

HADRON  
GROUP

# Social Impact Assessment

4-6 BLIGH STREET MIXED-USE DEVELOPMENT



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## List of Abbreviations

Abbreviation	Definition
ABS	Australian Bureau of Statistics
CoS	Council of the City of Sydney
ACHA	Aboriginal Cultural Heritage Assessment
CPTED	Crime Prevention Through Environmental Design
FTE	Full-Time Equivalent (jobs)
HAA	Historical Archaeological Assessment
HIA	Heritage Impact Assessment
GCC	Greater Cities Commission
GCCSA	Greater Capital City Statistical Areas
GFA	Gross Floor Area
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
SEARs	Planning Secretary's Environmental Assessment Requirements
SIA	Social Impact Assessment
SSDA	State Significant Development Application

## Author Declaration

This report was completed by Rachael Logie of Hadron Group Pty Ltd on 15 December 2022.

- Rachael holds a master's degree in economics from University College London and undertook her undergraduate degree in economics at the University of Edinburgh.
- Rachael is an urban economist who has been involved in the assessment and preparation of social and economic impact assessments, SROIs and business cases since 2002.
- Rachael previously held roles at Auckland Council, HillPDA, Urbis and BIS Oxford Economics.

I, Rachael Logie, declare that this assessment has been prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARs), issued 1 October 2022 (SSD-48674209) and the SIA Guidelines for State Significant Projects and contains all relevant information. I understand my legal and ethical obligations and can confirm that none of the information in the Social Impact Assessment (SIA) is false or misleading and that I have no conflict of interest in undertaking this SIA.



Date: 15 December 2022

## Executive Summary

### Project overview

This Social Impact Assessment has been prepared by Hadron Group to accompany a detailed State Significant Development Application (SSDA) for the mixed-use redevelopment proposal at 4-6 Bligh Street, Sydney. The site is legally described as Lot 1 in Deposited Plan 1244245.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-48674209).

This report concludes that the proposed mixed-use hotel and commercial development is suitable and warrants approval subject to the implementation of the following mitigation measures.

Proposed measure	Timing
Work with the City of Sydney Council, Destination NSW and the private sector to maximise the site's potential, such as through conferences, activation events and other initiatives	During operation
Develop and implement a Community and Engagement Strategy with local stakeholders to minimise construction impacts	Prior to commencement of construction
Develop and implement a Construction Traffic Management Plan to minimise local vehicle and pedestrian traffic impacts, in coordination with the City of Sydney Council, Transport for NSW and nearby developments (e.g. the Sydney Metro Hunter Street station and over station development)	Prior to commencement of construction
Implement the Construction Noise and Vibration Management Plan to effectively manage construction externalities on surrounding buildings, businesses and foot traffic	During construction
Continue engagement with Jemena to finalise the gas connection arrangements and minimise any impacts on existing utility capacity	Prior to commencement of construction
Undertake detailed construction programming and receive Ausgrid approvals to ensure appropriate removal of the existing Ausgrid substation within the boundary of the site	Prior to commencement of construction
Undertake the specified management practices for any unexpected Aboriginal and non-Aboriginal heritage findings	During construction
Prioritise jobs from the local community and support training programs to maximise employment opportunities and economic gains from the development	Prior to and during construction

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.

## 1 Introduction

### 1.1 PROPOSED DEVELOPMENT

This report has been prepared to accompany an SSDA for the for the mixed-use redevelopment proposal at 4-6 Bligh Street, Sydney (SSD- 48674209).

The Council of the City of Sydney, as delegate for the Minister for Planning and Public Spaces (the Minister), is the Consent Authority for the SSDA under an Instrument of Delegation issued by the Minister on 3 October 2019.

The application seeks consent for the construction of a 59-storey mixed-use hotel and commercial development. The purpose of the project is to revitalise the site and deliver new commercial floorspace and public realm improvements consistent with the City's vision to strengthen the role of Central Sydney as an international tourism and commercial destination.

A separate development consent (D/2018/892) relating to early works for the proposed application was granted for the site on 31 January 2020. Consent was granted for the demolition of the existing site structures, excavation and shoring of the site for three basement levels (to a depth of RL9.38m) to accommodate the proposed mixed-use hotel and commercial development. As such, this application does not seek consent for these components and instead seeks to rely upon and activate D/2018/892 for early works.

Specifically, development consent is sought for:

- Site establishment, including removal of three existing trees along the Bligh Street frontage and de-commissioning and removal of an existing substation (s2041) on the site.
- Construction of a 59-storey hotel and commercial office tower. The tower will have a maximum building height of RL225.88 (205m) and a total gross floor area (GFA) provision of 26,796sqm, and will include the following elements:
  - Five basement levels accommodating a substation, rainwater tank, hotel back of house, plant and services. A porte cochere and four service bays will be provided on basement level 1, in addition to 105 bicycle spaces and end of trip facilities on basement level 2, and 28 car parking spaces.
  - A 12-storey podium accommodating hotel concierge and arrival at ground level, conference facilities, eight levels of commercial floor space and co-working facilities, and hotel amenities including a pool and gymnasium at level 12.
  - 42 tower levels of hotel facilities including 417 hotel keys comprising standard rooms, suites and a penthouse.
  - Two tower levels accommodating restaurant, bar, back of house and a landscaped terrace at level 57.
  - Plant, servicing and BMU at level 59 and rooftop.
- Increase to the width of the existing Bligh Street vehicular crossover to 4.25m and provision of an additional 4m vehicular crossover on Bligh Street to provide one-way access to the porte cochere and service bays on basement level 1.
- Landscaping and public domain improvements including:
  - Replacement planting of three street trees in the Bligh Street frontage,
  - Construction of a landscape pergola structure on the vertical façade of the north-eastern and south-eastern podium elevations,
  - Awning and podium planters, and

- Provision of a feature tree at the level 57 terrace.
- Identification of two top of awning building identification signage zones with a maximum dimension of 1200mm x 300mm. Consent for detailed signage installation will form part of a separate development application.
- Utilities and service provision.
- Installation of public art on the site, indicatively located at ground level.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 1 October 2022 and issued for the SSDA (SSD48674209). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Description of requirement
21. Social Impact	Provide a Social Impact Assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i>

## 1.2 THE SITE

The site for the purposes of this SSDA is a single allotment identified as 4-6 Bligh Street, Sydney and known as Lot 1 in Deposited Plan 1244245. The site has an area of 1,218sqm, and is identified in Figure 1.

The site is relatively flat, with a slight slope ranging from 21m AHD in the north-western corner to 19.5m AHD in the south-western corner.

The site is located within the north-eastern part of Central Sydney in a block bound by Bligh Street to the west, Hunter Street to the south, Chifley Square/Phillip Street to the east, and Bent Street to the north. The surrounding buildings are generally characterised by a mix of commercial office and hotel uses with ground level retail, restaurant and café uses and are of varying heights, ages and styles, including a number of State and local listed heritage buildings.

The site is also located in proximity to a number of Sydney Metro City & Southwest (opening 2024) and Sydney Metro West (opening 2030) station sites.

Specifically, the site is located to the immediate east of the Sydney Metro Hunter Street station (east site), which is located on the corner of Hunter Street and Bligh Street, and approximately 350m east of the Sydney Metro Hunter Street station (west site). The Hunter Street station sites are part of the Sydney Metro West project. SEARs for the preparation of Concept SSDAs for the sites were issued in August 2022.

Approximately 150m to the south of the site is Sydney Metro Martin Place Station site, located to the south of Hunter Street between Castlereagh Street and Elizabeth Street. The Martin Place Station site is currently under construction and forms part of the Sydney Metro City & Southwest project.

The site is occupied by a vacant commercial office building with ground floor retail and basement car parking known as "Bligh House". Completed in 1964, Bligh House is a 17-storey tower inclusive of a three-storey podium with the podium levels built to the Bligh Street alignment and the tower setback from the street frontage. The building was designed by Peddle Thorp and Walker and was constructed as part of the post-World War II development boom in the Sydney CBD. The podium overhang along the footpath provides continuous pedestrian protection. Vehicle access to the site is off Bligh Street via a single 2.6m wide driveway that is restricted by a security gate under one-lane, two-way access arrangements. The driveway provides access to the basement car park, containing 21 car parking spaces.

The site contains no vegetation; however, two existing street trees are located adjacent to the site boundary on Bligh Street.



Development consent for the demolition of the existing site structures, excavation and shoring of the site for three basement levels (to a depth of RL9.38m) was granted by City of Sydney on 31 January 2022 (D/2018/892).

**Figure 1: Site Identification Plan**



Source: Urbis (2022), 4-6 Bligh Street Sydney – Request for industry-specific SEARs

## 1.3 STUDY STRUCTURE

To address the requirements of the SIA Guidelines for SSDs and the SEARs, the study has been set out as follows:

- **Section 2 – Policy review:** Provides an assessment of existing State and local government strategies that are of relevance to this study
- **Section 3 – SIA methodology:** Provides an overview of the approach used to undertake the SIA which is consistent with DPE's guidelines for SSDs
- **Section 4 – Stakeholder engagement:** Provides a summary of the community consultation undertaken to assist in identifying social impacts
- **Section 5 – Social baseline:** Provides an overview of the existing socio-demographic profile of the study area
- **Section 6 – Impact assessment:** Identifies and assesses likely social impacts of the development and outlines potential mitigation strategies



## 2 Policy review

The proposed development aligns with several state and local planning instruments as detailed below.

**Table 1: Local and State planning context**

Agency	Planning Document	Relevant Context
GCC	Eastern City District Plan (2018)	<p>The plan identifies an employment target for the Harbour CBD of between 165,100 and 235,100 additional jobs over 2016-36 of which 45,000 to 80,000 are to be accommodated in the Harbour CBD.</p> <p>The proposal will directly support an estimated 1,163 jobs during its operational phase.</p>
CoS	City Plan 2036: Local Strategic Planning Statement (LSPS)	<p>The proposal will increase the employment yield of the site which has been identified for higher identify uses and provide a mix of commercial, hotel and retail uses. As such, it is in alignment with the following LSPS actions:</p> <ul style="list-style-type: none"> <li>• P1.1 – Prioritise and increase capacity for economic and employment growth in Central Sydney to contribute towards achieving the jobs target for the Harbour CBD.</li> <li>• P1.2 – Provide an appropriate mix of land uses that support Central Sydney's role as the metropolitan centre and its visitor and night-time economies, including a range of retail, recreational, community, cultural and entertainment activities, and hotel accommodation in the right locations.</li> <li>• P1.3 – Deliver diverse spaces to support the range of nationally important industries and clusters including financial and professional services, creative industries, information and communications technology and other knowledge-based industries and clusters.</li> </ul> <p>The LSPS aims to ensure that Sydney remains a drawcard for tourists by unlocking new sites for hotel accommodation and delivering more world-class public spaces. The proposal supports this aim through the provision of a 407-room luxury hotel in proximity to Circular Quay which is identified as the tourism gateway to the City.</p>
CoS	Sydney Tourism Action Plan 2013	<p>The plan estimated 5,000 to 9,000 new hotel rooms would be required over the decade 2023 to meet demand for tourist accommodation in the City of Sydney.</p> <p>Prior to the onset of the pandemic Sydney hotels were experiencing occupancy rates of over 85 per cent. As international demand recovers, the need for additional luxury hotel rooms in Sydney CBD will re-emerge.</p> <p>The proposal is therefore aligned with the plan in providing an additional 407 rooms in the Sydney CBD.</p>
CoS	Visitor Accommodation Plan 2015	<p>A key focus of the plan is supporting the development of new visitor accommodation to help grow the local, state and national visitor economy.</p> <p>The proposal will increase the provision of hotel rooms in the CBD which is a major destination for both domestic and international tourists. The increase in tourism activity will have positive economic flow-on effects for the local, state and national visitor economy.</p>

Agency	Planning Document	Relevant Context
CoS	Sustainable Sydney 2030 - 2050	<p>The document sets six guiding principles, ten directions and ten measurable targets for achieving a sustainable City. The proposal is aligned with the vision for a sustainable City in providing jobs and tourist accommodation in an area with good public and active transport links. The proposal is also aligned with the following directions:</p> <p>Direction 2 – A leading environmental performer: The proposal will support a more ecologically sustainable development on the site with a minimum 5.5 stars NABERS energy rating and net-zero carbon requirement for energy use, in accordance with City of Sydney's net zero targets for new developments.</p> <p>Direction 4 – Design excellence and sustainable development: The proposal includes building envelope controls that are aimed at delivering design excellence. In addition, the proposal will support a future development that includes a range of sustainable building features.</p> <p>Direction 5 – A city for walking, cycling and public transport: The proposal will capitalise on its close proximity to existing heavy rail, light rail, bus and ferry routes and the future Sydney Metro City and Southwest and Sydney Metro West lines.</p> <p>Direction 8 – A thriving cultural and creative life: The mix of uses on the site will help activate the City and provide visitors with the opportunity to participate in and benefit from the City's cultural and creative life.</p> <p>Direction 9 – A transformed and innovate economy: The proposal will support a future high quality design outcome that will provide new employment opportunities and contribute to making Sydney attractive to global investors.</p>
CoS	Sydney Economic Development Strategy 2013	<p>A key aim of the strategy is to increase the City's global competitiveness and foster innovation to raise productivity and boost economic growth and employment.</p> <p>The proposal is aligned with this aim in providing a high class, sustainable design which will attract global investors to Sydney.</p> <p>The proposal is designed to provide an environment that supports workers health and wellbeing, which will have a positive impact on productivity.</p> <p>With respect to tourism, the strategy identifies a role for the City in working with industry and government partners to create an environment that allows the sector to diversify, grow and develop.</p> <p>The proposal design was selected by a competition jury with input from industry, the City and other government partners.</p>
CoS	Community Safety Action Plan	<p>The plan has four priority areas for action around safe streets and spaces, crime prevention, resilience to emergencies and helping visitors feel welcome and safe.</p> <p>The proposal is aligned with the plan in increasing activation of the site. A CPTED study undertaken to support the SSDA found that the increase in activity and surveillance was likely to reduce the risk of crime in the area and improve perceptions of safety.</p>

Source: Hadron Group, City of Sydney, Greater Cities Commission

## 3 Methodology

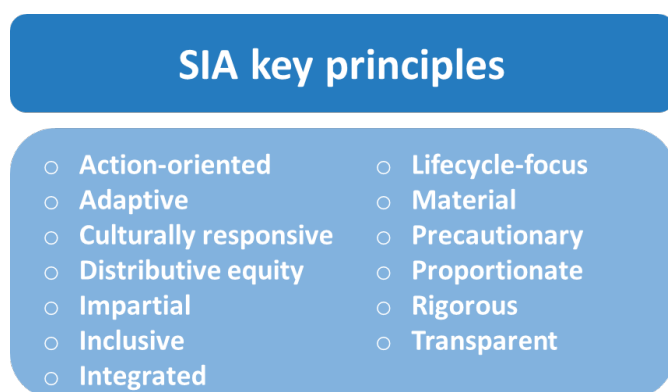
This section outlines the methodology applied in undertaking the Social Impact Assessment (SIA) for the proposed development. The SIA responds to all relevant requirements identified in the SEARs. It has also been prepared in accordance with the *SIA Guidelines for State Significant Projects*.

### 3.1 SIA PRINCIPLES

Social impacts can be described as the consequences felt by people when a project brings about change. A SIA aims to identify and analyse these impacts from the perspectives of the affected communities and other affected stakeholders and develop responses to identified impacts to reduce or mitigate their impacts (negative social impacts) or enhance them (positive social impacts).

The SIA is an evidence-based process of gathering and analysing information and is guided by the following principles:

Figure 2: SIA key principles



Source: Department of Planning, Industry and Environment (2021), *SIA Guidelines for State Significant Projects*

### 3.2 SIA PROCESS

The SIA is conducted over three phases as outlined in the SIA Guidelines for State Significant Projects:

- **Phase 1 – Scoping:** during this initial phase of the assessment, demographic data is collected to gain an understanding of the community and how it might be impacted by the development. A preliminary investigation is also undertaken during this phase to identify and evaluate potential social impacts of the development.
- **Phase 2 – SIA report:** A more detailed analysis is undertaken during this phase to identify and assess likely social impacts of the development, including cumulative impacts of other projects. Actions to mitigate negative social impacts and enhance positive social impacts are identified during this phase.
- **Phase 3 – Monitoring and Management Framework:** a framework for monitoring and managing social impacts during the post-approval process is developed during this final phase of the SIA. This purpose of this framework is to ensure that mitigation/enhancement measures in place continue to be effective so that the community continue to experience a net benefit as the development moves from approval to construction and operations.

Further details on each of these phases and the steps within each are provided in the following sections.

## 3.2.1 Phase 1: Scoping

The key steps in the scoping phase include:

- **Step 1a: Establishing the project's social locality** – This involves determining the geographic area impacted by the project and forms the basis of the social baseline study.
- **Step 1b: Gain an understanding of the characteristics of the community within the social locality (social baseline)** – Before undertaking the process of identifying and analysing the potential social impacts of a project, we need to understand the characteristics of the impacted community first. This involves gathering information and data on the characteristics of the community within the social baseline – without the project.
- **Step 1c: Conduct an initial evaluation of the likely impacts of the project on different groups within the social locality.** The following are assessed for each impact:
  - Level of assessment – minor, standard, detailed, not relevant
  - Category – impacts are categorised according to one or more of the categories in the table below.
- **Step 1d: Consider potential project/design refinements in response to the identified social impacts** – This involves developing a response to mitigate negative social impacts and enhance positive social impacts.
- **Step 1e: Conduct other research and investigations, such as community consultation.**

Table 2 outlines the social impact categories that are considered in the SIA.

**Table 2: Social impact categories**

Category	Definition
Way of life	How people live, how they get around, how they work, how they play, and how they interact daily
Community	Composition, character, cohesion, function, and sense of place
Access	How people access and use infrastructure, services and facilities, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or groups
Culture	Both Aboriginal and non-Aboriginal culture, including shared beliefs, customs, values, stories, and connections to country, land, waterways, places, and buildings
Health and wellbeing	Physical and mental health, especially for those who are highly vulnerable to social exclusion or substantial change, plus wellbeing of individuals and communities
Surroundings	Access to, and use of, services that ecosystems provide, public safety and security, access to and use of the natural and built environment, and its aesthetic value and amenity
Livelihoods	People's capacity to sustain themselves, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits
Decision-making systems	Whether people experience procedural fairness; can make informed decisions; have power to influence decisions; and can access complaint, remedy and grievance mechanisms

Source: DPIE 2021, *SIA Guidelines for State Significant Projects*

## 3.2.2 Phase 2: SIA report

Phase 2 of the SIA process (this report) aims to build on the work conducted in the scoping phase, including reviewing and analysing identified impacts in more detail. The key steps involved include:

- **Step 2a: Identify and analyse potential social impacts (including cumulative impacts) from the perspectives of the affected communities and other affected stakeholders** – This includes detailed assessments of how environmental changes within the social locality will impact people according to the categories listed in Table 1: Social impact categories above.

- **Step 2b: Assess specific social impacts according to relevant categories, including likelihood, magnitude and an overall rating of the social impact** – Each impact is analysed in the absence of any mitigation or enhancement actions. This involves assigning a likelihood and magnitude to each impact according to the following tables.

**Table 3: Likelihood categories**

Likelihood	Definition
Almost certain	Definite or almost definitely expected (e.g. has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Source: DPIE 2021, SIA Guidelines for State Significant Projects

**Table 4: Magnitude levels**

Magnitude	Definition
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time or affecting many people in a wide area
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extended time or affecting a group of people
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable
Minimal	Little noticeable change experienced by people in the locality

Source: DPIE 2021, SIA Guidelines for State Significant Projects

An overall rating is then determined based on the likelihood and magnitude levels, using the following matrix.

**Figure 3: Social impact rating matrix**

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

Source: DPIE 2021, SIA Guidelines for State Significant Projects

Responses to each impact have then been developed to mitigate (negative social impacts) or enhance (positive social impacts) their effects. The assessment is then repeated assuming the responses have been implemented, to determine their residual impact rating.



## 4 Stakeholder engagement

Community and stakeholder consultation was undertaken between June and December 2022 as part of the SSDA by Urbis. The consultation approach was consistent with *DPE's Undertaking Engagement Guide: Guidance for State Significant Projects* and its outcomes; and aimed to raise community and stakeholder awareness of the proposal, planning approval process and opportunities to provide feedback that will inform part of the SSDA submission.

Note: In 2019, the previous owners of the site prepared a separate SSDA for a mixed-use hotel. This proposal was subsequently withdrawn in March 2021, but the 2022 engagement methodology builds upon the previous consultation and its outcomes.

Urbis consulted with the following stakeholders and community groups.

**Table 5: Stakeholders**

Government Authorities	Relevant Agencies	Community
<ul style="list-style-type: none"> <li>City of Sydney, specifically the: <ul style="list-style-type: none"> <li>Planning and Assessment Team</li> </ul> </li> <li>Department of Planning and Environment, specifically the <ul style="list-style-type: none"> <li>Planning and Assessment Team</li> <li>Environment and Heritage Team</li> <li>Government Architect NSW</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Transport for NSW, specifically <ul style="list-style-type: none"> <li>Sydney Metro</li> </ul> </li> <li>Sydney Water</li> <li>Ausgrid</li> <li>Jemena</li> <li>Heritage NSW</li> </ul>	<p><b>Surrounding landowners and occupiers, including:</b></p> <ul style="list-style-type: none"> <li>Businesses located on <ul style="list-style-type: none"> <li>Phillip Street</li> <li>Hunter Street</li> <li>O'Connell Street</li> <li>Castlereagh Street</li> <li>Bent Street</li> <li>Elizabeth Street</li> <li>Macquarie Street</li> <li>Spring Street</li> </ul> </li> <li>Sofitel Wentworth</li> </ul> <p><b>Community groups, including</b></p> <ul style="list-style-type: none"> <li>CBD and Harbour Village Facebook Group</li> <li>BIKE Sydney</li> <li>City of Sydney Historical Association (COSHA)</li> <li>History Council NSW</li> <li>Twentieth Century Heritage Society of NSW</li> </ul>

Source: Urbis (2022), 4-6 Bligh Street, Sydney – Community and stakeholder engagement outcomes report

Engagement included a community newsletter letterbox drop, email distribution of a newsletter and enquiry management throughout the duration of the planning process.

Key themes that arose during the consultation period included:

- Impacts of the proposal on surrounding developments
- Integration of the design with surrounding context
- Traffic impacts and pedestrian access.

Stakeholders and the community will continue to be kept informed of the project approval process through the exhibition and determination phases.

## 5 Social baseline

This section of the report aims to establish the social context without the project.

### 5.1 CURRENT RESIDENT PROFILE

The site is located in the Sydney CBD, in the suburb of Sydney within the City of Sydney LGA. Demographic statistics are presented in this section for Sydney suburb, City of Sydney LGA and Greater Sydney. These demographic profiles aim to provide a better understanding of the local and regional communities and how they may be impacted by the development.

Figure 4 identifies the site and the boundary for Sydney suburb.

**Figure 4: Site location and Sydney suburb boundary**



Source: Hadron Group

The main sources of data and key metrics used in this analysis are:

- Australian Bureau of Statistics (ABS) (2016), *Census of Population and Housing* (Community Profiles and QuickStats): GCCSA, LGA and suburb-level data on population, household, labour force and educational characteristics
- ABS (2021), *Census of Population and Housing* (Community Profiles and QuickStats): GCCSA, LGA and suburb-level data on population, household, labour force and educational characteristics
- Forecast.id (2021), *City of Sydney Population projections*: population, household and dwellings projections for the City of Sydney (2021 to 2041)

## 5.1.1 Population

Sydney suburb's population as at Census 2021 was 16,677 persons, a decrease of 579 persons or 3.4 per cent compared to Census 2016. Sydney suburb has a younger population, with a median age of 32 years, than the City of Sydney LGA (34 years) and Greater Sydney (37 years). Sydney suburb has a higher share of persons aged 15-64 years (87.8 per cent) than the City of Sydney LGA (82.8 per cent) and Greater Sydney (66.4 per cent).

Aboriginal and Torres Strait Islander people comprise 0.3 per cent of the population of Sydney suburb, lower than the City of Sydney LGA (1.4 per cent) and Greater Sydney (1.7 per cent).

**Table 6: Population composition – Sydney suburb, City of Sydney LGA and Greater Sydney**

	Sydney suburb		City of Sydney LGA		Greater Sydney	
	2016	2021	2016	2021	2016	2021
Total Population	17,256	16,677	208,375	211,626	4,823,992	5,231,143
% 0-14 years	4.6%	5.1%	6.7%	7.6%	18.7%	18.4%
% 15-64 years	89.7%	87.8%	85.1%	82.8%	67.4%	66.4%
% 65+ years	5.7%	7.1%	8.2%	9.6%	13.9%	15.2%
% Aboriginal or Torres Strait Islander People	0.2%	0.3%	1.2%	1.4%	1.5%	1.7%
Median age of persons	30	32	32	34	36	37
Population density (persons per square km)	5,870	5,673	7,792	7,913	390	423

Source: ABS (2021), Census 2021 Community Profiles; ABS (2016), Census 2016 Community Profiles

## 5.1.2 Household and dwelling characteristics

There were 7,111 households in Sydney suburb in 2021. Couple families with no children were the largest household composition type (33.4 per cent). The most notable demographic shift in household composition between 2016 and 2021 was an increase in the share of lone person households from 31.8 per cent to 37.4 per cent.

Sydney suburb's household characteristics are similar to those of the City of Sydney LGA. Both regions have significantly higher shares of lone person households and lower shares of couple family with children households than Greater Sydney.

**Table 7: Household composition – Sydney suburb, City of Sydney LGA and Greater Sydney**

	Sydney suburb		City of Sydney LGA		Greater Sydney	
	2016	2021	2016	2021	2016	2021
Total Households	6,020	7,111	85,421	97,758	1,623,876	1,828,855
% Couple family with children	9.2%	8.7%	10.9%	11.1%	37.4%	36.0%
% Couple family with no children	32.2%	33.4%	29.7%	30.2%	23.8%	24.4%
% One parent family	4.1%	4.0%	4.7%	4.7%	11.1%	10.9%
% Other family	3.9%	2.5%	1.9%	1.4%	1.4%	1.3%
% Group household	18.9%	14.0%	15.5%	11.6%	4.7%	4.2%
% Lone person household	31.8%	37.4%	37.3%	41.1%	21.6%	23.2%

Source: ABS (2021), Census 2021 Community Profiles; ABS (2016), Census 2016 Community Profiles

As at Census 2021, households in the three regions displayed the following characteristics:

- Sydney suburb is a high density community with 93.5 per cent of the population residing in flats and apartments of 9 storeys or more, compared to 37.3 per cent in City of Sydney LGA and 6.6 per cent in Greater Sydney.

- There is a significantly higher proportion of visitor only households in Sydney suburb (15.4 per cent) compared to the City of Sydney (6.3 per cent) and Greater Sydney (2.2 per cent). This reflects the high proportion of hotel and short stay accommodation in the CBD.
- Of the Sydney suburb resident population, 16 per cent are enrolled in tertiary education, a similar share to City of Sydney (15 per cent) and twice the share of Greater Sydney (8 per cent).
- Of Sydney suburb residents aged 15 years and over with a non-school qualification, 79.2 per cent have obtained at least an Advanced Diploma and Diploma level, which is comparable with the City of Sydney (78.2 per cent) and significantly higher than Greater Sydney (65.4 per cent).
- A larger proportion of Sydney suburb residents are renting their property (72 per cent) compared to City of Sydney (61 per cent) and Greater Sydney (35 per cent).
- The median weekly rent in Sydney suburb is \$600, which is higher than both City of Sydney LGA (\$550) and Greater Sydney (\$470).
- Sydney suburb is culturally diverse, with 63.5 per cent of households using a language other than English at home, compared to 39.2 per cent of City of Sydney LGA households and 42.0 per cent of Greater Sydney households.
- The median household income was \$2,227 per week in Sydney suburb which was in line with the City of Sydney LGA (\$2,212) and around 7 per cent higher than Greater Sydney (\$2,077).

## 5.1.3 Labour force

The share of persons aged 15-64 years active in the labour market as at Census 2021 was 66 per cent in Sydney suburb, compared to 69 per cent for the City of Sydney LGA and 60 per cent for Greater Sydney.

**Table 8: Labour force status**

	Sydney suburb		City of Sydney LGA		Greater Sydney	
	2016	2021	2016	2021	2016	2021
Labour force	10,656	10,414	124,746	134,357	2,418,902	2,560,242
Employed persons	10,023	9,708	117,253	126,888	2,272,715	2,430,704
Unemployed persons	633	706	7,493	7,468	146,187	129,539
Not in the labour force	3,599	4,183	44,945	46,744	1,266,780	1,477,147
Population aged over 15	16,466	15,816	194,336	195,604	3,923,700	4,267,941
Labour force participation rate	65%	66%	64%	69%	62%	60%

Source: ABS 2016, Census 2016 Community Profiles; ABS 2021, Census 2021 Community Profiles

The unemployment rate in Sydney suburb rose from 5.9 per cent in 2016 to 6.8 per cent in 2021. This largely reflects the lingering impacts of the pandemic on the hospitality and tourism industry, which is the largest employment sector in Sydney suburb. In comparison, the unemployment rate for City of Sydney LGA fell from 6.0 per cent to 5.6 per cent and for Greater Sydney from 6.0 per cent to 5.1 per cent as the broader economy regained momentum.

## 5.1.4 Employment

The Accommodation and Food Services industry was the largest employer of residents of Sydney suburb in both 2016 and 2021. The Accommodation and Food Services industry's share of employment for Sydney suburb residents was around double that of the City of Sydney LGA and around four times that of Greater Sydney in both years. The effects of the pandemic on tourism and hospitality can be clearly seen in the fall of the industry's share of employment between 2016 and 2021 for all three regions, but particularly for Sydney suburb.

**Table 9: Industry of employment of residents**

	Sydney suburb		City of Sydney LGA		Greater Sydney	
	2016	2021	2016	2021	2016	2021
Agriculture, Forestry and Fishing	0.2%	0.2%	0.2%	0.2%	0.4%	0.4%
Mining	0.3%	0.2%	0.2%	0.2%	0.2%	0.2%
Manufacturing	2.5%	2.5%	2.4%	2.5%	5.8%	5.4%
Electricity, Gas, Water and Waste Services	0.3%	0.3%	0.4%	0.5%	0.8%	0.8%
Construction	2.3%	3.1%	3.7%	4.3%	8.2%	8.2%
Wholesale Trade	2.0%	2.0%	2.4%	2.2%	3.6%	3.2%
Retail Trade	7.4%	8.2%	7.2%	7.0%	9.3%	8.8%
Accommodation and Food Services	26.4%	19.1%	12.1%	8.2%	6.7%	5.5%
Transport, Postal and Warehousing	2.0%	3.3%	3.0%	3.2%	5.0%	5.1%
Information Media and Telecommunications	2.2%	2.2%	5.0%	4.2%	2.8%	2.4%
Financial and Insurance Services	10.0%	12.3%	8.8%	10.3%	6.4%	7.0%
Rental, Hiring and Real Estate Services	1.9%	2.3%	2.1%	2.2%	1.9%	1.9%
Professional, Scientific and Technical Services	13.5%	15.8%	16.6%	18.9%	9.8%	10.9%
Administrative and Support Services	5.8%	5.3%	4.3%	3.6%	3.6%	3.2%
Public Administration and Safety	3.0%	3.7%	5.8%	5.6%	5.5%	5.5%
Education and Training	3.6%	3.9%	7.4%	7.6%	8.0%	8.5%
Health Care and Social Assistance	6.9%	6.2%	8.2%	9.4%	11.6%	13.4%
Arts and Recreation Services	1.6%	1.8%	2.9%	2.8%	1.7%	1.5%
Other Services	2.1%	2.0%	2.8%	2.5%	3.6%	3.2%
Inadequately described/Not stated	5.7%	5.6%	4.6%	4.7%	5.1%	4.9%
Total	100.0%	100.0%	100%	100%	100%	100%

Source: ABS 2016, Census 2016 Community Profiles; ABS 2021, Census 2021 Community Profiles; table may not sum to 100% due to rounding errors.

## 5.2 POPULATION PROJECTIONS

The City of Sydney has defined 10 different 'villages' that combine to form the LGA. The subject site is located within the defined 'CBD and Harbour Village.' The geography of the CBD and Harbour Village differs from Sydney suburb in that it includes The Rocks, Millers Point and Barangaroo and excludes Chinatown and Darling Harbour, which are part of the 'Chinatown and CBD South Village'.

Population projections for both villages are provided below, alongside projections for the City of Sydney LGA.

Population growth in the CBD and Harbour Village is expected to account for 7.3 per cent of growth in the population of the City of Sydney LGA over 2021-2041 and the Chinatown and CBD South Village for 11.3 per cent.



Table 10: Population Projections

	CBD and Harbour Village		Chinatown and CBD South Village		City of Sydney LGA	
	2021	2041	2021	2041	2021	2041
Population	8,199	13,571	20,346	31,036	214,846	309,785
Change (2021-2041)		6,941		10,690		94,939
% Change (2021-2041)		84.7%		52.5%		44.2%
Average annual change (2021-2041)		3.1%		2.1%		1.8%
Population composition*						
% 0-14	5.6%	4.4%	5.0%	6.0%	7.6%	7.7%
% 15-64	79.6%	88.1%	90.4%	87.9%	83.0%	83.0%
% 65+	14.8%	7.5%	4.5%	6.1%	9.5%	9.3%

Source: forecast.id (2022), City of Sydney Population and household forecasts, 2022 to 2041; \* totals may not sum due to rounding

The 2019 City of Sydney Capacity Study identified the potential for around 4,000 new private dwellings for the CBD and Harbour Village and over 5,000 new private dwellings for Chinatown and CBD South Village. This includes sites that were already approved or under construction.

## 5.3 CURRENT WORKER PROFILE

As at Census 2021, there were 540,626 persons employed in the City of Sydney LGA, of which 44 per cent were professionals. Of these professionals, 57 per cent were employed in either the Professional, Scientific and Technical Services industry or the Financial and Insurance Services industry.

Working patterns have been impacted by the pandemic with a large proportion of workers working from home as at Census 2021 and the pandemic has impacted on the use of public transport. Census 2016 results however show that a larger proportion of City of Sydney workers made use of public transport (59 per cent) compared to Greater Sydney workers (23.4 per cent).

The CBD and Harbour Village is the largest employment precinct within the City of Sydney, accounting for over half of all workers. The City of Sydney Capacity Study (2019) estimated that there was capacity to accommodate up to an additional 60,000 jobs.

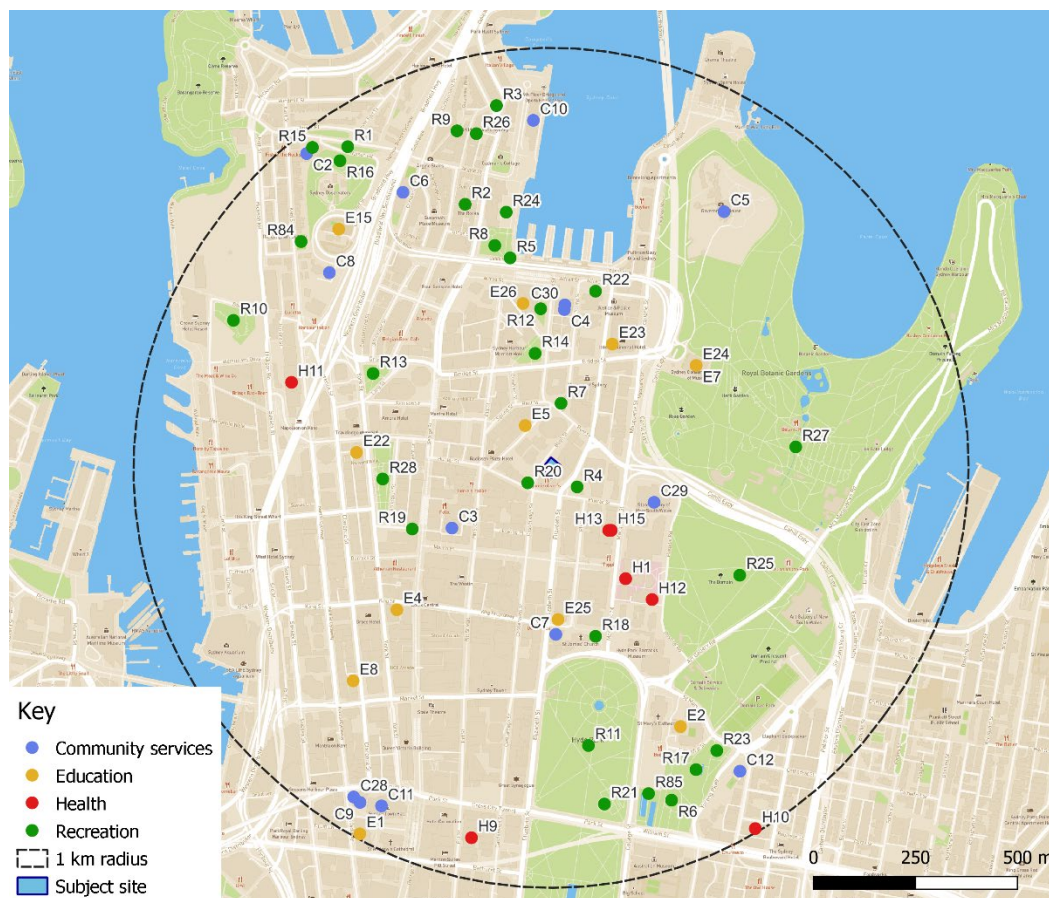
## 6 Impact assessment

### 6.1 SOCIAL INFRASTRUCTURE REVIEW

The following section provides an overview of social infrastructure within walking distance of the site. This information is provided in order to assess any potential impact on access and availability of social infrastructure as a result of the proposed development, and to identify potential opportunities to contribute to social infrastructure provision that may be lacking in the locality.

The local social infrastructure context for the site is shown below in Figure 5 and detailed in the following sections.

Figure 5: Social infrastructure within 1km of the site



Source: Hadron Group, Google Maps, NSW Points of Interest (POI), Spatial Services, Department of Customer Service (extracted 11 December 2022)

#### 6.1.1 Parks and public plazas

The site has good proximity to significant open space, including Hyde Park, The Domain and the Royal Botanic Garden Sydney, which are all within 1km.

There is less availability of significant open space within 400m, which reflects its CBD location. However, there are several public plazas and some smaller grassed areas e.g., Jessie Street Gardens and Wynyard Park, which are popular spots for workers.

Table 11: Parks and public domain within a 1km radius of the site

Code	Facility name	Proximity	Code	Facility name	Proximity
R1	Argyle Place	400m – 1km	R15	Nita McCrae Park	400m – 1km
R2	Bakehouse Place	400m – 1km	R16	Observatory Park	400m – 1km
R3	Bushell Place	400m – 1km	R17	Phillip Park	400m – 1km
R4	Chifley Square	< 400m	R18	Queens Square	< 400m
R5	Circular Quay	400m – 1km	R19	Regimental Park	< 400m
R6	Cook Park	400m – 1km	R20	Richard Johnson Square	< 400m
R7	Farrer Place	< 400m	R21	Sandringham Gardens	400m – 1km
R8	First Fleet Park	400m – 1km	R22	Scout Place	400m – 1km
R9	Foundation Park	400m – 1km	R23	Sylvia Chase Square	400m – 1km
R10	Hickson Park	400m – 1km	R24	Tallawoladah Place	400m – 1km
R11	Hyde Park	400m – 1km	R25	The Domain	400m – 1km
R12	Jessie Street Gardens	< 400m	R26	The Rocks Square	400m – 1km
R13	Lang Park	400m – 1km	R27	The Royal Botanic Garden	400m – 1km
R14	Macquarie Place	< 400m	R28	Wynyard Park	< 400m

Source: NSW Points of Interest (POI), Spatial Services, Department of Customer Service (extracted 11 December 2022)

## 6.1.2 Education facilities

The university sector has a strong presence in the CBD with five separate campuses within 1km of the site.

There are three primary schools and four secondary schools within 1km of the site.

Table 12: Education facilities within 1km of the site

Code	Facility name	Proximity	Code	Facility name	Proximity
E4	Australian Ideal College	400m – 1km	E1	St Andrew's Cathedral School	400m – 1km
E7	Conservatorium High School	400m – 1km	E2	St Mary's Cathedral College	400m – 1km
E15	Fort Street Public School	400m – 1km	E24	Sydney Conservatorium of Music	400m – 1km
E8	Macquarie Grammar School	400m – 1km	E5	University of New South Wales CBD Campus	< 400m
E22	Macquarie University City Campus	400m – 1km	E25	University of Sydney St James Campus	400m – 1km
E23	Southern Cross University Hotel School	< 400m	E26	University of Wollongong Sydney CBD Campus	400m – 1km

Source: NSW Points of Interest (POI), Spatial Services, Department of Customer Service (extracted 11 December 2022)

The Service NSW Early Childhood Education and Care Provider search tool found 16 childcare facilities within 1km of the site and three within 400m of the site. In addition, there are several before and after school care providers within 1km of the site.

## 6.1.3 Health facilities

The site is well served by major health facilities, with Sydney Hospital and Sydney Eye Hospital within 400m of the site and a range of specialist facilities within 1km of the site.

There are also several general medical clinics within 400m of the site and a large number within 1km of the site.

**Table 13: Education facilities within 1km of the site**

Code	Facility name	Proximity	Code	Facility name	Proximity
H9	Commonwealth Defence Force Hospitals	400m – 1km	H13	Sydney Day Hospital	< 400m
H10	East Sydney Private Hospital	400m – 1km	H14	Sydney Hospital and Sydney Eye Hospital	< 400m
H11	Monash IVF Sydney Day Hospital	400m – 1km	H15	Sydney Retina Clinic & Day Surgery	< 400m
H12	Sight Foundation Theatre	< 400m	H1	Sydney Sexual Health Centre	< 400m

Source: NSW Points of Interest (POI), Spatial Services, Department of Customer Service (extracted 11 December 2022)

## 6.1.4 Community facilities

There are three Council-operated recreation and sport facilities with 1km of the pool – the Cook and Phillip Park Aquatic and Fitness Centre, King George V Recreation Centre and Kent Street Tennis Courts. There are three community facilities within 1km of the site – Abraham Mott Hall, Sydney Town Hall and Customs House.

The site is also within 400m of two major libraries – Sydney Customs House Library and State Library of NSW – and there is a kiosk library service operated by City of Sydney at Town Hall within 1km of the site.

**Table 14: Community facilities within 1km of the site**

Code	Facility name	Proximity	Code	Facility name	Proximity
C2	Abraham Mott Hall	400m – 1km	C28	Library Link Town Hall	400m – 1km
C4	Custom House	< 400m	C29	State Library of NSW	< 400m
C6	King George V Recreation Centre	400m – 1km	C30	Sydney Customs House Library	< 400m
C11	Sydney Town Hall	400m – 1km	R85	Cook and Phillip Park Aquatic and Fitness Centre	400m – 1km
C12	Woolloomooloo PCYC	400m – 1km	R84	Kent Street Tennis Courts	400m – 1km

Source: NSW Points of Interest (POI), Spatial Services, Department of Customer Service (extracted 11 December 2022)

## 6.2 DEMAND FROM THE PROPOSAL

The proposal does not have a permanent population, but the worker population will create some additional demand for community facilities and services. The worker population's demand for active transport and public domain facilities would be expected to be comparable to that of a same size resident population but there would be less demand on community facilities, as well as open space and recreation facilities.

The Central Sydney Development Control Plan 2020 identifies the additional infrastructure and services amenities required to support growth in the worker and resident demand over the 2020-25 period. New developments are required to contribute a s7.12 levy to help fund these works. Based on the proposal's size, the levy would amount to 3 per cent of the development cost.

## 6.3 SOCIAL IMPACTS

Social impacts have been identified and analysed from the perspective of the community and other affected stakeholders.

The environmental changes brought about by the development have been analysed in terms of their impacts (including cumulative impacts) on people's way of life, community, access, culture, health and wellbeing and livelihoods.

The table below presents the results of this analysis in accordance with step 2a of the methodology outlined in Section 3.

**Table 15: 4-6 Bligh Street social outcomes**

Social impact	Evaluation
<b>Way of life</b> – increase in the supply of visitor accommodation, amenities and jobs in the Sydney CBD	<p>The proposal is consistent with state and local planning for the Harbour CBD in facilitating growth in employment and the visitor economy.</p> <ul style="list-style-type: none"> <li>• <b>Impact direction:</b> Positive</li> <li>• <b>Impact on different groups:</b> This impact will be felt by workers, hotel guests, CBD visitors and other users of the site's amenities.</li> <li>• <b>Cumulative impacts:</b> The proposal is aligned with work underway on Sydney Metro's Martin Place Over Station Development (OSD) and Quay Quarter Tower at 50 Bridge Street, future delivery of Sydney Metro's Hunter Street OSD and planned developments at 2 Chifley Square and 15-25 Hunter Street &amp; 105-107 Pitt Street in providing additional employment opportunities in the Sydney CBD.</li> <li>• <b>Likelihood:</b> Almost certain – The proposal will provide 417 additional hotel rooms and directly employ an estimated 1,163 people.</li> <li>• <b>Magnitude:</b> Moderate – The proposal will help activate the City, provide additional work and leisure opportunities, and facilitate growth in the visitor economy.</li> </ul>
<b>Community</b> – impacts to cohesion and sense of place (construction phase – noise, dust and vibration)	<p>The construction phase of the development is expected to last around 2.5 years<sup>1</sup>. During this period there will be significant noise during construction hours (Monday to Friday: 7am to 6pm; Saturday: 8am to 1pm).</p> <ul style="list-style-type: none"> <li>• <b>Impact direction:</b> Negative</li> <li>• <b>Impact on different groups:</b> This impact will predominantly affect the Sofitel Wentworth and users of commercial buildings located adjacent to the site and to the west across Bligh Street.</li> <li>• <b>Cumulative impacts:</b> The delivery timeframe (within 3-5 years of approval) will overlap with work on Sydney Metro's Hunter Street station and OSD (construction from 2025). Planned developments at 2 Chifley Square and 15-25 Hunter Street &amp; 105-107 Pitt Street could also be under construction during the site's development phase, along with other yet to be identified developments in the vicinity of the site.</li> <li>• <b>Likelihood:</b> Almost certain</li> <li>• <b>Magnitude:</b> Moderate – Noise levels are expected to exceed noise management levels at the Sofitel Wentworth, the commercial buildings adjacent to the site, as well as commercial buildings directly opposite the site during construction hours. Vibration intensive works during the construction phase however are limited to piling works and are expected to comply with all the relevant criteria<sup>2</sup>.</li> </ul>

<sup>1</sup> The demolition of the existing building and excavation of the site are projected to take around 1 year. These components of the development are covered by a separate approved development consent (D/2018/892)

<sup>2</sup> Stantec (2022), 4-6 Bligh Street, Sydney; Construction Noise & Vibration Management Plan (Section 10)



Social impact	Evaluation
	<p>This application relates to the construction phase of works. A separate application has been approved for demolition and excavation works at the site. The combined timeframe of works is expected to be around 3.5 years. The cumulative impacts of both phases of work on the Sofitel Wentworth and adjacent and facing commercial buildings on Bligh Street will need to be carefully managed.</p>
<p><b>Community –</b> impacts to cohesion and sense of place (construction phase – traffic)</p>	<p>The construction phase of the proposal is expected to last around 2.5 years. During this period there will be additional vehicle movements, including heavy vehicles, entering and exiting the site.</p> <ul style="list-style-type: none"> <li>• <b>Impact direction:</b> Negative</li> <li>• <b>Impact on different groups:</b> This impact will predominantly affect the community (workers, hotel guests and CBD visitors) in the immediate vicinity of the site as well as users of Bligh Street, Bent Street and Hunter Street.</li> <li>• <b>Cumulative impacts:</b> The construction phase of the proposal is expected to overlap with the Sydney Metro's Hunter Street station and OSD construction and, potentially, other planned major developments in the vicinity of the site.</li> <li>• <b>Likelihood:</b> Almost Certain</li> <li>• <b>Magnitude:</b> Minor – Traffic entering and leaving the site will impact on pedestrian movements on Bligh Street and traffic movements on Bligh Street, Hunter Street and Bent Street causing some inconvenience and delays. Heavy vehicle movements will also create additional noise, which could impact on the health and wellbeing of users of surrounding buildings. There is a potential for these impacts to be compounded by other major construction works in the area.</li> </ul>
<p><b>Community –</b> impacts to composition, character and function (operational phase – additional activity)</p>	<p>The development's 417-room luxury hotel is projected to have an average daily hotel population of around 520 persons, assuming 1.5 persons per room and a target occupancy rate of 83%<sup>3</sup>. The commercial and retail components of the development are projected to have a workforce of 1,163 persons. The existing 17-storey commercial and retail building previously supported a workforce of around 704 persons, so the development will result in a net increase in employment of around 459 persons<sup>4</sup>.</p> <p>The hotel amenities and retail offerings will also attract additional visitors to the site.</p> <ul style="list-style-type: none"> <li>• <b>Impact direction:</b> Positive</li> <li>• <b>Impact on different groups:</b> The increase in activity will impact workers, hotel guests and visitors to the site and in the vicinity of the site, as well as users of surrounding local streets. Most of the increase in activity will be during normal working hours.</li> <li>• <b>Cumulative impacts:</b> The forthcoming 50 Bridge Street development and Sydney Metro Martin Place OSD, the future Sydney Metro Hunter Street OSD and other planned major developments will also see an increase in commercial and retail activity in the vicinity of the site.</li> <li>• <b>Likelihood:</b> Likely – the proposal will result in an increase in activity on the site compared to previous uses.</li> <li>• <b>Magnitude:</b> Moderate – The increase in activity is consistent with surrounding uses, so the proposal will reinforce the composition, character and function of the area by increasing</li> </ul>

<sup>3</sup> HillPDA (2022), 4-6 Bligh Street, Sydney; Economic Impact Assessment

<sup>4</sup> Ibid.

Social impact	Evaluation
	<p>opportunities for employment and leisure and growing the visitor economy. This is consistent with local and state planning.</p> <p>A Crime Prevention Through Environmental Design (CPTED) assessment undertaken for the proposal found that the increase in activity at the site would help reduce crime risk through increasing the effort required and the perceptions of risk in committing an offence.<sup>5</sup></p>
<b>Community</b> – impacts to character, cohesion and sense of place (operational phase –amenity impacts for surrounding buildings)	<p>The proposal will see a significant increase in building height (59 storeys) on the site compared to the existing building (17 storeys).</p> <ul style="list-style-type: none"> <li>• <b>Impact direction:</b> Negative</li> <li>• <b>Impact on different groups:</b> An increase in the height of a building can create solar access, overshadowing, wind, glare and amenity impacts for occupants of surrounding buildings, for road users and foot traffic.</li> <li>• <b>Cumulative impacts:</b> A number of sites in the vicinity of 4-6 Bligh Street have been approved for higher density commercial uses, including the forthcoming Quay Quarter Tower at 50 Bridge Street and Sydney Metro's Martin Place Station OSD, Sydney Metro's Hunter Street Station (OSD), 2 Chifley Square and 15-25 Hunter Street &amp; 105-107 Pitt Street. These buildings will be of a comparable height to the proposal.</li> <li>• <b>Likelihood:</b> Likely – the site has approval for the proposal's increase in density.</li> <li>• <b>Magnitude:</b> Minor – the Sydney CBD is already a mix of high rise and medium rise buildings and the increase in density is aligned with local and state planning strategies. The Sydney CBD is a dense urban environment and protection of private amenities such as sunlight and views cannot be guaranteed. Technical studies for the proposal considered existing and planned developments and found that no specific mitigation treatments are needed in relation to glare or wind effects and that solar access and overshadowing impacts are acceptable.<sup>6,7,8</sup></li> </ul>
<b>Surroundings</b> – impact on Sydney's skyline	<p>The building's height and proximity to Circular Quay will make it a feature of Sydney's skyline.</p> <p>In 2018, a competition was conducted to develop a design for the site that complemented the surrounding area and aligned with government priorities for the region.</p> <ul style="list-style-type: none"> <li>• <b>Impact direction:</b> Positive</li> <li>• <b>Impact on different groups:</b> Sydney has a famous skyline and the community (residents, workers and visitors) will have a range of reactions to new buildings that appear on that skyline.</li> <li>• <b>Cumulative impacts:</b> There are a number of sites identified for higher density uses in the same part of the CBD. Over the next five years, there will be an increasing share of towers over 50 storeys in the vicinity of the site, which is aligned with local and state planning.</li> <li>• <b>Likelihood:</b> Likely</li> <li>• <b>Magnitude:</b> Moderate – The building will be one of an increasing number of towers of over 50 storeys in the CBD and will not therefore dominate the skyline. While it may not be to everyone's taste, the design was determined by a competition jury, which included the City of Sydney, as providing the best response to the identified design, planning and commercial objectives.</li> </ul>

<sup>5</sup> Urbis (2022): CPTED Report, 4-6 Bligh Street

<sup>6</sup> SLR (2022): 4-6 Bligh Street, Sydney CBD – Environmental Wind Impact Assessment

<sup>7</sup> SLR (2022): 4-6 Bligh Street, Sydney CBD – Reflective Glare

<sup>8</sup> Woods Bagot (2022): Shadow Analysis

Social impact	Evaluation
<b>Surroundings – impact on heritage buildings</b>	<p>There are a number of heritage buildings in the vicinity of the site. The City Mutual and Sofitel Wentworth are adjacent to the site and the State-listed former “Club NSW” building is opposite the site on Bligh Street.</p> <ul style="list-style-type: none"> <li>• <b>Impact direction:</b> Negative</li> <li>• <b>Impact on different groups:</b> Sydney’s architectural heritage is a source of pride and provides a sense of place for residents, workers and visitors.</li> <li>• <b>Cumulative impacts:</b> There are no other construction works planned on Bligh Street, but a number of sites in the CBD have been identified for higher density uses which may also impact on view lines for the identified heritage buildings.</li> <li>• <b>Likelihood:</b> Likely</li> <li>• <b>Magnitude:</b> Minimal – A Heritage Impact Assessment (HIA)<sup>9</sup> found that the building was designed to respect the existing streetscape and the adjoining heritage buildings, and that the construction of a new building on the site will not markedly change the existing setting of these heritage items or the ability to view and appreciate the heritage items or their individual significance. The proposal was found to have no impact on the broader vicinity heritage items surrounding the site.</li> </ul> <p>The HIA notes that the building has been designed to respond to the immediate character, using contemporary materials which complement the adjoining heritage items (City Mutual and Sofitel Wentworth) and Club NSW.</p>
<b>Access – traffic movements during operational phase</b>	<p>The development is forecast to result in an increase in vehicle movements compared to the levels associated with previous uses. The development will only provide 28 parking bays, but the hotel will generate additional taxi / ride-share movements, particularly around morning and afternoon check-out / check-in times.</p> <p>Active transport movements will however account for the bulk of traffic to and from the site, with many connecting to nearby public transport links.</p> <ul style="list-style-type: none"> <li>• <b>Impact direction:</b> Negative</li> <li>• <b>Impact on different groups:</b> The proposal will see a modest increase in traffic at key intersections around the site, but the traffic modelling undertaken for the Transport Impact Assessment<sup>10</sup> required to support the SSDA indicates that the Bligh Street-Hunter Street and Bligh Street-Bent Street intersections will continue to operate at a LoS (Level of Service) of C or better which is considered acceptable.</li> <li>• <b>Cumulative impacts:</b> While there is a significant pipeline of commercial development in the vicinity of the site, these developments will similarly have a very small car parking provision.</li> <li>• <b>Likelihood:</b> Almost Certain.</li> <li>• <b>Magnitude:</b> Minor – While some people will be inconvenienced by the additional movements of people in and out of the CBD, it is consistent with local and state planning to increase employment and visitor accommodation in the CBD and reduce car dependency.</li> </ul>
<b>Access – Impact on demand for infrastructure, services and facilities</b>	<p>The proposal includes a 417-room hotel with an estimated average population of 520 persons. The office and retail uses will support an estimated workforce of 1,163 persons, a net increase of around 459 persons on previous uses at the site.</p> <p>Although the proposal does not have a permanent residential population, the worker and visitor population will create some additional demand on community infrastructure and local roads. The proposal will also create additional demand on utility and infrastructure networks in the CBD.</p>

<sup>9</sup> Urbis (2022): Heritage Impact Statement

<sup>10</sup> The Transport Planning Partnership (2022): 4-6 Bligh Street, Sydney – Transport Impact Assessment

Social impact	Evaluation
	<ul style="list-style-type: none"> <li>• <b>Impact direction:</b> Negative</li> <li>• <b>Impact on different groups:</b> This will impact on the resident and worker populations within a walking catchment of the site and businesses connecting / looking to connect to infrastructure and utility networks.</li> <li>• <b>Cumulative impacts:</b> Developments planned in the vicinity of the site will create additional demands for infrastructure, services and facilities.</li> <li>• <b>Likelihood:</b> Almost certain</li> <li>• <b>Magnitude:</b> Minor – The City of Sydney has planned for a substantial increase in the visitor and worker population in the Sydney CBD. The infrastructure required to service this demand is outlined in the Central Sydney Development Contributions Plan. The 2020 Plan is based on growth of 11,800 residents and 29,000 workers over the 2020-25 period.</li> </ul> <p>The proposal will contribute to the cost of new and improved community infrastructure, community facilities, public domain improvements and local roads through s7.12 contributions.</p> <p>As required in the SEARS, a utilities and infrastructure review<sup>11</sup> has been undertaken to determine the capacity of existing networks to service the proposal. The construction of the proposal was found to have minimal impact on the existing infrastructure network. However, there are capacity issues with the existing low pressure gas network in the CBD which Jemena has advised would require the proposal to make use of the high pressure network.</p>
<b>Culture –</b> Aboriginal and non-Aboriginal history impacts	<p>An Aboriginal Cultural Heritage Assessment<sup>12</sup> did not identify any Aboriginal sites or direct impacts on Aboriginal culture. The survey identified the entirety of the study area as having been heavily disturbed; based on the existing development footprint there was found to be no potential for archaeological deposits.</p> <p>An Historical Archaeological Assessment<sup>13</sup> similarly found that the site was unlikely to contain archaeological deposits or features due to the level of previous development on the site and there would be no direct or indirect impacts to surrounding heritage items.</p> <ul style="list-style-type: none"> <li>• <b>Impact direction:</b> Negative</li> <li>• <b>Impact on different groups:</b> This will impact on the local Aboriginal community, groups with an interest in Sydney's history, as well as the broader community.</li> <li>• <b>Cumulative impacts:</b> None</li> <li>• <b>Likelihood:</b> Likely</li> <li>• <b>Magnitude:</b> Minimal – The site is unlikely to contain significant archaeological deposits based on its development history, but should material be encountered appropriate measures will need to be taken to cease all work in the vicinity of the deposits and notify the appropriate authorities.</li> </ul> <p>The main concerns expressed to date through the consultation process have been the impacts of the proposal on surrounding heritage buildings rather than the historical context of the site.</p>

<sup>11</sup> Stantec (2022): 4-6 Bligh Street Sydney – Service Infrastructure Statement

<sup>12</sup> Eco Logical (2022): 4-6 Bligh Street, Sydney NSW – Aboriginal Cultural Heritage Assessment

<sup>13</sup> Eco Logical (2022): 4-6 Bligh Street, Sydney NSW – Historical Archaeological Assessment

Social impact	Evaluation
<b>Likelihoods</b> – employment opportunities	<ul style="list-style-type: none"> <li>• <b>Temporary effects</b> – the development is expected to directly support around 200 full-time equivalent jobs (FTE) during its estimated 2.5-year construction.</li> <li>• <b>Permanent effects</b> – it is estimated that the development will directly support 1,163 jobs once fully developed: hotel (611 jobs), commercial (514 jobs), retail (38 jobs).</li> </ul> <p>There will be significant flow-on benefits for employment and economic activity during both the construction and operational phases of the development. The tourism facilities will not only stimulate employment within the supply chains required to service their direct demand but will also have multiplier effects through tourist expenditure in the local area.</p> <ul style="list-style-type: none"> <li>• <b>Impact direction:</b> Positive</li> <li>• <b>Likelihood:</b> Almost certain</li> <li>• <b>Magnitude: Major</b> – the development will provide opportunities for employment onsite and will have significant flow-on benefits for employment and economic activity more broadly in the city and surrounding areas.</li> </ul>
<b>Livelihoods</b> – Attracting investors and visitors to the City	<p>The proposal will provide a high quality design outcome that will support Sydney's vision as a sustainable, innovative economy which is attractive to visitors and global investors.</p> <ul style="list-style-type: none"> <li>• <b>Impact direction:</b> Positive</li> <li>• <b>Impact on different groups:</b> Workers at the site will benefit from the design's focus on tenants' health and wellbeing; hotel guests and visitors will benefit from the building's iconic views and luxury amenities; and the community more broadly will benefit from the building's role in creating a more sustainable city which is viewed as an attractive place to work, live, visit and invest in.</li> <li>• <b>Cumulative impacts:</b> The proposal is one of several approved or planned high density developments which will help transform the CBD towards a net zero energy emissions future using high quality designs which also prioritise public and active transport use.</li> <li>• <b>Likelihood:</b> Likely</li> <li>• <b>Magnitude:</b> Moderate – The proposal is the first luxury hotel to be built in Sydney for 20 years and will become a recognised feature of Sydney's skyline and a drawcard for visitors and investors.</li> </ul>

Source: Hadron Group

The following table presents the results of the assessment of individual social impacts as described in step 2b of the methodology. A rating is determined for each impact and mitigation/enhancement measures are identified. A residual rating is then determined assuming the mitigation/enhancement actions have been applied.



Table 16: Impact and benefit rating table

Impact	Evaluated	Project-specific mitigation/ enhancement measures	Residual impact significance
Increase in the supply of visitor accommodation, amenities and jobs in the Sydney CBD	Almost certain + Moderate = <b>High</b>	<ul style="list-style-type: none"> <li>The proposal is aligned with work currently underway with nearby developments in the Sydney CBD (e.g. Sydney Metro's Martin Play OSD and Quay Quarter Tower) and state and local planning.</li> <li>The development team will need to work with the City of Sydney Council, Destination NSW and the private sector to maximise the site's potential, such as through conferences, activation events and other initiatives</li> </ul>	<b>High (positive)</b>
Impacts to cohesion and sense of place (construction phase – noise, dust and vibration)	Almost certain + Moderate = <b>High</b>	<ul style="list-style-type: none"> <li>The proposal is expected to have significant noise impacts during construction hours, predominantly to adjacent buildings</li> <li>A Construction Noise and Vibration Management Plan has been prepared for the construction works</li> <li>To reduce the noise and vibration impacts on sensitive receivers, several management strategies have been developed, which are expected to minimise impacts and achieve compliance with the requirements of relevant regulations<sup>14</sup></li> <li>This will be supported by a Communication and Engagement Strategy to ensure appropriate communication with local stakeholders, so that they are aware of the timing and potential impacts during the construction phase</li> <li>The delivery team will consult with adjacent building owners and businesses to minimise impacts</li> </ul>	<b>Medium (negative)</b>
Impacts to cohesion and sense of place (construction phase – traffic)	Almost certain + Minor = <b>Medium</b>	<ul style="list-style-type: none"> <li>The proposal is expected to have negative traffic impacts on the surrounding local road and pedestrian network due to additional heavy vehicle movements. This may be compounded by other major construction works in the area</li> <li>A Construction Traffic Management Plan will be developed and implemented to minimise these impacts, taking into consideration peak road and pedestrian activity periods</li> <li>The development team will coordinate with the City of Sydney and Transport for NSW to minimise traffic impacts, including safety and operational impacts</li> <li>The development team will liaise with the Sydney Metro development team for the Hunter Street station and OSD construction to minimise cumulative impacts</li> </ul>	<b>Medium (negative)</b>

<sup>14</sup> Stantec (2022), 4 – 6 Bligh Street Sydney, Construction Noise & Vibration Management Plan, p. 26

Impact	Evaluated	• Project-specific mitigation/ enhancement measures	Residual impact significance
Impacts to composition, character and function (operational phase – additional activity)	Likely + Moderate = <b>High</b>	<ul style="list-style-type: none"> <li>The development includes commercial, retail and hospitality components that will keep the site activated and contributing to the local, state and national economy, particularly through visitation and tourism</li> <li>The development team will need to work with the City of Sydney Council, Destination NSW and the private sector to maximise the site's potential, such as through conferences, activation events and other initiatives</li> <li>An Operational &amp; Security Management Plan<sup>15</sup> has been developed to establish performance criteria for various aspects of the Hotel operations and the requirements for the Development Application including addressing the Environmental Planning and Assessment Act 1979 and the Liquor Act 2007 requirements. This will include performance criteria/management plan of the Hotel regarding impacts of late-night trading premises on the site and neighbourhoods in which they are located, and to protect the amenity of existing residential properties. This report will encompass a proposed Security Management Plan to address the above issues.</li> </ul>	<b>High (positive)</b>
Impacts to character, cohesion and sense of place (operational phase – amenity impacts for surrounding buildings)	Likely + Minor = <b>Medium</b>	<ul style="list-style-type: none"> <li>The proposal will result in a significant increase in building height (59 storeys) compared with the existing building (17 storeys), which is likely to have amenity impacts for surrounding buildings, road users and pedestrians</li> <li>The site has approval for the proposal's increase in density and the proposed height aligns with local and state planning strategies</li> <li>Technical studies for the proposal considered existing and planned developments and found that no specific mitigation treatments are needed in relation to glare or wind effects and that solar access and overshadowing impacts are acceptable.</li> </ul>	<b>Medium (negative)</b>
Impact on Sydney's skyline	Likely + Moderate = <b>High</b>	<ul style="list-style-type: none"> <li>The development would become a feature of Sydney's iconic skyline. However, it will be one of an increasing number of towers of over 50 storeys in the CBD, meaning it will not dominate the skyline</li> <li>The building design was selected through a competition process, with input from industry, the City and other government partners, so no further mitigation measures are necessary.</li> </ul>	<b>High (positive)</b>

<sup>15</sup> Operational & Security Management Plan: Development Application, 4-6 Bligh Street Sydney – Prepared 10 December 2022

Impact	Evaluated	Project-specific mitigation/ enhancement measures	Residual impact significance
Impact on heritage buildings	Likely + Minimal = <b>Low</b>	<ul style="list-style-type: none"> <li>The HIA identifies several heritage building in the vicinity of the site, including the City Mutual and Sofitel Wentworth buildings, but finds that the proposed development has been designed with respect to the existing streetscape and adjoining heritage buildings.</li> <li>With the HIA finding that the proposal is acceptable from a heritage perspective, no further mitigation measures are necessary.</li> </ul>	<b>Low (negative)</b>
Traffic movements during operational phase	Almost Certain + Minor = <b>Medium</b>	<ul style="list-style-type: none"> <li>The development is likely to result in an increase in vehicle movements, but these will be limited as the development only provides 28 parking bays. There is likely to be some further traffic generated from taxi / ride-share services.</li> <li>The Traffic Impact Assessment recommends the follow mitigation measures: <ul style="list-style-type: none"> <li>provision of limited car parking due to the site's proximity to excellent public transport facilities</li> <li>activate the site frontage with good pedestrian links and high quality pavement to tie in with the existing streetscape</li> <li>provision of high quality bicycle parking and end of trip facilities to support cycling to/from the site</li> <li>implementation of a green travel plan to outline green travel initiatives prior to the occupation of the site</li> <li>encourage car sharing facilities within the immediate vicinity of the site</li> <li>management measures in place to advise all patrons / visitors travelling to/from the site by taxi or uber to use existing taxi drop-off/pick-up areas within the immediate vicinity of the site.</li> </ul> </li> </ul>	<b>Medium (negative)</b>
Impact on demand for infrastructure, services and facilities	Almost Certain + Minor = <b>Medium</b>	<ul style="list-style-type: none"> <li>The development will increase demand on the existing utility and infrastructure networks in the CBD. A review of these networks has been undertaken, finding minimal impact on the majority of networks, apart from the Jemena gas network, which has known capacity issues with the low-pressure system.</li> <li>Discussions with Jemena have confirmed that the high-pressure system is available for connection.</li> <li>Ongoing engagement with Jemena will be required to finalise the gas connection and minimise any impacts on existing capacity constraints.</li> </ul>	<b>Medium (negative)</b>

Impact	Evaluated	Project-specific mitigation/ enhancement measures	Residual impact significance
		<ul style="list-style-type: none"> <li>During construction, detailed construction programming and Ausgrid approvals will be required to ensure appropriate removal of the existing Ausgrid substation within the boundary of the site.<sup>16</sup></li> </ul>	
Aboriginal and non-Aboriginal history impacts	Likely + Minimal = <b>Low</b>	<ul style="list-style-type: none"> <li>An Aboriginal Cultural Heritage Assessment (ACHA) did not identify any Aboriginal sites or direct impacts on Aboriginal culture, and a Historical Archaeological Assessment (HAA) also found that the site was unlikely to contain archaeological deposits or features.</li> <li>The ACHA and HAA both set out the appropriate management practices and responses for unexpected finds during construction.</li> </ul>	<b>Low (negative)</b>
Employment opportunities	Almost Certain + Major = <b>Very High</b>	<ul style="list-style-type: none"> <li>Construction is expected to directly support around 200 FTE jobs during its 2.5-year construction, and operations are estimated to directly support 1,163 FTE jobs through the hotel, commercial spaces and retail.</li> <li>To maximise these employment opportunities and economic impacts, the procurement process will need to prioritise jobs from the local community and support training programs where possible.</li> </ul>	<b>Very High (positive)</b>
Attracting investors and visitors to the City	Likely + Moderate = <b>High</b>	<ul style="list-style-type: none"> <li>The high-quality design of the development will support Sydney's vision as a sustainable, innovative economy which is attractive to visitors and global investors.</li> <li>The development team will need to work with the City of Sydney Council, Destination NSW and the private sector to maximise the site's potential, such as through conferences, activation events and other initiatives.</li> </ul>	<b>High (positive)</b>

Source: Hadron Group

<sup>16</sup> Stantec (2022), 4-6 Bligh Street Sydney Service Infrastructure Statement, p. 12

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