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# Appendix DD

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## Social Impact Assessment

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URBIS

# SOCIAL IMPACT ASSESSMENT

Sydney Olympic Park Over Station  
Development and Adjacent Station  
Development

Prepared for  
**SYDNEY METRO**  
25 October 2022

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I confirm this SIA contains all relevant information and complies with legal and ethical obligations of social impact practitioners, including those set out in the Social Impact Assessment Guidelines for State Significant Project, 2021, prepared by the Department of Planning and Environment.

I further confirm that none of the information contained in the SIA is false or misleading.



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# EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) accompanies a Concept State Significant Development Application (Concept SSDA) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The Concept SSDA is made under Section 4.22 of the EP&A Act.

Sydney Metro is seeking to secure concept approval for an over station development (OSD) and adjacent station development (ASD) on an area defined as Site 47 within the Central Precinct of Sydney Olympic Park (referred collectively as the 'proposed development'). The proposed development would comprise of one (1) new commercial and retail building (Building 1) above the Sydney Olympic Park metro station and two (2) residential accommodation buildings (Buildings 2 and 3) with retail and commercial space, adjacent to the Sydney Olympic Park metro station. The Concept SSDA seeks consent for a building envelope and mixed-use purposes, maximum building height, a maximum gross floor area (GFA), pedestrian and vehicular access, circulation arrangements and associated car parking and the strategies and design parameters for the future detailed design of development.

## Assessing social impacts

A SIA is a specialist technical study which identifies and analyses the potential positive and negative social impacts associated with a proposal. Social impacts are the consequences that people experience when a new project brings change. Social impacts are those that impact on people's way of life, community, accessibility, decision making, culture, livelihoods, surroundings and health and wellbeing.

The potential impacts of the proposal are assessed by comparing the magnitude of impact (minimal to transformational) against the likelihood of the impact occurring (very unlikely to almost certain). This risk assessment methodology has been applied from the DPE SIA Guideline: Technical Supplement (2021) and is outlined below.

Table 1 Social Impact Significance Matrix

		Magnitude level				
		1	2	3	4	5
Likelihood		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

Source: DPE, 2021, SIA Guideline for State Significant Projects: Technical Supplement, p. 13

## Potential social impacts

Based on the assessment in this report, the key social impacts of the proposal are considered to be:

- **Increased employment opportunities:** the proposal is expected to have a very high positive impact on working-age communities along the Sydney Metro West line by supporting the potential for new, local employment opportunities in an accessible location and an area of identified need. This is due to the proposed development comprising new building envelopes which seek to considerably increase the amount of commercial and retail floorspace compared to that previously available on site.

- **Increased housing supply in an accessible location:** the proposal is expected to generate a high positive impact on the Parramatta LGA community by providing new housing supply in a highly accessible location, helping to encourage non-vehicular trips and contributing to the development of healthier communities. To enhance this positive impact, the inclusion of affordable housing should be considered at the detailed design stage, subject to detailed SSDA/s and in the context of relevant affordable housing policies and strategies.
- **Increased activation of the site:** the redevelopment of the site to provide for a diversity of uses and users is expected to have a medium positive impact on the local community by providing opportunities to activate the site through the day and evening and contribute to increased safety outcomes.

It is expected that as the design progresses through the future detailed SSD applications, further assessment would be undertaken to more fully scope the magnitude of this impact and potential increased benefit to the community.

- **Access to suitable open space and social infrastructure:** There is an identified need for local social infrastructure and open space in SOP, and the proposal will likely contribute to a cumulative demand for local facilities and spaces. If the recommendations of this SIA are implemented as part of detailed SSDA/s for the site, the proposal is likely to have a neutral impact on the incoming community's access to local social infrastructure and open space.
- **Potential impacts to residential amenity from construction and operational noise:** Based on the assessment in the NVIA, the proposal is likely to comply with relevant acoustic standards if the management measures recommended in the NVIA are implemented. The proposal is therefore likely to have a neutral impact on the incoming and existing community, provided these measures are implemented.
- **Access to diverse and healthy food options:** The proposal will situate incoming residents in a connected location to food outlets, with the site within walking distance to three supermarkets. The proposal is therefore likely to have a neutral impact on incoming residents' access to healthy food offerings. Consultation undertaken as part of strategic planning for the suburb indicates existing residents want more diverse food offerings in the area to meet everyday needs. The proposal therefore has potential to enhance this impact by accommodating food offerings within the retail envelopes. Recommendations have been made above to help address this during subsequent detailed planning stages.

## Recommendations

The following recommendations are provided to further manage the potential impacts from the proposal:

- During subsequent SSD applications, develop an employment strategy to encourage end occupiers to include targets for local hires and inclusion and diversity.
- As part of the preparation of detailed SSDA/s, assess the quantity of affordable housing achievable within the development. This should align with the amount required in relevant state and local policies and strategies.
- Consider flexible residential floor plans to enable a diverse housing mix.
- Implement all recommendations identified in the CPTED assessment.
- Provide key design principles around activation and safety in the Design Excellence Strategy or Design Guidelines to ensure these measures are incorporated through the subsequent detailed SSD applications.
- Prepare and implement a Plan of Management/s for all key building uses as part of future detailed SSD applications to help further manage crime and safety on site. The Plan of Management may include details around operating hours, operational safety and security measures, noise management and patron capacity.
- Consult with local residents and businesses during future detailed SSD applications to understand the type of evening activity or retail uses which are desired on site, and to keep them informed of the new offerings to the area.
- Assess the demand for social infrastructure and open space generated by future residents and workers within the development, and the way in which this demand will be met, as part of future detailed SSDA/s.

- Identify the social infrastructure and open space provision, works in kind and/or development contributions to be provided to meet the needs of future residents and workers within the development, having regard to the SOP Master Plan 2050 and Sydney Olympic Park Infrastructure Contributions Framework (ICF).
- Seek to implement all the mitigation measures and recommendations provided by the NVIA.
- During the detailed SSDA stages, consider the creation of retail spaces which could accommodate additional fresh food offerings.

## Overall Impact Assessment

Based on this assessment and the above social impacts, the Concept SSDA is likely to have a medium positive impact on the community. The overall impact assessment is influenced by the likelihood of the proposal to increase employment opportunities and housing supply in a highly accessible location.

The overall positive impact of the proposal could be further enhanced through the implementation of the SIA recommendations.



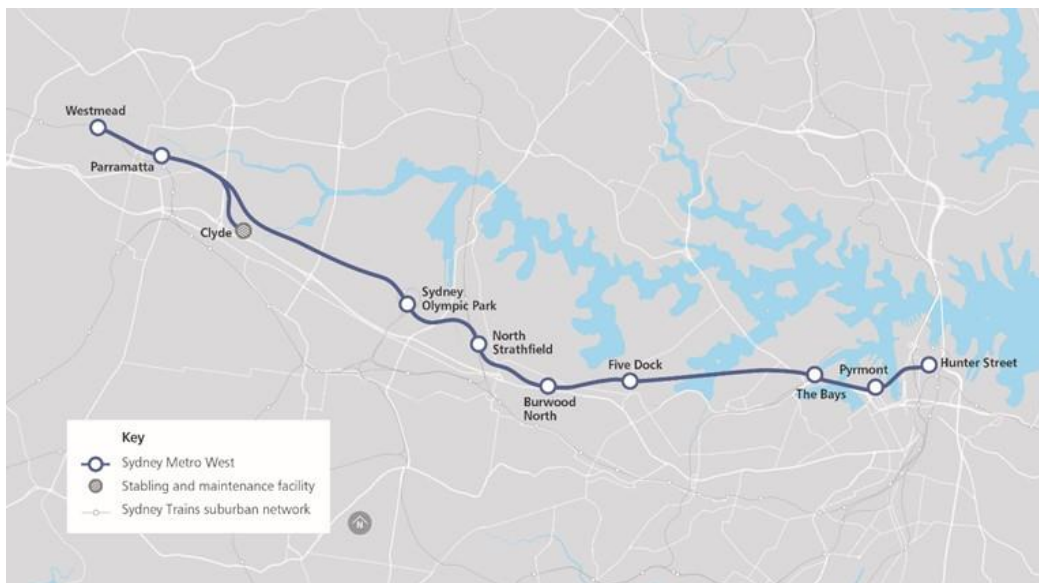
# 1. INTRODUCTION

## 1.1. SYDNEY METRO WEST

Sydney Metro West will double rail capacity between Greater Parramatta and the Sydney Central Business District (CBD), transforming Sydney for generations to come. The once in a century infrastructure investment will have a target travel time of about 20 minutes between Parramatta and the Sydney CBD, linking new communities to rail services and supporting employment growth and housing supply.

Stations have been confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays, Pyrmont and Hunter Street (Sydney CBD). Sydney Metro West station locations are shown in Figure 1.

Figure 1 Sydney Metro West



## 1.2. BACKGROUND AND PLANNING CONTEXT

Sydney Metro is seeking to deliver Sydney Olympic Park metro station under a two part planning approval process. The station infrastructure is to be delivered under a Critical State Significant Infrastructure (CSSI) application subject to provisions under Division 5.2 of the Environmental Planning and Assessment (EP&A) Act. The over and adjacent station developments are to be delivered under a State Significant Development (SSD) subject to the provisions of Part 4 of the EP&A Act.

### 1.2.1. Critical State Significant Infrastructure

The State Significant Infrastructure (SSI) planning approval process for the Sydney Metro West metro line, including delivery of station infrastructure, has been broken down into a number of planning application stages, comprising the following:

- Stage 1 CSSI Approval (SSI-10038) – All major civil construction works between Westmead and The Bays including station excavation, tunnelling and demolition of existing buildings
- Stage 2 CSSI Application – All major civil construction works between The Bays and Sydney CBD
- Stage 3 CSSI Application – Tunnel fit-out, construction of stations, ancillary facilities, and station precincts between Westmead and the Sydney CBD, and operation and maintenance of the Sydney Metro West line.

## 1.2.2. State Significant Development

The SSD will be undertaken as a staged development with the subject Concept SSD being consistent with the meaning under section 4.22 of the EP&A Act and seeking conceptual approval for a building envelope, land uses, maximum building heights, a maximum gross floor area, pedestrian and vehicle access, vertical circulation arrangements and associated car parking. Subsequent Detailed SSDAs are to be prepared by a future development partner(s) who will seek consent for detailed design and construction of the development.

## 1.3. PURPOSE OF THE REPORT

This Social Impact Assessment (SIA) accompanies a Concept State Significant Development Application (Concept SSDA) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the EP&A Act. The Concept SSDA is made under Section 4.22 of the EP&A Act.

This report has been prepared to specifically respond to the Secretary's Environmental Assessment Requirements (SEARs) issued for the Concept SSDA on 18 February 2022 which states that the Environmental Impact Statement is to address the following requirements:

Table 2 Relevant SEARs requirement

Reference	SEARs Requirement
<b>General requirements</b>	Where relevant, the assessment of key issues below, and other significance issues identified in the risk assessment must include: <ul style="list-style-type: none"><li>▪ A health impact assessment of local and regional impacts associated with the development, including those health risks associated with relevant key issues</li></ul>
<b>20. Social Impact Assessment</b>	Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guideline.

These matters have been considered in this assessment, as explained in Section 2.4 (Report scope) and Section 4 (Methodology).

## 1.4. REPORT SCOPE

A SIA is a specialist technical study which identifies and analyses the potential positive and negative social impacts associated with a proposal. It involves a detailed and independent study to scope potential social impacts, identify appropriate mitigation measures and provide recommendations aligned with professional standards and statutory obligations.

According to the Department of Planning and Environment's (DPE) SIA Guideline for State Significant Projects (2021), social impacts are the consequences that people experience when a new project brings change. For the purposes of an SIA, 'people' can be individuals, households, groups, communities, businesses or organisations. These impacts can be considered in eight categories, as shown in Figure 2.

Figure 2 Social Impact Categories



Source: DPE, 2021, SIA Guideline for State Significant Projects

### 1.4.1. Consideration of health impacts

There are a range of approaches to health impact assessments (HIAs), both nationally and internationally. NSW Health describes a HIA as assessing the likely impacts of a development, program or policy on the health of a population. In a development context, NSW Health notes a health impact assessment should expand beyond likely environmental hazards (such as chemical contamination causing harm to human health) and look to the likely social, economic and lifestyles changes which may impact on a community as a result of a development.

As shown in Figure 2, the DPE SIA Guidelines include health and wellbeing as one of eight categories to be considered in an impact assessment. The SIA Guidelines outline that consideration of health and wellbeing may include a range of impacts such as changes to a community's physical, mental and psychological health, or access to social infrastructure. The consideration of health impacts is therefore already a core part of the SIA process.

This report therefore takes an integrated approach to the assessment of social and health impacts. As with social impacts, potential health impacts have been considered through a scoping assessment, focussing primarily on potential impacts to physical and mental health, and social wellbeing. Management measures have been considered which have potential to improve health outcomes or enhance healthy living opportunities for the impacted communities.

## 1.5. STRUCTURE OF THIS REPORT

This report has seven chapters as summarised below:

- Chapter 1 (this chapter) introduces the project background, purpose and scope of this report.
- Chapter 2 introduces the proposal
- Chapter 3 outlines the legislative requirements and methodology applied to complete this SIA
- Chapter 4 reviews the key findings and strategic directions from relevant state and local policies, as they relate to the proposal
- Chapter 5 provides a social baseline of the study area including the site's locality, social and demographic characteristics, and consultation outcomes
- Chapter 6 outlines a preliminary assessment of the expected and perceived social impacts of the proposal
- Chapter 7 assess the significant (moderate to very high impacts) of the proposal, including mitigation and management measures
- Chapter 8 concludes the SIA by setting out a summary of the social impacts, recommendations, and overall impact assessment.

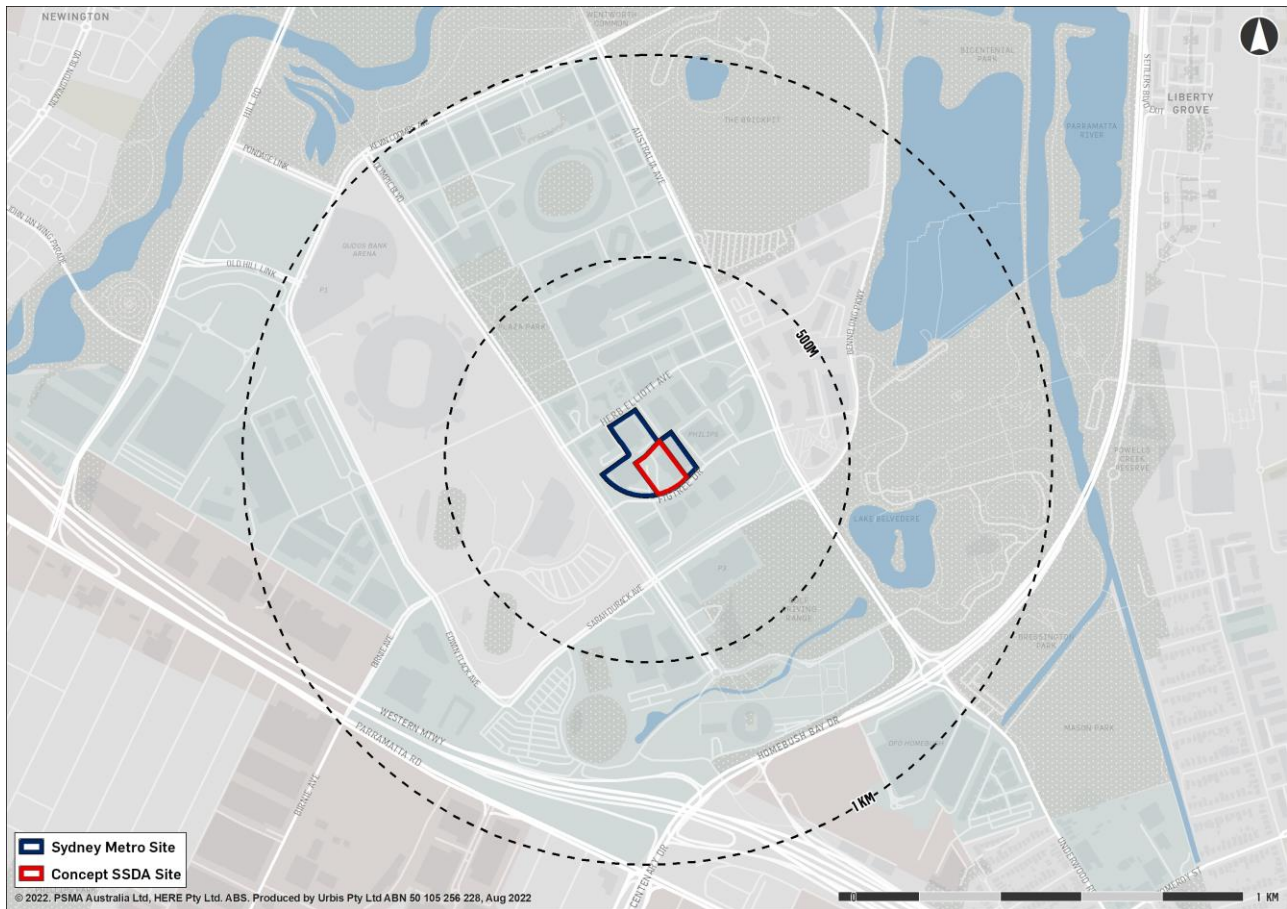
## 2. THE SITE AND PROPOSAL

This section outlines the methodology to prepare this assessment, with reference to the relevant legislative requirements.

### 2.1. SITE LOCATION AND DESCRIPTION

The site is located within Sydney Olympic Park and is situated within the City of Parramatta Local Government Area. The site is in the Central Precinct of Sydney Olympic Park and defined as Site 47 in the SOP Master Plan 2030(Interim Metro Review). The broader metro site is bound by Herb Elliot Avenue to the north, Olympic Boulevard to the west and Figtree Drive to the south as shown in Figure 3.

Figure 3 Sydney Olympic Park metro site and concept SSDA location



As described in Table 3, the site comprises part of Lot 59 in DP 786296 and Lot 58 in DP 786296, and comprises approximately 11,407m2 of land.

Table 3 Site legal description

Street Address	Legal Description
5 Figtree Drive, Sydney Olympic Park	Lot 58 in DP 786296
7 Figtree Drive, Sydney Olympic Park	Lot 59 in DP 786296

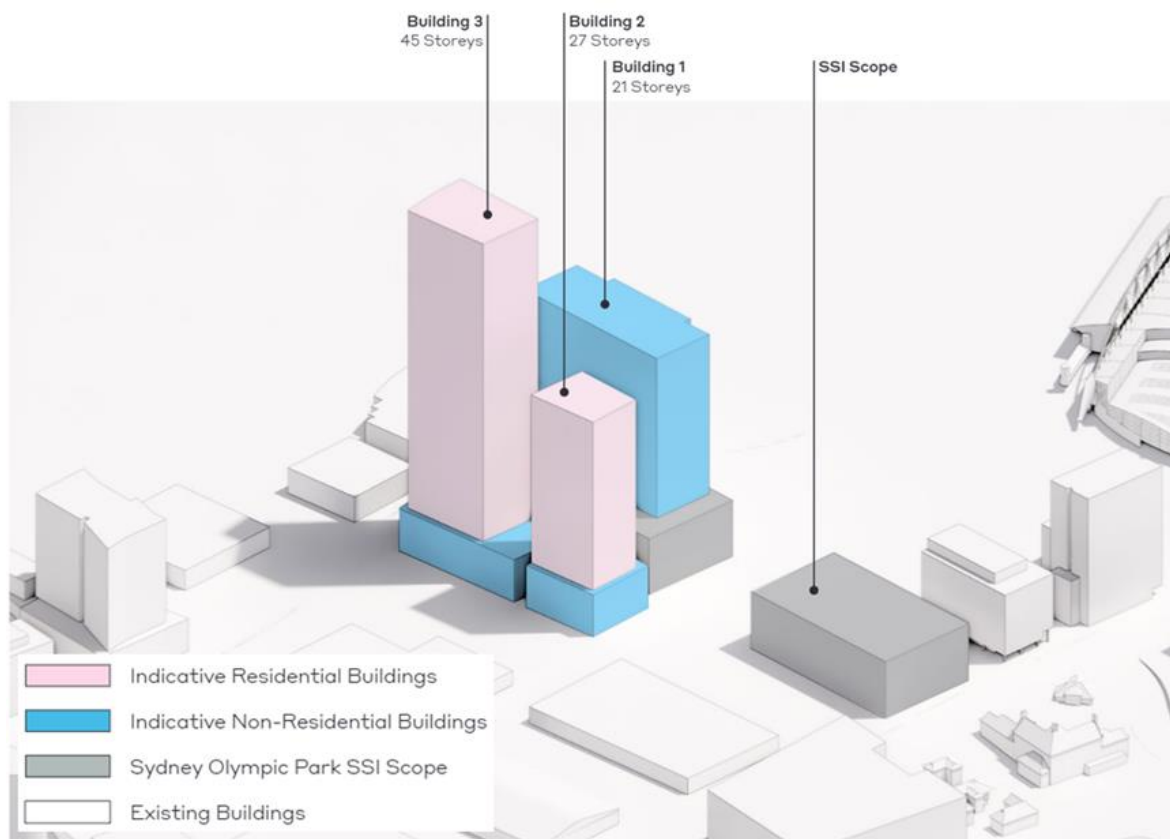
## 2.2. OVERVIEW OF THIS PROPOSAL

The Concept SSDA will seek consent for three building envelopes and the delivery of Precinct Street A as detailed in Table 4 and Figure 4.

Table 4 Sydney Olympic Park proposed development overview

Item	Description
Land use	Building 1: Commercial and retail Building 2: Commercial, retail and residential Building 3: Commercial, retail and residential
Building Height (RL) / Number of storeys	Building 1: 120.20 / 21 storeys Building 2: 116.90 / 27 storeys Building 3: 171.50 / 45 storeys
Gross Floor Area (m <sup>2</sup> )	Building 1: 28,517 Building 2: 12,089 Building 3: 27,384 TOTAL: 68,000
Car parking spaces	358

Figure 4 SSD scope and proposed metro station



### 3. METHODOLOGY

The following methodology was undertaken to prepare this SIA. The methodology was informed by the guidance contained within DPE's SIA Guidelines for State Significant Projects.

Table 5 SIA Methodology

Background review	Impact scoping	Assessment and reporting
<ul style="list-style-type: none"> <li>Review of surrounding land uses and site visit</li> <li>Review of relevant state and local policies to understand potential implications of the proposal</li> <li>Analysis of relevant data to understand the existing community.</li> </ul>	<ul style="list-style-type: none"> <li>Review of site plans and technical assessments</li> <li>Consultation with Sydney Olympic Park Authority and review of previous consultation outcomes to identify potential impacts</li> <li>Identification of impacted groups and initial scoping of impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Assessment of significant impacts considering management measures</li> <li>Provision of recommendations to enhance positive impacts, reduce negative impacts and monitor ongoing impacts.</li> </ul>

#### 3.1. APPROACH TO ASSESSING SOCIAL IMPACTS

The assessment of social impacts can be approached in several ways. The International Association for Impact Assessment (IAIA) highlights a risk assessment methodology, whereby the significance of potential impacts is assessed by comparing the consequence of an impact against the likelihood of the impact occurring. This approach is used in the Technical Supplement which supports DPE's SIA Guideline.

DPE's risk assessment methodology is outlined below and has been applied in this SIA.

Table 6 Social Impact Significance Matrix

		Magnitude level				
		1	2	3	4	5
Likelihood		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

Source: DPE, 2021, SIA Guideline for State Significant Projects: Technical Supplement, p. 13

### 3.1.1. Likelihood and magnitude level characteristics

The likelihood and magnitude levels are determined by subjective and objective components. It considers both individual experiences, community perceptions and technical evaluations.

The likelihood level assesses the probability of the impact occurring. The level of magnitude assesses the likely significance of the impact and considers several characteristics including:

- **Extent:** the volume of people expected to be affected and their relative location to the proposal
- **Duration:** the timeframe and frequency of potential impacts
- **Severity or scale:** the degree of change from the existing condition as a result of the impact
- **Intensity or importance:** the extent to which people or an environment can adapt to or mitigate the impact, including the value they attach to the matter and their capacity to cope and/or adapt to change
- **Level of concern/interest:** the level of interest or concern among the people affected.

### 3.1.2. Management measures

Social impacts are assessed before and after the implementation of management measures. Management measures are designed to reduce negative impacts and enhance positive impacts. These measures can take different forms and may be incorporated in the planning, construction, or operational stage of the proposal.

Section 6 of this report assesses potential impacts prior to management measures as part of the impact scoping phase. Impacts which are assessed as moderate or higher are considered significant and included for further assessment in Section 7. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level.



## 4. POLICY CONTEXT

A review of relevant state and local policies was undertaken to understand the strategic context of the proposal and any potential social impacts. This included the key documents highlighted in Figure 5 below.

A summary of key policy findings relating to the potential social impacts of the proposal is provided in Table 7 below.

Figure 5 Key policy documents relevant to the proposal

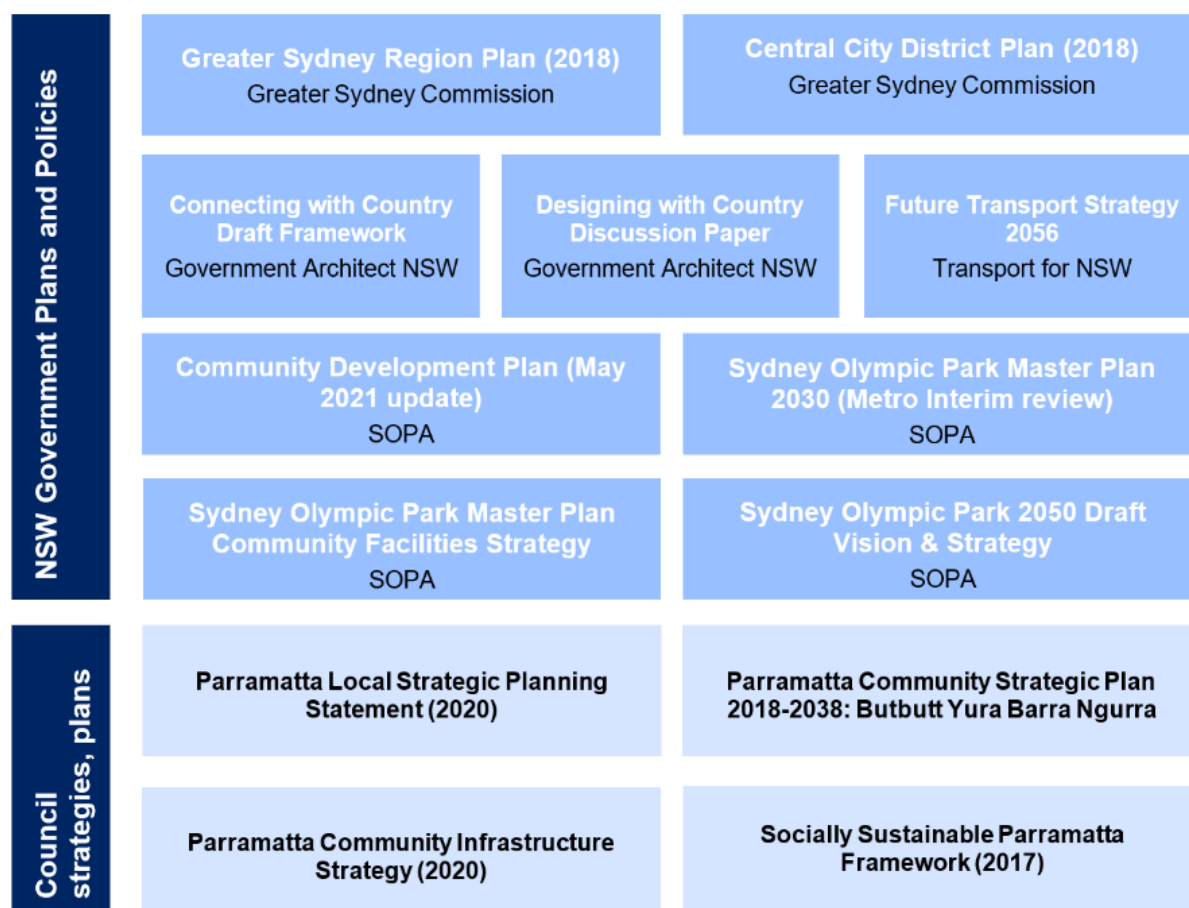


Table 7 Relevant Social Themes from Policy Review

Theme	Summary of findings
Protecting and strengthening Aboriginal culture	<p>As discussed in the Central City District Plan, Aboriginal culture is deeply entwined in the landscapes of Greater Sydney. The District Plan recognises that this culture can be strengthened by supporting Aboriginal self-determination, economic participation and contemporary cultural expression through initiatives such as the development of culturally appropriate social infrastructure.</p> <p>To support this, Council's Local Strategic Planning Statement (LSPS) aims to engage and consult with Aboriginal people throughout land use planning processes to better understand, support and integrate their aspirations in development sites. The Government Architect of NSW (GANSW) Designing with Country Discussion Paper and Connecting with Country Framework provide further directions around engagement with Aboriginal people to inform the planning and design of built environment projects across NSW. Under this framework, all projects should value and respect Aboriginal cultural knowledge,</p>

Theme	Summary of findings
	with Aboriginal people co-leading key aspects of the design and development process.
Strategic distribution of new diverse housing	<p>Parramatta LGA will be a key source of housing for the Central City District, with the area expected to provide an additional 83,975 dwellings by 2036. Council's LSPS notes that, with the current rate of expected development, the LGA is expected to exceed this target by over 3,900 dwellings. As a result, the LSPS identifies a need to ensure that residential growth is strategically planned across the LGA, with most of this growth to be concentrated in identified growth precincts, close to public transport.</p> <p>Sydney Olympic Park is identified as one of the key growth precincts in the Parramatta LGA and is expected to accommodate approximately 10% of the nominated housing growth for the LGA. The suburb's connection to existing and future transport routes strategically situates the area for increased housing and employment density, aligned to the Central City District Plan vision of the 30-minute city.</p> <p>Council's LSPS and the SOP Draft Vision &amp; Strategy 2050 also recognises a need to improve the diversity and affordability of housing in the suburb, aligned to community aspirations. This includes providing a mix of housing types (i.e. medium to low density housing) as well as affordable rental housing.</p> <p>The SOP Draft Vision &amp; Strategy 2050 includes a 'measure of success' to have 15% of dwellings in the suburb as social and affordable housing by 2051. The draft Strategy notes the suburb is capable of supporting high levels of affordable housing due to the large amount of government owned land and the opportunities this presents.</p>
Integrated vision for Sydney Olympic Park	<p>The Sydney Olympic Park Master Plan 2030 (Interim Metro Review) divides the suburb into nine key precincts, with the site located within the Central Precinct. The masterplan establishes a future vision for the Central Precinct as a "vibrant, high density mixed use Town Centre with a strong commercial office and retail area to the north and a residential character along Figtree Drive" (2018: 121). The delivery of an integrated land use vision is expected to provide high levels of amenity for residents, workers and visitors throughout the day and evening. Consultation undertaken as part of the preparation of the Community Development Plan indicates the community would like to enhance the amenity and community feel of Olympic Park through a range of planning and place-based measures. This includes measures such as:</p> <ul style="list-style-type: none"> <li>▪ Providing opportunities to connect with neighbours and other workers, as well as after work events</li> <li>▪ Developing initiatives which support community harmony and understanding of different cultures</li> <li>▪ Creating liveable, inclusive and safe places across the suburb</li> <li>▪ Improving accessibility for pedestrians and cyclists, and providing better transport and connectivity options.</li> <li>▪ Providing affordable and accessible housing options.</li> </ul>

Theme	Summary of findings
	<p>A range of strategic planning documents are currently in development or are in draft version for Sydney Olympic Park to guide the next phase of the suburb's growth. This includes the revision of the finalisation of the Draft 2050 Vision and Strategy 2050, which were released in July 2022, and preparation of the associated Masterplan.</p>
<p>Providing access to social infrastructure</p>	<p>As recognised by the Central City District Plan, locating housing with access to social infrastructure and open space is critical for the health and wellbeing of communities. As Sydney Olympic Park continues to grow, there is a need to ensure residents have equitable access to social infrastructure to support these outcomes.</p> <p>To support this, Council's Community Infrastructure Strategy (CIS) advocates for the provision of suitability located and high-quality community infrastructure to meet the expected needs of the population. The CIS recognises that, due to the regional and state level provision of the suburb's existing recreational and cultural facilities, the suburb currently has a lack of local-level community infrastructure to support everyday needs and smaller social gatherings. To help meet this gap, the SOP Community Facilities Strategy proposes to provide local community infrastructure in proximity to the Central Precinct. This includes the provision of local parks, community facilities and childcare centres.</p> <p>The SOP Draft Vision and Strategy 2050 also recognises the importance and need for delivering more local level social infrastructure in the suburb. The draft Strategy includes a number of actions to achieve this including:</p> <ul style="list-style-type: none"> <li>▪ Delivering a multi-purpose community hub to service the future needs for the Olympic Peninsula with community meetings spaces, subsidised spaces and space for cultural participation. This strategy notes this should be led by SOPA, with coordination between the NSW Government and the City of Parramatta.</li> <li>▪ Provide residents and workers with increased access to indoor recreation facilities. This includes opening up existing venues (and possibly re-configuring them) to enable community access and requiring new flexible indoor recreational facilities to be delivered as integrated parts of mixed use neighbourhoods.</li> <li>▪ Activating the public domain with spaces for informal participation in and out of event time and create the conditions for local community use.</li> </ul> <p>The Sydney Olympic Park Master Plan also aims to support increased community facilitation and interaction through development provisions that encourage community life. This includes encouraging development which:</p> <ul style="list-style-type: none"> <li>▪ Provides a well-designed, safe and accessible public domain</li> <li>▪ Provides permeable and interconnected pedestrian networks</li> <li>▪ Supports good access to community facilities.</li> </ul>

## 5. SOCIAL BASELINE

This section provides a social baseline of the study area including the site's locality, social context, demographic characteristics, engagement outcomes and areas of social influence.

### 5.1. SOCIAL LOCALITY

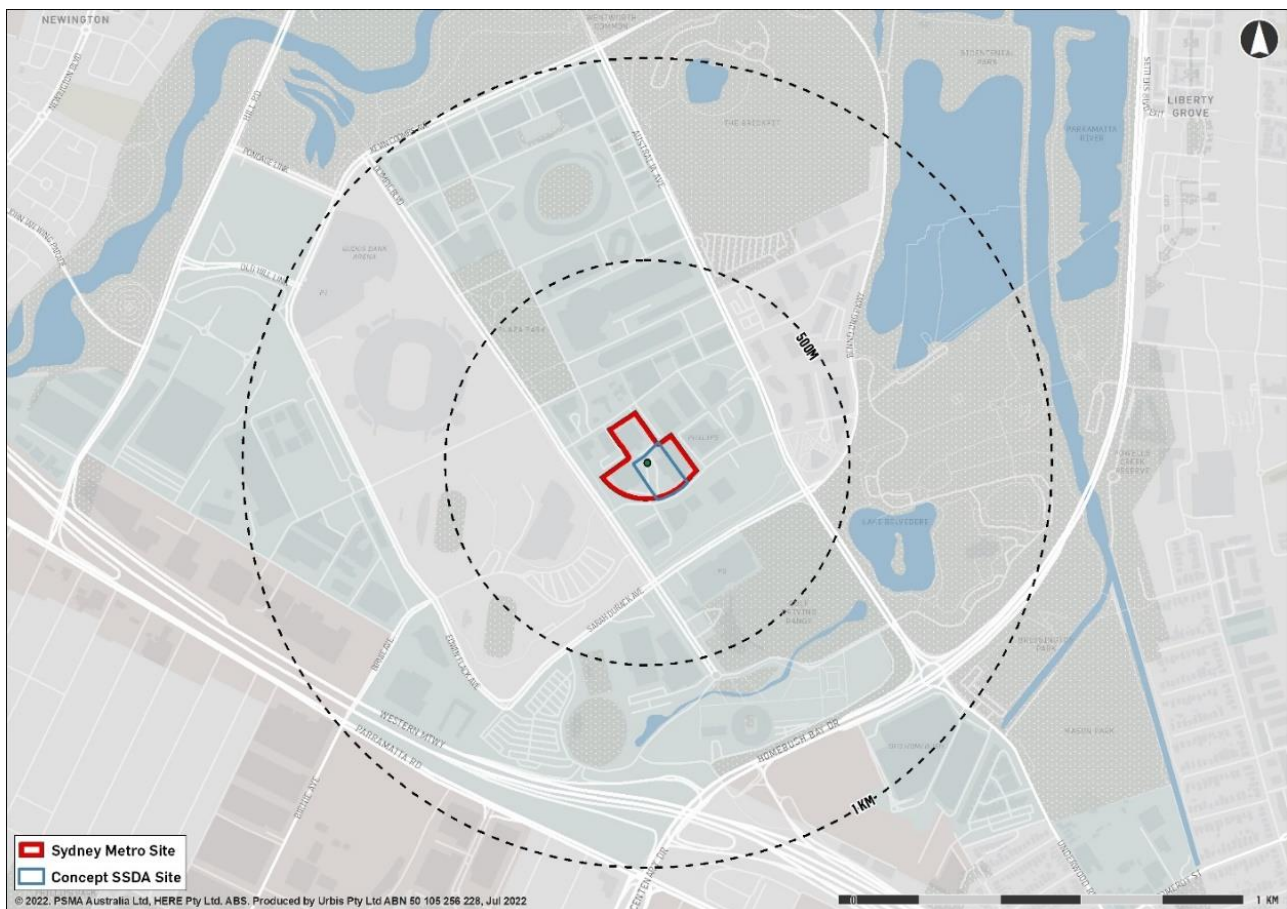
The Wann-gal are the first Custodians of the land and waters now occupied by Sydney Olympic Park.

Today, the site is centrally located within Sydney Olympic Park, directly adjacent to the existing train station and future metro station. This provides easy connections to major employment centres, including the Parramatta CBD (approximately 11km west) and Sydney CBD (approximately 13km east). The suburb is also close to the growing centres of Strathfield and Burwood.

Originally developed as a host venue for the Olympics, the suburb is a key entertainment and recreational precinct for the wider Sydney region and contains various state-level infrastructure. This includes facilities such as the Sydney Olympic Park Aquatic Centre and Athletic Centre, located approximately 500m west of the site, and the Sydney Showground. Sydney Olympic Park is now identified as a strategic centre and is home to a growing residential and worker community.

The site was previously occupied by three buildings of approximately two storeys each, which previously housed commercial and office uses. At the time of fieldwork conducted on 25 March 2022, these buildings were vacant to enable works to commence on the Sydney Olympic Park metro station, but they have since been demolished. The site is predominately surrounded by commercial uses to the south and east, with relatively new residential development along Figtree Drive. Notable parklands exist further to the east of the site including Bicentennial Park and the Badu Mangroves.

Figure 6 Site Context



Source: Urbis



Figure 7 Site Photos



Picture 1 View of the site from Herb Elliott Avenue



Picture 2 The Abattoir Heritage Precinct opposite the site on Herb Elliott Avenue



Picture 3 View towards the site on Olympic Boulevard



Picture 4 Adjacent to the site on the corner of Figtree Drive and Australia Avenue



Picture 5 Recent residential development opposite the site on Figtree Drive

Source: Urbis



Picture 6 Street frontage of Australia Towers on Australia Avenue, northeast of the site



## 5.2. COMMUNITY PROFILE

A community profile identifies the demographic and social characteristics of a proposal's likely area of social influence. It is an important tool in understanding how a community currently lives and that community's potential capacity to adapt to changes arising from a proposal.

A community profile has been developed for Sydney Olympic Park based on demographic data from the 2021 Australian Bureau of Statistics Census of Population and Housing. The demographic characteristics of the City of Parramatta LGA and Greater Sydney have been used where relevant to provide a comparison.

The 2021 Census is being released in phased approach, with most data to be released by October 2022. At the time of this report, 2021 data for employment and travel to work categories were not available. As such, the 2016 census has been used for these categories.

In 2021, there were approximately 4,848 people living in Sydney Olympic Park. Key characteristics of this community include:



### Small households of young adults

Most residents are aged between 20-39 years (63%), which is a significantly higher proportion than in the LGA (36%) or Greater Sydney (30%). Most families in the suburb are couples without children (56%), which is reflected by the suburb's smaller average household size of 2 people.



### High rates of public transport use

In 2016, a comparatively high portion of Sydney Olympic Park workers travel to and from work by public transport (36%) compared to the LGA (28%) and Greater Sydney (23%).



### High density rental living

All residents currently live in a flat or apartment, a majority of whom are renting (68%). There are significantly higher rates of apartment-dwellers and renters than in the LGA (47% and 46% respectively) and Greater Sydney (31% and 36%).



### Culturally and linguistically diverse

Most of the suburb's population were born overseas (72%) and speak a language other than English at home (74%). The most common non-English languages spoken are Mandarin (20%) and Korean (12%).



### High unemployment rates

In 2016, the suburb had high rates of unemployment for people within the labour force (9%) compared to both the Parramatta LGA (7%) and Greater Sydney (6%).



### Predominantly office based professional workforce

In 2016, three quarters of people working in the suburb were employed in office based occupations (professionals, managers, clerical and administrative workers and sales workers).



### High median rent and housing stress

The median weekly rent in Sydney Olympic Park is \$570, higher than both the LGA (\$450) and Greater Sydney (\$400). More than one third of all households (40%) also have rent payments greater than or equal to 30% of their household income, placing these households in rental stress. This is higher than rate of the LGA (31%) and Greater Sydney (35%).



### Strong population growth

The suburb has experienced significant population growth from 1,736 people in 2016 to 4,848 people in 2021. This growth is expected to continue, with the suburb projected to increase to 35,322 residents by 2041, representing a 361% population growth.

## 5.3. ESTIMATED INCOMING POPULATION

The proposal will provide an additional 32,790 sqm of residential floor space, with potential to deliver approximately 316 dwellings (subject to subsequent detailed SSD application/s). Based on the suburb's current average household occupancy rate of 2.0 persons, the proposal may accommodate a new residential population of approximately 632 people. This estimated population has been used in the assessment of relevant social impacts.

## 5.4. HEALTH PROFILE

Alongside the community profile, key health data has been analysed to understand the existing health characteristics of the region and potential social risk factors. This profile relies on long term health condition data for Sydney Olympic Park from the 2021 ABS Census, as well as physical health data for the Western Sydney Local Health District (the LHD) from NSW HealthStats. This data was accessed in July 2022. Key findings include:



### Lower rates of long-term health conditions

The suburb has considerably lower rates of long-term health conditions (77%) compared to Greater Sydney (65%). Long term health conditions cover illnesses such as arthritis, asthma, cancer, dementia, diabetes, heart disease, kidney disease, lung conditions, mental health conditions and stroke.



### Lower rates of high to very high psychological distress

In 2020, 15% of adults in the LHD experienced high or very high levels of psychological distress. This is slightly lower compared to the NSW state average (17%).



### Insufficient rates of physical activity

The LHD has a less active population compared to state averages. In 2020, 46% of adults (16 years +) in the LHD were considered to engage in insufficient levels of physical activity compared to only 38% of adults in NSW. Children (aged 5 – 15 years) in the LHD also had lower rates of adequate physical activity (13%) compared to NSW (18%).



### Lower rates of hospitalisations

Between 2010-2020 the overall hospitalisation rate for all causes in the WSLHD has generally remained lower than the NSW average. There are, however, some areas where the WSLHD has experienced a higher rate of hospitalisation than the NSW average during all or part of this 10 year period. These include for hospitalisation for dialysis, maternal, neonatal and congenital causes, and mental disorders

## 5.5. CRIME AND SAFETY

As part of the community profile, data from the NSW Bureau of Crime Statistics and Research (BOCSAR) was accessed on 4 April 2022 to understand the crime and safety context around the site.

This data indicated that the suburb generally has higher rates of crime compared to the City of Parramatta LGA and NSW averages. Of the crime types assessed, the highest proportion of crimes per 100,000 head of population were recorded for theft, assault, drug offences, malicious damage to property and disorderly conduct.

BOCSAR also produces hotspot maps to illustrate areas of crime density relative to crime concentrations across NSW. This data indicated that the site is currently in a hotspot for various theft crimes including break and enter dwelling, malicious damage to property, steal from person, motor vehicle and dwelling, as well as domestic and non-domestic assault.

As outlined by the Crime Prevention Through Environmental Design (CPTED) Assessment, Sydney Olympic Park attracts a large non-resident population consisting of people accessing the suburb for work or visitors attending major events. As a result, the suburb can experience periods of high visitation. The crime profile is therefore reflective of the fluid nature of the visitor population, which can be influenced by large groups attending the area for events, entertainment and recreation.

## 5.6. RELEVANT ENGAGEMENT OUTCOMES

### Community and Stakeholder Consultation

Sydney Metro has been engaging with the community and stakeholders on the Sydney Metro West development since 2017. Feedback gathered during this consultation has informed aspects of the new metro line project including station locations.

Engagement for Sydney Metro West has occurred during previous CSSI applications, development of the SOP Master Plan 2030 (Interim Metro Review) (which was specific to future planning controls for Site 47), through the Sydney Metro West Precincts Customer Research and directly with councils, NSW Government agencies, public utilities, special interest groups and the broader community.

To date, community consultation has largely focused on the proposed Sydney Metro West line and new stations. Targeted community consultation was not undertaken as part of this SSDA. However, there will be opportunity for community and stakeholder submissions during the public exhibition of the application.

### Agency Engagement

As part of the preparation of this SIA, an interview was undertaken with the Sydney Olympic Park Authority (SOPA) to help understand the local needs and aspirations of the community, and any potential positive or negative social impacts of the proposal. The interview was conducted in April 2022 and was attended by SOPA's Director of Place Management and Manager of Community Engagement and Social Outcomes.

The following table summarises the key themes and feedback from the interview as it relates to the SIA.



Table 8 Relevant engagement outcomes

Key Themes	Feedback summary
<b>Community and suburb characteristics</b>	<ul style="list-style-type: none"> <li>▪ The SOP community consists of residents, visitors and workers. It is important that all user groups are considered when examining potential impacts to the SOP community.</li> <li>▪ The suburb is a key event precinct and is capable of seeing hundreds of thousands of people move through it each day. The residential community is used to the realities of living in an event precinct, with most residents attracted to this aspect of the suburb.</li> <li>▪ While historically an event precinct, the suburb is now home to multiple neighbourhoods with distinct characteristics. Interviewees noted that the wider public often still view the suburb as an event precinct only.</li> <li>▪ The suburb has a strong legacy around accessibility and inclusion since its development from the Sydney Olympic Games. This continues to be at the forefront of most developments and activities within the suburb.</li> <li>▪ The suburb was originally used as gathering lands by Aboriginal and Torres Strait Islander people. SOPA recognises that the Aboriginal community has strong connections and associations with the area, which will continue into the future.</li> </ul>
<b>Community facility needs</b>	<ul style="list-style-type: none"> <li>▪ Interviewees stated that many local community members feel they are not allowed to use the regional and national social infrastructure within the suburb. To address this, there is a need to provide facilities which are more welcoming and accessible to local community needs. This could be achieved through the provision of community facility spaces for community organisations or not-for-profit groups.</li> <li>▪ Interviewees noted that both SOPA and the community have expressed a need for more local community facility space in the suburb. Engagement undertaken by SOPA has shown the community would like facilities to support local activities such as community meetings, group activities and social gatherings.</li> <li>▪ Interviewees identified that the metro site would make a good location for a future community facility space given its high level of accessibility, Investigations are currently underway on the location for a new community facility in the suburb, which will likely be identified in the SOP Draft Vision and Strategy 2050.</li> </ul>
<b>Access to services and transport</b>	<ul style="list-style-type: none"> <li>▪ Interviewees believe the suburb is often viewed as an 'island', with the area somewhat isolated from public transport connections and everyday services. The development of the metro is expected to improve access and also contribute to reducing the vehicle traffic in the suburb.</li> <li>▪ As the suburb develops, the community also want to see more cycling and pedestrian infrastructure. Interviewees identified that area around the metro station should be pedestrian focussed to help increase active transport connections.</li> <li>▪ Interviewees identified that residents feel they need to leave the suburb to access essential services (e.g. grocery stores, health clinics). The proposal</li> </ul>

Key Themes	Feedback summary
	could help meet this need by accommodating local services to help serve the residential and worker community.
<b>Sense of belonging</b>	<ul style="list-style-type: none"> <li>Interviewees saw a need to foster a greater sense of belonging within the community. This mainly stems from the nature of the suburb as an event space, with most people leaving the area after attending events or accessing services.</li> <li>Design measures could be incorporated into the built environment to help increase a sense of belonging. For example, this has previously been undertaken through the integration of banners, wayfinding and symbolic imagery into the design.</li> <li>Interviewees suggested that sense of belonging could be further enhanced through other physical and non-physical measures. This could include measures such as incorporating 'plug and play' technology into the public domain, providing new local community facility spaces and considering cultural nuances in community event planning.</li> </ul>
<b>Activation</b>	<ul style="list-style-type: none"> <li>There are current challenges around activation in the suburb, with most people leaving the area after attending major events or accessing services.</li> <li>The community has commented that day-to-day activation of the suburb is lacking, which is impacting on the ability of people to feel socially connected to the space.</li> <li>As the suburb develops, there is a need to incorporate a variety of commercial, retail and community uses into the built environment to support activation and create places where people of all ages want to stay. This may also include measures such as: <ul style="list-style-type: none"> <li>Incorporating ground level retail or public uses into new urban developments.</li> <li>Increasing the number of uses which are open into the evening, as most shops in the area currently close in the afternoon.</li> </ul> </li> </ul>
<b>Noise and other impacts</b>	<ul style="list-style-type: none"> <li>Interviewees noted that the site is likely to accommodate thousands of people using the metro each day. This usage will significantly increase on major event days. There is a need to consider the potential noise impacts of this use on the future residential community, as well as potential construction noise on surrounding receivers.</li> <li>While existing residents are aware of the realities of living in an event precinct, there is a need to help reduce noise impacts where possible. Interviewees believed that all proposals should consider an element of reciprocity in this regard.</li> <li>Interviewees also believed that all future residents should be informed about the realities of living in an event precinct, to best equip people to make informed decisions around their living environment.</li> <li>Interviewees noted that the metro site and surrounds will likely require counter-terrorism and security measures. These measures should be designed to contribute to an attractive and welcoming built environment.</li> </ul>

Key Themes	Feedback summary
Future aspirations	<ul style="list-style-type: none"> <li>SOP is home to an extensive parkland network. SOPA has an aspiration to incorporate more natural environment and greening measures into the area's built environment.</li> <li>Interviewees noted the suburb has been seen as a place of innovation and experimentation, and that this should remain part of the area's identity in the future. As an example, there could be greater integration of smart technology into the built environment.</li> <li>Interviewees also suggested the suburb could provide a key location for affordable or key worker housing, given its potential future transport connections to Westmead and Parramatta.</li> </ul>

## 5.7. AREAS OF SOCIAL INFLUENCE

Considering the outcomes from the social baseline, the area of social influence is mostly contained to Sydney Olympic Park, with some coverage to suburbs along the new metro line. Within the area of social influence, the following individuals and communities are likely to be impacted by the proposal:

- Sydney Olympic Park residents, workers and visitors
- Workers in surrounding areas, particularly those connected by Sydney Metro West
- Parramatta LGA community
- Expected incoming residential population of the proposal.

## 6. EXPECTED AND PERCEIVED IMPACTS

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 SIA should assess the expected and perceived impacts which are considered to have the most significant impacts on the community and identified stakeholder groups.

The following section outlines the impact scoping considerations which were used to inform the determination of significant social impacts. These impacts have been informed by the contextual information outlined in Sections 4 – 5 of this SIA and have been assessed against the SIA criteria described in Section 3.

### 6.1. NEUTRAL TO LOW IMPACTS

This section outlines the social impacts considered to have a neutral to low impact on the community. These are not considered to have a significant impact on the community and are not included for further assessment.

Table 9 Initial Scoping of neutral to Low Impacts

Social impact category	Impact assessment summary
<ul style="list-style-type: none"> <li>Culture</li> </ul>	<p><b>Engagement with Aboriginal culture</b></p> <p>An Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared for the proposal to identify the cultural heritage values in the area, to conduct consultation with registered Aboriginal parties (RAPs) and to assess impacts to Aboriginal cultural heritage as a result of the proposal.</p> <p>The ACHAR assessed that the study area has no scientific or archaeological significance, with no known Aboriginal objects on site. The ACHAR therefore determined that the proposal will have no impacts to Aboriginal archaeological values.</p> <p>The ACHAR contains a number of recommendations to further reduce the likelihood of impacts to Aboriginal values throughout the development process. This includes conducting further assessment during the detailed SSD stage, implementing the unexpected finds policy and continuing consultation with the RAPs.</p> <p>Based on the above, the proposal is likely to have a neutral to low impact on engagement with Aboriginal culture.</p>
<ul style="list-style-type: none"> <li>Accessibility</li> <li>Health and wellbeing</li> </ul>	<p><b>Access to health services</b></p> <p>Access to physical health infrastructure and services, such as hospitals, medical centres and outreach clinics, is critical to supporting the health needs of a population. As the population of Sydney Olympic Park grows, it will be important that the community has equitable access to appropriate health services to support acute and general care needs.</p> <p>As discussed in Section 5.3, it is estimated that the proposal will introduce an incoming residential population of 632 people. Based on the size of the population, the proposal will not create sufficient demand for standalone acute health services. Incoming residents will have access to Westmead Hospital (located approximately 11km away), as well as a range of private hospitals. The Westmead Health Precinct is currently undergoing a \$1 billion redevelopment to increase the capacity of the hospital by 30% and to provide a range of other co-located health services. The upgraded precinct is expected to support the acute healthcare needs of the Western Sydney Local Health District, of which Sydney Olympic Park is a part.</p>

Social impact category	Impact assessment summary
	<p>In regard to local needs, the incoming population will be within walking distance of Sydney Olympic Park GP clinic. The clinic provides a GP and a registered nurse. Based on the international benchmark of one GP per 1,000 people, the incoming population will not in itself generate the need for an additional GP. However, it will contribute to additional demand.</p> <p>The provision of GP services is generally undertaken by the private market, aligned to service demand. The proposal includes retail tenancies which could be suitable to accommodate a medical service, if demand presents.</p> <p>It is recommended the potential need for GP services be monitored in subsequent detailed planning stages as planning progresses.</p> <p>The incoming population is likely to have appropriate access to health services. The needs of the incoming population are also likely to be met through the existing network without excessive demand.</p>

## 6.2. MODERATE TO HIGH IMPACTS

Table 10 outlines the social impacts which were identified in preliminary scoping as likely to be moderate to high. These impacts are considered significant and are included for further assessment in Section 8 of this report.

Table 10 Initial Scoping of Moderate to High Impacts

Social impact category	Preliminary assessment (Refer to Section 6 for complete assessment)
<ul style="list-style-type: none"> <li>Livelihoods</li> <li>Way of life</li> </ul>	<p><b>Increased employment opportunities in an accessible location</b></p> <p>As a strategic centre, employment growth is the key economic goal for Sydney Olympic Park. There is also a desire within the Parramatta LGA community to provide more opportunities to work closer to home and reduce commuting times. The proposal will increase the potential for job opportunities in the area and is likely to have a positive impact on working-age communities along the Sydney Metro West line.</p> <p>This impact has been included for further assessment in Section 7.</p>
<ul style="list-style-type: none"> <li>Accessibility</li> <li>Community</li> <li>Way of life</li> </ul>	<p><b>Increased housing supply in an accessible location</b></p> <p>The location, availability and affordability of housing has a direct impact on people's wellbeing and their ability to participate in everyday life. The proposal seeks to address this through the provision of new housing in a highly accessible location. This impact has been included for further assessment in Section 7.</p>
<ul style="list-style-type: none"> <li>Surroundings</li> </ul>	<p><b>Increased activation of the site</b></p> <p>The proposal will redevelop the site which currently has limited uses and user groups, offering new opportunities to contribute to broader activation outcomes across the precinct.</p> <p>This impact has been included for further assessment in Section 7.</p>
	<b>Access to suitable social infrastructure and open space</b>

Social impact category	Preliminary assessment (Refer to Section 6 for complete assessment)
<ul style="list-style-type: none"> <li>▪ Accessibility</li> <li>▪ Health and wellbeing</li> <li>▪ Way of life</li> </ul>	<p>Access to social infrastructure and open space is critical to community health and wellbeing. There is an existing lack of local level social infrastructure and open space areas in Sydney Olympic Park, and the proposal may create additional demand for these facilities.</p> <p>This impact has been included for further assessment in Section 7.</p>
<ul style="list-style-type: none"> <li>▪ Health and wellbeing</li> <li>▪ Surroundings</li> </ul>	<p><b>Potential impacts to residential amenity from construction and operational noise</b></p> <p>Noise, vibration, or dust can negatively impact on community health and wellbeing. The proposal will introduce new construction and operational noise and will accommodate a new incoming population which may be subject to noise intrusion. This impact has been included for further assessment in Section 7.</p>
<ul style="list-style-type: none"> <li>▪ Accessibility</li> <li>▪ Health and Wellbeing</li> </ul>	<p><b>Access to diverse and healthy food options</b></p> <p>A person's health and wellbeing are inextricably linked to availability and access to healthy food options. The proposal may increase the need for diverse and healthy food options in an area of limited diversity of provision.</p> <p>This impact has been included for further assessment in Section 7.</p>

## 7. ASSESSMENT OF SIGNIFICANT IMPACTS

The following section provides a detailed assessment of the significant social impacts of the proposal, as identified in Table 10. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level. The assessment process used to determine each impact level is described in Section 4.

### 7.1. INCREASED EMPLOYMENT OPPORTUNITIES IN AN ACCESSIBLE LOCATION

Description of impact	Impacted groups
Potential for increased employment opportunities in an accessible location through the development of a greater commercial and retail building envelopes	<ul style="list-style-type: none"> <li>Sydney Olympic Park residents</li> <li>Workers in surrounding suburbs, particularly those connected by the Sydney Metro West line</li> </ul>
<b>Current environment</b>	
<p>The site is currently vacant, with the previous buildings demolished as part of a Critical State Significant Infrastructure (CSSI) approval.</p> <p>Based on 2016 ABS Census data, Sydney Olympic Park has lower employment outcomes compared to the surrounding area, with a higher unemployment rate (9%) compared to the LGA (7%) and Greater Sydney (6%). The most common employment sectors include professionals (33%), managers (17%), and clerical and administrative workers (15%).</p> <p>The majority of LGA residents (69%) travel outside the LGA for work (Profile id.). Consultation undertaken as part of the Parramatta Community Strategic Plan (CSP) identified that the community wants more opportunities to work closer to home and to reduce commuting time across Sydney. The CSP recognises that being able to work closer to home promotes a better quality of life for individuals and families. This is likely due to a range of factors which are associated with reduced commuting times, such as being able to spend more time with family and experiencing less stress.</p> <p>More broadly, Sydney Olympic Park is evolving as a key employment and economic centre for the Parramatta LGA and wider Sydney region. As a strategic centre, the Central City District Plan notes employment growth is the underlying economic goal for Sydney Olympic Park, with the suburb expected to provide an additional 45,000 – 46,500 jobs by 2036. To help support this, the Sydney Olympic Park Masterplan aims to establish the Central Precinct as a high-density mixed use centre with a strong commercial office, retail and residential character. The Central City District Plan recognises that coordinating land use and infrastructure opportunities around the future metro station will be key to achieving this.</p>	
<b>Impact of the proposal</b>	
<p>The proposal will introduce 32,820 sqm of commercial and 1,760 sqm of retail floor space on site. This commercial and retail space will facilitate 2,247 direct and 1,636 indirect ongoing jobs. During construction approximately 372 jobs will be generated over eight years. The provision of a total of 4,255 direct and indirect jobs will increase the provision of employment in the suburb and contribute to meeting projected job targets. The proposal will situate this land in a highly accessible location, being directly adjacent to the new Sydney Olympic Park metro station and planned active transport infrastructure.</p> <p>In addition to helping deliver the strategic vision for Sydney Olympic Park, the increase in employment floorspace will help contribute to the provision of more local jobs in the area, a key desire by the community. Given the strategic intention for the site, it is expected most jobs supported by the proposal will be in professional, managerial, clerical, administrative and service-sector roles, reflecting the preferred employment sector of the existing community. The proposal therefore present considerable opportunities</p>	

for locals to work closer to home, helping to reduce potential commuting times and supporting broader quality of life outcomes for the working community.

Management measures	SIA recommendations
<ul style="list-style-type: none"> <li>Provision of commercial and/or retail floorspace across all three buildings, helping to maximise employment opportunities for the site.</li> </ul>	<ul style="list-style-type: none"> <li>During subsequent SSD applications, develop an employment strategy to encourage end occupiers to include targets for local hires and inclusion and diversity.</li> </ul>

#### Residual impact (considering management measures)

<b>Likelihood:</b> Almost certain	<b>Magnitude:</b> Major	<b>Resultant impact:</b> Very high positive
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Based on the above assessment, the proposal is expected to have a very high positive impact on working-age communities along the Sydney Metro West line by supporting the potential for new, local employment opportunities in an accessible location and an area of identified need. This is due to the development of new building envelopes which seek to considerably increase the amount commercial and retail currently available on site.

## 7.2. INCREASED HOUSING SUPPLY IN AN ACCESSIBLE LOCATION

Description of impact	Impacted groups
Increased housing supply in an accessible location through the integration of residential buildings with the new Sydney Olympic Park metro station	<ul style="list-style-type: none"> <li>Sydney Olympic Park residents</li> <li>Parramatta LGA community</li> </ul>

#### Current environment

Housing is a critical form of infrastructure for all communities. The location, availability and affordability of housing has a direct impact on people's wellbeing and ability to participate in everyday life.

As outlined in Section 5, Parramatta LGA is a key source of housing for the Central City District and is expected to exceed its 2036 housing target of 83,975 dwellings. Given the rate of development across the LGA, Council's LSPS identifies a need to concentrate housing growth in the area's strategic centres and growth precincts to enable new housing supply to be located close to public transport. As part of increasing housing supply, strategic documents also identify a need for more affordable housing in the suburb.

Sydney Olympic Park is identified as both a strategic centre and a nominated growth precinct. As identified in the Central City District Plan, delivering housing within walking distance of strategic centres helps to encourage non-vehicle trips and contributes to a sense of vibrancy, which helps foster the development of healthier communities.

Based on 2021 ABS Census data, all residents in Sydney Olympic Park currently live in flats or apartments. The suburb also experiences higher rates of housing stress compared to surrounding area, with 30% of households paying more than 30% of their household income on rental payments, compared to only 15% of households in the LGA and 14% in Greater Sydney. Consultation undertaken as part of the preparation of the SOP Community Development Plan indicates that, as the suburb continues to develop, the community wants more affordable and accessible housing options. The community also identified a need to enhance the amenity and community feel of the suburb, such as by providing opportunities to connect with neighbours after work and creating liveable, inclusive and safe places across the area.

#### Impact of the proposal



The proposal will introduce an additional 32,790 sqm of residential floor space in a highly accessible location close to a range of facilities.

Incoming residents will be adjacent to the new metro station and within walking distance (400m) to Sydney Olympic Park's major public transport facilities, providing easy connections to Sydney and Parramatta's employment centres. The site is also centrally located within the suburb, with incoming residents able to easily access a range of existing cultural, recreational and retail facilities. Future residents will benefit from the increased services and facilities which are expected to be delivered following the finalisation of the new Sydney Olympic Park Masterplan, including the commercial and retail uses proposed as part of this proposal.

The integration of residential, commercial and retail uses as part of the proposal will assist in delivering on the strategic vision for the Sydney Olympic Park Central Precinct to increase housing supply and develop a vibrant, high density mixed use centre.

There are currently no housing affordability measures included in this Concept SSDA proposal. Such measures may be incorporated at the detailed design stage/s of the project.

Management measures		SIA recommendations	
<ul style="list-style-type: none"><li>▪ Design of the proposal to increase housing supply in a central location, within walking distance to various public transport options and essential services.</li></ul>		<ul style="list-style-type: none"><li>▪ As part of the preparation of detailed SSDA/s, assess the quantity of affordable housing achievable within the development. This should align with the amount required in relevant state and local policies and strategies.</li><li>▪ Consider flexible residential floor plans to enable a diverse housing mix.</li></ul>	
Residual impact (considering management measures)			
Likelihood: Likely		Magnitude: Moderate	
		Resultant impact: High positive	
Based on the above assessment, the proposal is expected to generate a high positive impact on the Parramatta LGA community by providing new housing supply in a highly accessible location, helping to encourage non-vehicular trips and contributing to the development of healthier communities. To enhance this positive impact, the inclusion of affordable housing should be considered at the detailed design stage, subject to detailed SSDA/s and in the context of relevant affordable housing policies and strategies.			

## 7.3. INCREASED ACTIVATION OF THE SITE

Description of impact	Impacted groups
Potential for increased activation of the site throughout the day and evening	<ul style="list-style-type: none"> <li>Sydney Olympic Park residents, workers and visitors</li> </ul>
<b>Current environment</b>	
<p>The site was previously occupied by three commercial buildings of approximately two storeys and various hardstand carparking. At the time of fieldwork conducted on 25 March 2022, these buildings were vacant to allow for works to commence on the Sydney Olympic Park metro station. The buildings have since been demolished and the site cleared.</p> <p>The uses previously supported on site provided limited opportunities for prolonged activation, with the commercial buildings typically only active during business hours. There was also limited through site pedestrian permeability, with the site only accessible from Figtree Drive.</p> <p>The SOP Draft 2050 Vision and Strategy has established a vision for the area to deliver an integrated, mixed use centre which supports high levels of amenity for all residents, workers and visitors throughout the day and evening. Community consultation undertaken as part of the Sydney Olympic Park Community Development Plan and Council's Community Strategic Plan also highlights that the community want more vibrant and safe neighbourhoods which are active through the day and night.</p>	
<b>Impact of the proposal</b>	
<p>The proposal will support opportunities to increase the day and night time activation of the site, aligned to community aspirations and the strategic planning vision for the area.</p> <p>The redevelopment of the site to include a mix of residential, commercial and retail uses will encourage a broader diversity of people to use the site. This mix of uses will enable the site to be used at various times of the day and evening, helping to encourage increased activation. For instance, the inclusion of residential uses on site will encourage a diversity of people to use the site during the evenings (when commercial sites are mostly vacant), while the retail envelopes also present opportunity for night-time uses.</p> <p>Encouraging more people to move around public spaces helps to reduce perceptions of crime and also increases the likelihood that antisocial activity will be observed by members of the public (CPTED Guidelines for Queensland 2021). This is particularly effective at reducing opportunistic crime types, such as theft and malicious damage to property. Given the high rates of theft crimes in Sydney Olympic Park (see Section 5.2), increasing the activation of the site therefore has potential to improve safety outcomes for the immediate residential and visitor community.</p>	
Management measures	SIA recommendations
<ul style="list-style-type: none"> <li>Development of a CPTED Assessment which has identified opportunities to increase the crime and safety outcomes of the proposal, aligned to best practice principles and regulated security standards.</li> <li>Integration of a various land uses, including commercial, retail, residential and transport infrastructure, to encourage use of the site throughout the day and evening.</li> <li>Provision of new pedestrian links through the site to support increased accessibility to the</li> </ul>	<ul style="list-style-type: none"> <li>Implement all recommendations identified in the CPTED assessment.</li> <li>Provide key design principles around activation and safety in the Design Excellence Strategy or Design Guidelines to ensure these measures are incorporated through the subsequent detailed SSD applications.</li> <li>Prepare and implement a Plan of Management/s for all key building uses as part of future detailed SSD applications to help further manage crime and safety on site. The</li> </ul>

metro station and broader street network, reducing the potential for site isolation.	<p>Plan of Management may include details around operating hours, operational safety and security measures, noise management and patron capacity.</p> <ul style="list-style-type: none"><li>▪ Consult with the local resident and business community during future detailed SSD applications to understand the type of evening activity or retail uses which are desired on site, and to keep them informed of the new offerings to the area.</li></ul>	
<b>Residual impact (considering management measures)</b>		
<b>Likelihood:</b> Likely – possible	<b>Magnitude:</b> Moderate	<b>Resultant impact:</b> Medium positive
<p>Based on the above assessment, the redevelopment of the site to provide for a diversity of uses and users is expected to have a medium positive impact on the local community by providing opportunities to activate the site through the day and evening and contribute to increased safety outcomes.</p> <p>It is expected that as the design progresses through the future detailed SSD applications, further assessment will be able to be undertaken to more fully scope the magnitude of this impact and potential increased benefit to the community.</p>		

## 7.4. ACCESS TO SUITABLE SOCIAL INFRASTRUCTURE AND OPEN SPACE

Description of impact	Impacted groups
Potential lack of access to local social infrastructure and open space areas	<ul style="list-style-type: none"> <li>Incoming residential population</li> <li>Sydney Olympic Park residents</li> </ul>
<b>Current environment</b>	
<p>Sydney Olympic Park is a major entertainment precinct for the Sydney region, with the suburb containing various state-level recreational and cultural facilities. In this way, the suburb is unusual in its level of provision of some types of social infrastructure compared to surrounding areas.</p> <p>As recognised in the Central City District Plan, locating housing in areas with access to social infrastructure and open space is critical for the health and wellbeing of communities. Community facilities and open spaces are multi-value spaces, providing accessible places for people to relax, socialise and exercise outside their home and providing opportunities for social interaction and physical recreation. As Sydney Olympic Park continues to grow, there is a need to ensure all residents have equitable access to social infrastructure and open space.</p> <p>Council's Community Infrastructure Strategy recognises that the area's existing recreation and cultural facilities are currently at a regional and state level of provision. Sydney Olympic Park currently lacks local community infrastructure to support everyday needs and smaller social gatherings. Consultation with relevant SOPA staff as part of the preparation of this SIA also highlighted the need for more local spaces, as outlined in Section 6.6</p> <p>The SOP Draft Vision and Strategy 2050 includes actions to increase the provision of local social infrastructure for the growing population. This includes actions such as providing a multipurpose community hub in the suburb (in collaboration with the NSW Government) and creating spaces for informal sport, recreation and social opportunities within the public domain.</p> <p>The location for this infrastructure will be considered as the development of the SOP Vision and Strategy progresses and the SOP Master Plan 2050 is prepared.</p>	

## Impact of the proposal

The proposal seeks consent for the envelopes of three buildings which will accommodate commercial, retail and residential uses. Based on the assumptions used in Section 6.3, the proposal is estimated to generate an incoming residential population of approximately 632 people, who will need access to a range of appropriate social infrastructure and open spaces.

The proposal will locate this population in a highly connected area, with the incoming population in proximity to a range of regional facilities including Bicentennial Park and Sydney Olympic Park Aquatic Centre. The location of the proposal above the metro line will also provide residents with access to facilities in key centres, such as Parramatta.

While the proposal is in a highly connected location, strategic planning documents and community consultation indicates there is an existing demand for local social infrastructure and open space in Sydney Olympic Park. This demand for local social infrastructure and open space will increase with the additional residents and workers generated by the proposal.

As part of its State Significant Infrastructure application for the Sydney Metro West rail infrastructure, stations, precincts and operations, Sydney Metro is proposing to develop two areas a 'central urban park' and a 'station plaza'. The EIS states these will be "a publicly accessible plaza adjacent to the station entry to accommodate higher volumes of pedestrian movement from the metro station and customers moving through the town centre" and the "large public domain and plazas spaces would be relatively open and adaptable, enabling local community uses (e.g. markets) with the ability to be transitioned into safe marshalling space for major event egress" (EIS 2022: chapter 9, page 8).

The areas and detailed designs of these two spaces are not indicated in the EIS, and it is therefore currently difficult to assess the extent to which these spaces will assist in meeting the demand for local social infrastructure and open space created by this SSDA.

It is expected the locations and details of future social infrastructure and open space in SOP will be included in the Master Plan 2050, the draft of which is due to be released in March 2023.

### Management measures

- None identified

### SIA recommendations

- Assess the demand for social infrastructure and open space generated by future residents and workers within the development, and the way in which this demand will be met, as part of future detailed SSDA/s.
- Identify the social infrastructure and open space provision, works in kind and/or development contributions to be provided to meet the needs of future residents and workers within the development, having regard to the SOP Master Plan 2050 and Sydney Olympic Park ICF.

### Residual impact (considering management measures)

**Likelihood:** Likely

**Magnitude:** Minor

**Resultant impact:** Neutral

There is an identified need for local social infrastructure and open space in SOP, and the proposal will likely contribute to a cumulative demand for local facilities and spaces. If the recommendations of this SIA are implemented as part of detailed SSDA/s for the site, the proposal is likely to have a neutral impact on the incoming community's access to local social infrastructure and open space.

## 7.5. POTENTIAL IMPACTS TO RESIDENTIAL AMENITY FROM CONSTRUCTION AND OPERATIONAL NOISE

Description of impact	Impacted groups
Potential impact to residential amenity from cumulative noise and other emissions from cumulative construction works	<ul style="list-style-type: none"> <li>Sydney Olympic Park residents</li> </ul>
<b>Current environment</b> <p>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. These impacts can be compounded when communities experience ongoing construction with minimal relief, or prolonged periods of high intensity works. Construction related impacts can often be minimised by reducing the length of on-site construction, decreasing the intensity of noise, vibrations and dust emissions, coordinating construction and traffic schedules, and compensating residents where appropriate.</p> <p>There has been frequent construction in Sydney Olympic Park since it began its transition from being the Olympic host venue. The delivery of the approved Sydney Olympic Park metro station, while highly beneficial in the long term, will create further construction impacts.</p> <p>The Noise and Vibration Impact Assessment (NVIA) classifies the existing noise environment of the site and surrounds as 'urban'. It is dominated by traffic noise from the surrounding road network noting, with the noise environment occasionally impacted by music and sporting event noise from Stadium Australia, Sydney Showgrounds and other nearby venues.</p> <p>During consultation, representatives from SOPA also identified that the nature of SOP as a major events precinct means there is at times additional noise created by large numbers of people entering and leaving the suburb.</p>	
<b>Impact of the proposal</b> <p>The proposal will introduce construction and operational noise associated with the delivery of three new buildings. The incoming population of approximately 632 people will live above and adjacent to the future Sydney metro station and within an area subject to noise from construction, traffic and events.</p> <p>Consultation with SOPA identified that while existing residents are aware of the realities of living within an events precinct, there is a need to reduce noise impacts where possible. There is also a need to inform incoming residents of the likely experience of living in a major events precinct.</p> <p>The NVIA has assessed the potential for noise impacts on the existing community during the construction and operation of the proposal. It finds that the impacts on the existing community will be limited, due to the large distances and intervening buildings between the site and the nearest residential receivers.</p> <p>The future occupants of the OSD and ASD will be subject to the existing noise environment in Sydney Olympic Park, including road, rail, construction and event noise. The NVIA has assessed the potential impact of this noise intrusion and determined the proposal is capable of meeting relevant acoustic standards. Further investigation will be required once detailed plans are prepared as part of future SSDA/s to determine appropriate noise mitigation measures. These measures may include façade treatments, material selection and glazing standards.</p> <p>To further reduce potential of the noise impacts, the NVIA has provided mitigation measures and recommendations for this Concept SSDA. These include measures to reduce the noise impacts of future construction and operation of the site on existing sensitive receivers, as well as measures to reduce surrounding environmental noise on future occupiers of the proposal.</p>	

Management measures		SIA recommendations
<ul style="list-style-type: none"> <li>None identified</li> </ul>		<ul style="list-style-type: none"> <li>Seek to implement all the mitigation measures and recommendations provided by the NVIA.</li> </ul>
Residual impact (considering management measures)		
Likelihood: Likely	Magnitude: Minimal	Resultant impact: Neutral
<p>Based on the assessment in the NVIA, the proposal is likely to comply with relevant acoustic standards if the management measures recommended in the NVIA are implemented. The proposal is therefore likely to have a neutral impact on the incoming and existing community, provided these measures are implemented.</p>		

## 7.6. ACCESS TO DIVERSE AND HEALTHY FOOD OPTIONS

Description of impact	Impacted groups
Potential lack of access and availability to diverse and healthy food options	<ul style="list-style-type: none"> <li>Incoming residential population</li> <li>Sydney Olympic Park residents</li> </ul>
Current environment	
<p>A person's eating behaviour is inextricably linked to physical health, with the Australian Heart Foundation noting that poor diets are a leading risk factor for heart disease, obesity and other chronic health diseases in Australia (2019).</p> <p>Eating patterns are influenced by a range of multifaceted socio-economic, cultural and political contexts. While complex, research from the Victorian Government Health Promotion Foundation (2015) indicates that a person's local food environment has a direct influence on healthy eating behaviours and quality diets. This includes characteristics such as the range, cost and quality of food options available, as well as a person's proximity and walkability to public transport options. Developing urban environments which can support opportunities for affordable, accessible and healthy food choices is therefore a critical factor in supporting improved health outcomes.</p> <p>Sydney Olympic Park currently has an IGA and Supa M supermarket in the suburb. Most other dining options in the suburb consist of smaller fast food kiosks or venues targeted to visitors attending the suburb's entertainment events. A Woolworths Metro is also located on Carter Street in Lidcombe, approximately 850m from the site.</p> <p>Community consultation undertaken as part of the Draft SOP Vision and Strategy 2050 identified a need for more diverse food options in the suburb that are not fast food outlets, such as supermarkets and fresh food grocers. Residents also noted that existing eateries in the suburb are not necessarily affordable.</p> <p>Consultation with representatives from SOPA undertaken during preparation of this SIA reflected this feedback. Agency staff identified that residents feel they need to leave the suburb to access everyday services such as grocery stores.</p>	
Impact of the proposal	
<p>The proposal will introduce an incoming residential population of approximately 632 people who will need access to everyday food services. Consultation indicates there is a lack of essential food outlets in the suburb. Fresh food is a critical component in supporting healthy eating behaviours and positive health outcomes.</p> <p>Incoming residents will be within walking distance to three supermarkets: Figtree Drive IGA (located approximately 200m from the site), Supa M on Australia Avenue (approximately 260m from the site) and</p>	

Woolworths Metro on Carter Street (approximately 850m from the site). The outlets are open until late in the evenings, seven days a week. The IGA is the suburb's first full line supermarket, while Supa M is marketed as a smaller, convenience grocer. The Woolworths Metro also contains most basic pantry items and is co-located with other grocers, including an Asian Grocer.

The proposal will provide 1,760m<sup>2</sup> of retail space on the ground level. As the proposal is currently at concept SSDA stage, no tenants have been confirmed for this space. Given the size and location of the space, there is potential for the proposal to support different and additional food offerings.

Management measures	SIA recommendations
<ul style="list-style-type: none"> <li>Locating incoming residents in walking distance to two grocers in the suburb as well the new Sydney Metro line, providing connectivity to a range of fresh food options in other major centres.</li> </ul>	<ul style="list-style-type: none"> <li>During the detailed SSDA stages, investigate opportunities for the creation of retail spaces which could accommodate additional fresh food offerings.</li> </ul>

#### Residual impact (considering management measures)

<b>Likelihood:</b> Likely	<b>Magnitude:</b> Minimal	<b>Resultant impact:</b> Neutral
<p>The proposal will situate incoming residents in a connected location to food outlets, with the site within walking distance to three supermarkets. The proposal is therefore likely to have a neutral impact on incoming residents' access to healthy food offerings.</p> <p>Consultation undertaken as part of strategic planning for the suburb indicates existing residents want more diverse food offerings in the area to meet everyday needs. The proposal therefore has potential to enhance this impact by accommodating food offerings within the retail envelopes. Recommendations have been made above to help address this during subsequent detailed planning stages.</p>		

## 8. CONCLUSION

This SIA has been undertaken to assess the potential social impacts arising from the Concept SSDA for the Sydney Olympic Park over and adjacent station development.

Based on the assessment in this report, the key social impacts of the proposal are:

- **Increased employment opportunities:** the proposal is expected to have a very high positive impact on working-age communities along the Sydney Metro West line by supporting the potential for new, local employment opportunities in an accessible location and an area of identified need. This is due to the proposed development comprising new building envelopes which seek to considerably increase the amount of commercial and retail floorspace compared to that previously available on site.
- **Increased housing supply in an accessible location:** the proposal is expected to generate a high positive impact on the Parramatta LGA community by providing new housing supply in a highly accessible location, helping to encourage non-vehicular trips and contributing to the development of healthier communities. To enhance this positive impact, the inclusion of affordable housing should be considered at the detailed design stage, subject to detailed SSDA/s and in the context of relevant affordable housing policies and strategies.
- **Increased activation of the site:** the redevelopment of the site to provide for a diversity of uses and users is expected to have a medium positive impact on the local community by providing opportunities to activate the site through the day and evening and contribute to increased safety outcomes.

It is expected that as the design progresses through the future detailed SSD applications, further assessment will be able to be undertaken to more fully scope the magnitude of this impact and potential increased benefit to the community.

- **Access to suitable open space and social infrastructure:** There is an identified need for local social infrastructure and open space in SOP, and the proposal will likely contribute to a cumulative demand for local facilities and spaces. If the recommendations of this SIA are implemented as part of detailed SSDA/s for the site, the proposal is likely to have a neutral impact on the incoming community's access to local social infrastructure and open space.
- **Potential impacts to residential amenity from construction and operational noise:** Based on the assessment in the NVIA, the proposal is likely to comply with relevant acoustic standards if the management measures recommended in the NVIA are implemented. The proposal is therefore likely to have a neutral impact on the incoming and existing community, provided these measures are implemented.
- **Access to diverse and healthy food options:** The proposal will situate incoming residents in a connected location to food outlets, with the site within walking distance to three supermarkets. The proposal is therefore likely to have a neutral impact on incoming residents' access to healthy food offerings. Consultation undertaken as part of strategic planning for the suburb indicates existing residents want more diverse food offerings in the area to meet everyday needs. The proposal therefore has potential to enhance this impact by accommodating food offerings within the retail envelopes. Recommendations have been made above to help address this during subsequent detailed planning stages.

### 8.1. RECOMMENDATIONS

The following recommendations are provided to further manage the potential impacts from the proposal.

- During subsequent SSD applications, develop an employment strategy to encourage end occupiers to include targets for local hires and inclusion and diversity.
- As part of the preparation of detailed SSDA/s, assess the quantity of affordable housing achievable within the development. This should align with the amount required in relevant state and local policies and strategies.
- Consider flexible residential floor plans to enable a diverse housing mix.
- Implement all recommendations identified in the CPTED Assessment.



- Provide key design principles around activation and safety in the Design Excellence Strategy or Design Guidelines to ensure these measures are incorporated through the subsequent detailed SSD applications.
- Prepare and implement a Plan of Management/s for all key building uses as part of future detailed SSD applications to help further manage crime and safety on site. The Plan of Management may include details around operating hours, operational safety and security measures, noise management and patron capacity.
- Consult with the local resident and business community during future detailed SSD applications to understand the type of evening activity or retail uses which are desired on site, and to keep them informed of the new offerings to the area.
- Assess the demand for social infrastructure and open space generated by future residents and workers within the development, and the way in which this demand will be met, as part of future detailed SSDA/s.
- Identify the social infrastructure and open space provision, works in kind and/or development contributions to be provided to meet the needs of future residents and workers within the development, having regard to the SOP Master Plan 2050 and Sydney Olympic Park Infrastructure Contributions Framework (ICF).
- Seek to implement all the mitigation measures and recommendations provided by the NVIA
- During the detailed SSDA stages, consider the creation of retail spaces which could accommodate additional fresh food offerings.

## **8.2. OVERALL IMPACT ASSESSMENT**

Based on this assessment and the above social impacts, the Concept SSDA is likely to have a medium positive impact on the community. The overall impact assessment is influenced by the likelihood of the proposal to increase employment opportunities and housing supply in a highly accessible location.

The overall positive impact of the proposal could be further enhanced through the implementation of the SIA recommendations.

# REFERENCES

This SIA has been informed by a range of data sources, information and technical studies. The following data sources have been used:

## Demographic, crime and health data

Australian Bureau of Statistics, Census of Population and Housing, 2016, Greater Sydney, City of Parramatta LGA (SA3) and Sydney Olympic Park (SA2) data.

Bureau of Crime Statistics and Research, Sydney Olympic Park, City of Parramatta LGA and NSW hotspot maps and crime rates.

Department of Planning, Industry and Environment, 2019, NSW population projections.

Profile id. Sydney Olympic Park-Carter Street Precinct community profile.

## Policy documents

International Association for Impact Assessment, 2015, Social Impact Assessment: Guidance for assessing and managing the social impacts of projects.

NSW Department of Planning, Industry and Environment, 2021, Social Impact Assessment Guideline: State significant projects.

NSW Government Architect 2020, Connecting with Country Draft Framework

NSW Government Architect 2020, Designing with Country Discussion Paper and Framework

Greater Sydney Commission 2018, Central City District Plan

Sydney Olympic Park Authority 2022, Draft 2050 Vision and Strategy

Sydney Olympic Park Authority 2019, Disability Inclusion Action Plan 2019-2022

Sydney Olympic Park Authority 2018, Master Plan 2030 (2018 Review)

Sydney Olympic Park Authority 2017, Local Infrastructure Contributions Framework (ICF)

City of Parramatta 2020, Local Strategic Planning Statement (City Plan 2036)

City of Parramatta 2020, Community Infrastructure Strategy

City of Parramatta 2018, Community Strategic Plan 2018-2038: Butbutt Yura Barra Ngurra

City of Parramatta 2017, Socially Sustainable Parramatta Framework

City of Parramatta 2017, Ways Walking Strategy

City of Parramatta 2017, Bike Plan

## Other sources

Heart Foundation, 2019, Dietary Position Statement: Heart healthy eating patterns

VicHealth, 2015, Evidence Review: Addressing the social determinants of inequities in healthy eating

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