional impact on day to day activities, at least five business days prior to the commencement of activities.

For continued management, it is also recommended that SummitCare head office and Centurion Group hold a drop-in session annually and have a dedicated community liaison person on hand with a dedicated number and email for the community to contact prior to and throughout the development construction.

Additionally, the establishment of a complaints register prior to construction should be considered. The register should be monitored and maintained during the construction phase of the project and made available via the project website outlining the complaint and how it was responded to.

To ensure existing residents are adequately supported throughout the construction and transition to the new seniors living facility, it is recommended that SummitCare prepare a resident transition plan. The plan will outline the key dates, support that will be provided if relocation is required and the arrangements/requirements.

It is also recommended that SummitCare engage regularly with existing residents, their families and staff throughout the development and implementation of the plan to ensure that the transition plan requirements are clearly understood. A dedicated contact for any questions and concerns to be discussed should be provided by SummitCare and outlined in the Plan.

It is also recommended that residents and their families be provided with adequate notice before any relocation occurs and they are provided with adequate support in any temporary move/relocation that will be required to ensure they are provided the opportunity to make decisions that are best for their particular circumstances.



Part 7. Conclusion

This Social Impact Assessment has been undertaken to assess the potential social impacts arising from the development proposal for 366 Jamison Road, Jamistown and meets the requirements of set out in DPHI Social Impact Assessment Guidelines 2022.

The assessment has been prepared by April McCabe, Partner + Director, The Planning Studio who is a highly qualified and experienced urban and social planner.

Overall, the assessment and evaluation against the established categories of social impact demonstrates that the proposal is likely to generate a range of positive social improvements to the people and place within the immediate locality and can adequately manage and mitigate negative social impacts that result from the proposal, particularly through the construction phase of the project.

Activities can be effectively mitigated through the implementation of a range of measures, as well effective coordination and planning of potentially disruptive activities including:

- Preparation of new or update to existing Construction Noise and Vibration Management Plan. This should consider maximising noise insulation during construction and providing adequate information, and implementing a complaints/feedback mechanism.
- Monitoring and reporting of noise and vibration, provision of building awnings, restricting heaving vehicle access to specific loading docks after hours, specification of building materials and dimensions, and the installation of isolation equipment
- Incorporate CPTED measures and initiatives in detailed design and management plans for the site both throughout the construction and operation phases.
- Throughout the construction phase, any changes to traffic and/or pedestrian access should be clearly communicated and a safe, barrier free alternative access should be provided that prioritises the safety and access of people in and around the sites.

- Ongoing engagement with all RAPs and any future work relating to the Aboriginal archaeological mitigation or any significant changes to the development, should include consultation with the relevant Aboriginal stakeholders.
- Ongoing engagement particularly with existing residents and businesses will be critical to ensure those people most impacted by the site redevelopment and the ongoing operation of the site will be consulted as the project progresses.
- The establishment of a complaints register prior to construction should be considered. The register should be monitored and maintained during the construction phase of the project and made available via the project website outlining the complaint and how it was responded to.

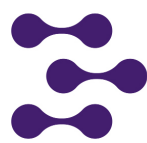
Appendix C of the Social Impact Assessment Guideline for State Significant Projects sets out review questions. It is required that this be included in the preparation of an SIA. The table on the following pages responds to these questions and indicates where the required information sits within this report.

	Impact Area	Document location
General		
1	Does the lead author meet the qualification and experience requirements?	Yes [Declaration on TOC page]
2	Does the lead author meet the qualification and experience requirements?	Yes [Declaration on TOC page]
3	Would a reasonable person judge the SIA report to be impartial, rigorous, and transparent?	Yes
Social locality and social baseline		
4	Does the SIA report identify and describe all the different social groups that may be affected by the project?	Yes [Social Baseline and Areas of Social Influence]
5	Does the SIA report identify and describe all the built or natural features that have value or importance for people, and explain why people value those features?	Yes [Social Baseline]
6	Does the SIA report identify and describe historical, current, and expected social trends or social changes for people in the locality, including their experiences with this project and other major development projects?	Yes [Social Baseline]
7	Does the social baseline study include appropriate justification for each element, and provide evidence that the elements reflect both relevant literature and the diversity of views and likely experiences?	Yes
8	Does the social baseline study demonstrate social-science research methods and explain any significant methodological or data limitations?	Yes [Social Impact Methodology]
Identification and description of social impacts		
9	Does the SIA report adequately describe likely social impacts from the perspectives of how people may experience them, and explain the research used to identify them? When undertaken as a part of SIA scoping and initial assessment, has the plan for the SIA report been detailed?	Yes. The method and approach for preparing the SIA is outlined on page 9-10.
10	Does the SIA report apply the precautionary principle to identifying social impacts, and consider how they may be experienced differently by different people and groups?	Applied to the assessment
11	Does the SIA report describe how the preliminary analysis influenced both the project design and EIS Engagement Strategy?	Yes Social Baseline
Community Engagement		
12	Were the extent and nature of engagement activities appropriate and sufficient to canvass all relevant views, including those of vulnerable or marginalised groups?	Engagement completed by another qualified consultant
13	How have the views, concerns and insights of affected and interested people influenced both the project design and each element of the SIA report?	Engagement undertaken by The Planning Studio has been outlined in this report along with the key points of discussion. The feedback has been provided to the client and design team and where relevant, considered in the assessment of social impact and potential migration recommendations
Predicting and analysing social impacts		
14	Does the SIA report impartially focus on the most important social impacts to people at all stages of the project, without any omissions or misrepresentations?	Yes [Social Impact Assessment]
15	Does the SIA report analyse the distribution of both positive and negative social impacts, and identify who will benefit and who will lose from the project?	Yes [Social Impact Assessment]
16	Does the SIA report identify its assumptions, and include sensitivity analysis and alternative scenarios? (including 'worst-case' and 'no project' scenarios where relevant)	Considered in the assessment



	Impact Area	Document location
Evaluating significance		
17	Do the evaluations of significance of social impacts impartially represent how people in each identified social group can expect to experience the project, including any cumulative effects?	Yes [Social Impact Assessment]
18	Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups	Considered in the assessment
Responses, monitoring and management		
19	Does the SIA report propose responses that are tangible, deliverable, likely to be durably effective, directly related to the respective impact(s) and adequately delegated and resourced?	Yes [Social Impact Assessment]
20	Does the SIA report demonstrate how people can be confident that social impacts will be monitored and reported in ways that are reliable, effective and trustworthy?	The Planning Studio has been engaged as an independent expert and provided appropriate recommendations for consideration
21	Does the SIA report demonstrate how the proponent will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?	The SIA recommends ongoing monitoring and proposes a coordinated approach as part of the day-to-day operation of the site.





The Planning Studio

info@theplanningstudio.com.au

Suite 305, 84 Pitt St,
SYDNEY NSW 2000