

Response to submissions: 2 Fitzwilliam Street Parramatta SIA

Thank you for the opportunity to provide this response to submissions relating to the State Significant Development Application (SSDA) of a proposed Build-to-Rent (BTR) development at 2 Fitzwilliam Street Parramatta (SSD-79791208; the Proposal). HillPDA was commissioned by Urban Property Group to prepare a Social Impact Assessment (SIA) of the Proposal, dated 16 July 2025 (the SIA report).

The NSW Department of Planning Housing and Infrastructure (DPHI) exhibited the Proposal on the Major Projects Portal until on 22 September 2025. With the conclusion of the Public Exhibition phase, the proponent is preparing a Response to Submissions (RTS).

We understand that the EIS included a social impact chapter summarising the SIA findings, but that the substantive SIA report was not lodged with the SSDA. The SIA was prepared in alignment with the DPHI *Social Impact Assessment Guideline 2023* (the *SIA Guideline*) and includes a comprehensive assessment of impacts, proposed mitigations and evidence base.

This letter has been prepared in response to matters relating to social impacts in the DPHI's covering letter (Key issues) and City of Parramatta Council's submission. The responses are provided with reference to the SIA report.

DPHI Response to Submissions letter – Attachment A: Key issues

In DPHI's Response to Submission letter, dated 21 October 2025, Attachment A identifies the following matters to be addressed in relation to social impacts:

13. The EIS references a previous social impact analysis undertaken in relation to the State-assessed rezoning proposal. Provide a social impact assessment to address the increased resident population and infrastructure demand that results from conversion of the approved commercial envelope to BTR. The SIA should also provide justification for the proposed dwelling mix.

The full SIA report undertaken in relation to the State assessed rezoning proposal is attached to this letter, in the report:

- **SIA Chapter 6 (Social infrastructure needs)** includes an assessment of existing capacity and projected requirements on site and Chapter 7, particularly 7.4 (Access), for an evaluation of potential impacts to social infrastructure access. Chapter 7 includes an impact assessment prepared in alignment with the DPHI *SIA Guideline*
- **Section 7.2 (Way of life)** includes analysis of the suitability of dwelling mix, particularly in the context of the changing demographics in Parramatta CBD and the unique demographic profile of BTR developments.

City of Parramatta Council Submission

The City of Parramatta Council's submission, dated 22 September 2025, raised a range of items in relation to social impacts. In particular, it requested:

*Council asks the applicant to prepare a **Social Impact and Infrastructure Needs Assessment** in consultation with Council, which includes:*

- 1. **Identification of Social Impacts:** This involves pinpointing both the positive and negative social consequences of the project, including direct and indirect impacts on communities.*
- 2. **Community Profile and Demographic Analysis:** This includes understanding the existing demographics of the affected communities, such as population size, age, ethnicity, and gender distribution.*
- 3. **Impact Assessment:** evaluation of the identified social impacts and potential for mitigation measures.*
- 4. **Identification of proposed local infrastructure need:** recommended strategies to avoid, minimise, or offset potential impacts.*

Noting the Social Impact chapter of the EIS, the Social Impact Assessment should review the estimated resident profile provided by 'HillPDA' and provide commentary on how the proposed dwelling mix accommodates for these future residents.

The assessment is to be undertaken in consultation with Council to understand impacts of additional residential growth with the Parramatta CBD and potential infrastructure needs. Following the completion of the Assessment, it is anticipated that the applicant would issue a subsequent letter of offer to enter into a planning agreement with Council to deliver works in kind or monetary contribution.

We have prepared the table below in response to Council's submission with reference to relevant sections in the full SIA report.

Table 1: Matters raised in CPC's submission with relation to the SIA report

RTS matter	Comment
1. Identification of Social Impacts: This involves pinpointing both the positive and negative social consequences of the project, including direct and indirect impacts on communities.	Refer to SIA Chapter 7 (Social impact assessment), which provides a detailed assessment of potential social impacts during construction and operation of the proposed development, in alignment with the DPHI SIA Guideline 2023.
2. Community Profile and Demographic Analysis: This includes understanding the existing demographics of the affected communities, such as population size, age, ethnicity, and gender distribution.	Refer to SIA Chapter 4 (Social baseline) which provides an overview of local community demographics.
3. Impact Assessment: Evaluation of the identified social impacts and potential for mitigation measures.	Refer to SIA Chapter 7 (Social impact assessment), particularly the table in section 7.10, and Chapter 8 (Enhancement, mitigation and residual impacts) include a detailed assessment of impacts at construction and operational phases, with a range of proposed mitigations.
4. Identification of proposed local infrastructure need: Recommended strategies to avoid, minimise, or offset potential impacts.	Refer to SIA Chapter 6 (Social infrastructure needs) for an assessment of existing capacity and projected requirements on site and Chapter 7, particularly 7.4 (Access), for an evaluation of potential impacts to social infrastructure access.
The SIA should review the estimated resident profile provided by 'HillPDA' and provide commentary on how the proposed dwelling mix accommodates for these future residents.	Refer to SIA section 7.2 (Way of life) which includes analysis of the suitability of dwelling mix, particularly in the context of the changing demographics in Parramatta CBD and the unique demographic profile of BTR developments.

RTS yield changes and their implications for SIA conclusions

We note that the dwelling mix is being adjusted to address other matter in the RTS. Table 12 from the SIA (Section 6.1.1) has been updated to show the yield from the exhibited scheme.

Proposed yields and projected population in the exhibited SSDA and RTS proposals, with difference

Unit size	Average household size	Exhibited SSDA		Current proposal (RTS)		Difference	
		Yield	Projected population	Yield	Projected population	Yield	Projected population
Studio	1.26	227	286	238	300	+11	+14
1 bedroom	1.62	350	567	359	582	+9	+15
2 bedroom	2.41	77	186	72	174	-5	-12
3 bedroom	3.08	46	142	44	136	-2	-6
4 bedroom	3.47	3	10	3	10	+0	+0
Total	-	703	1,191	716	1201	+13	+10

The changes proposed in the RTS reduce the 2-bedroom yield by about 1% and increase studio apartment yield by about 1%, resulting in a projected population increase of 10 residents over the exhibited scheme. These relatively minor adjustments do not change the conclusions of the SIA report.

We hope that the above information and the attached SIA is of assistance in assessing the potential social impacts and benefits of the Proposal.

Sincerely



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