



22 Waldron Road +
138-140 Campbell Hill Road,
Chester Hill

Social Impact Assessment

On behalf of
Abel Tasman Village
Association Ltd

17 April 2024

Prepared by:





everything starts with Country

We acknowledge the Traditional Custodians of the lands and waters across Australia - in particular the Cadigal, Wangal and Bediagal people of the Dharug Nation who has occupied the area we today know as Sydney's south west including Chester Hill - and pay our respect to Elders, past and present.

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

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

Table of Contents

- 1. Introduction
- 2. Social Impact Assessment Method
- 3. Social Baseline
- 4. Stakeholder Engagement
- 5. Social Impact Assessment
- 6. Evaluation + Mitigation Measures

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Completion Date:	17 April 2024
Qualifications:	Bachelor of Social Science (University of Newcastle, NSW) Bachelor of Urban and Regional planning (UNE, NSW) Planning Institute of Australia (Full Member)
Declaration:	This social impact assessment (SIA) relates to a proposal by the Abel Tasman Village Association for the redevelopment of seniors housing 22 Waldron Road and 138-140 Campbell Hill Road, Chester Hill. This SIA has been prepared to accompany the State Significant Development Application for the proposal. This SIA has been prepared by a suitably qualified practitioner and meets all legal and ethical obligations. All relevant information as set out in the DPE SIA Guidelines (2022) has been provided and this document reflects a true and independent review of the proposal based in the information provided to The Planning Studio and to our understanding contains no false or misleading information.
Signature:	

Part 1.

Introduction

Social impacts generally refer to the consequences that people experience when a new project brings change. For the purposes of the SIA, 'people' are classed as individuals, households, groups, communities, or organisations.

Every State significant project is subject to a social impact assessment (SIA). The SIA aims to identify, predict and evaluate likely social impacts arising from a project and propose responses to the predicted impacts.

Report Purpose

This Social Impact Assessment (SIA) has been prepared on behalf of Abel Tasman Village Association (c/o Centurion Group).

Under Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021 (SEPP PS), CI 28 specifies that development for the purpose of senior housing with a capital investment value of more than \$30 million (in the Greater Sydney region); that includes a residential care facility; and, other components of the proposed development not prohibited, is declared to be State Significant Development (SSD) under the SEPP.

This SIA forms part of the State Significant Development Application (SSD-49937206) submitted to the Department of Planning and Environment (DPE) under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979) and fulfills the relevant requirements of the SEARs issued on 28 November 2022.

Site Description

The subject land is legally described as Lot 11 DP827703 (22 Waldron Road - existing seniors housing development site) and Lots 5-7 DP30305 (138-140 Campbell Hill Road - former service station site) and has a combined area of 12,738sq.m. Figures 1-3 (opposite) show the location of the site.

The existing seniors housing development is owned and operated by Abel Tasman Village Association. It has a site area of 10,553sq.m and slopes upward away from Waldron Street. Vehicular access to this site is available from Waldron Road via a secured gatehouse.

The land adjacent to the existing site which previously accommodated a service station at the corner of Campbell Hill Rd and Waldron Rd, Chester Hill is also owned by the Abel Tasman Village Association.

The Campbell Hill Rd site comprises three lots with a combined area of approximately 2,185sq.m. The site presently accommodates a vacant dilapidated service station and workshop building on the central and southern lots whilst the northern lot is vacant

About Abel Tasman Village

Abel Tasman Village is a not-for-profit organisation specialising in the provision housing for older people and people with disability.

The existing seniors housing development comprises a variety of buildings spread across the site of one and two storeys including:

- 24 high care units;
- 6 hostel style units for palliative care;
- 12 Independent Living Units located in three two storey buildings;
- 34 single storey Independent Living Units
- Central kitchen, laundry, lounge/dining rooms and administration spaces.
- 26 car spaces plus a nominated doctors' spaces are available before the secured entry and 12 garages are located within the development.

Landscaping/open space is fragmented across the site with the majority of such spaces located at the central and north-east portion of the site.

Figure 1: Location of Development Sites (222 Waldron Road + 38-140 Campbell Hill Road Chester Hill)
Source: Six Maps (NSW Government)

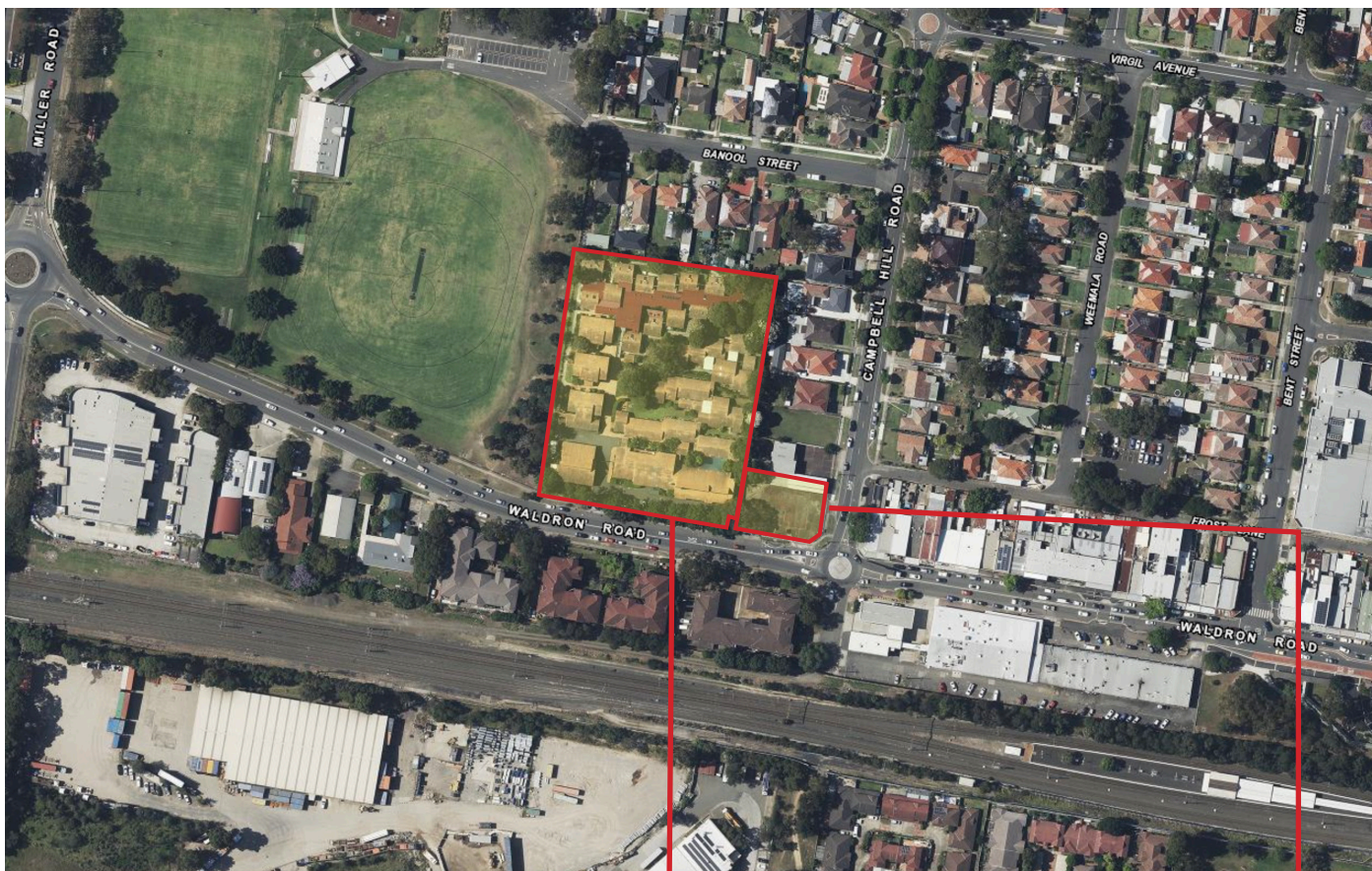


Figure 2: 222 Waldron Road (Source: Google Maps)



Figure 3: 38-140 Campbell Hill Road (Source: Google Maps)



Proposed Development

This SSD is for the redevelopment of an established, but dated, seniors housing development, owned and operated by Abel Tasman Village Association, at 222 Waldron Road, and the expansion of the proposed new facility onto 138-140 Campbell Hill Road Chester Hill, now owned by Abel Tasman Village Association.

The current proposal involves a Concept Plan for the overall redevelopment of the land and a Development Application (DA) for Stage 1 (Figure 4).

The proposed works for Stage 1 that development consent is being sought for include:

- a 6-7 storey building for 39 independent living units, a commercial/retail space on ground floor (fronting Waldron Road) and 51 parking spaces over two basement levels, accessed via a new driveway crossing off Waldron Road. [Building A]
- a 4-5 storey residential care facility with 128 beds, a central kitchen and laundry, a gym and cinema room, along with staff facilities and waste storage facilities and 28 parking spaces over one basement level, accessed via Waldron Road. [Building B]
- a 4 storey building for 25 independent living units and 24 parking spaces over one basement level. [Building E]

The application proposes stage 1 to be constructed over 2 building phases. Phase 1 is proposed to construct Building A and half of Building B. The second phase being the remainder of Building B and Building E.

Stage 2 will be for the park pavilion and Building C. This building is proposed to accommodate 37 independent living units with a roof-top open space, four ground floor retail spaces facing Waldron Street, and 41 basement parking spaces.

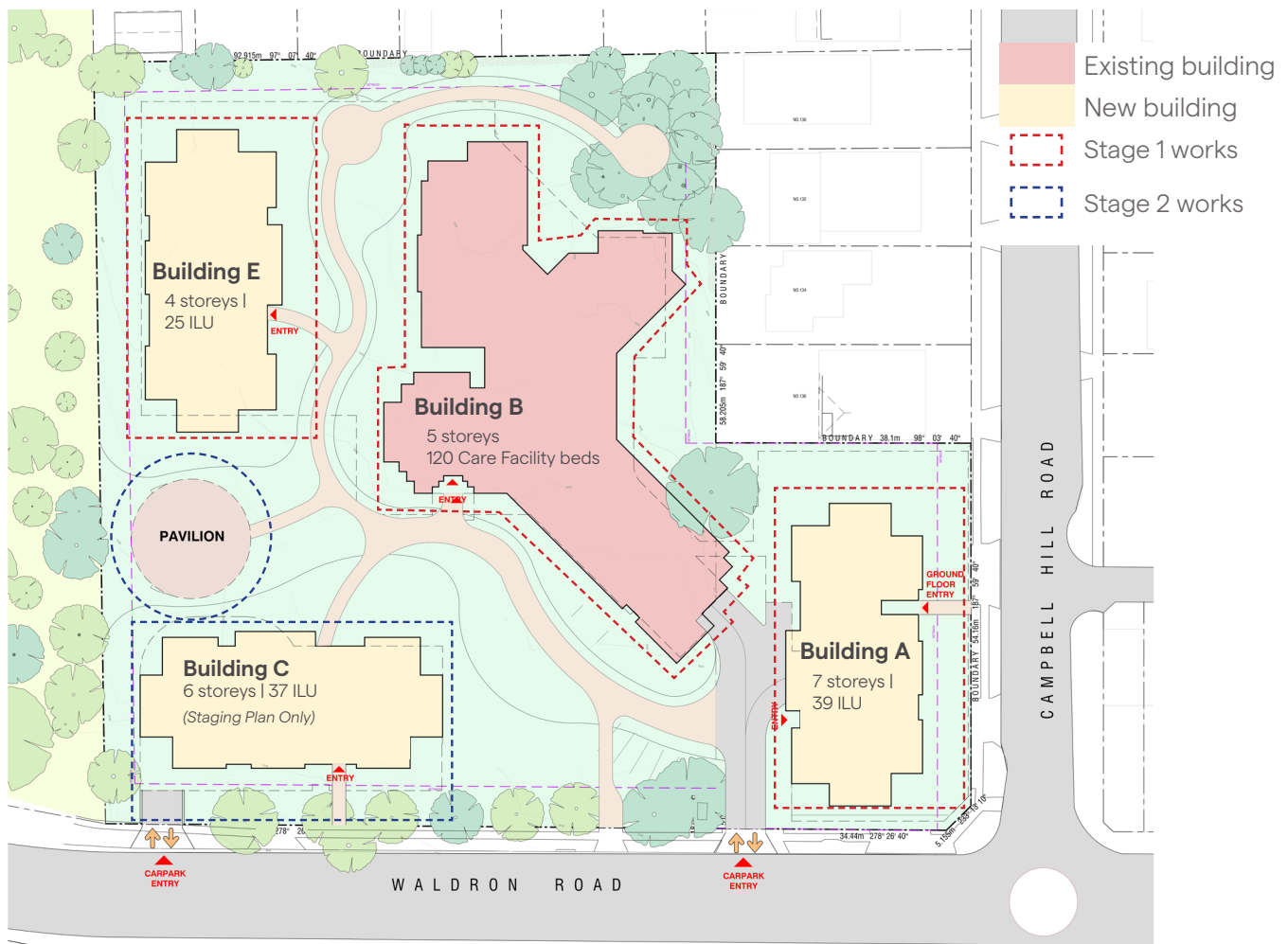
SEARs relevant to this report

This SIA report has been prepared to respond to the SEARs issued on 22 November 2023 for Abel Tasman Village Seniors Housing (SSD-49937206).

Table 1 identifies the SEARs that are relevant to the social impact assessment requirements and considerations which are addressed within the report.

Table 1: SEARs relevant to assessing social impact

Issue and SEARs requirements	Document
7. Public Space - Demonstrate how the development ensures that public space is welcoming, attractive and accessible for all; maximises permeability and connectivity; maximises the amenity of public spaces in line with their intended use; maximises street activation; minimises potential vehicle, bicycle and pedestrian conflict. - Address how CPTED principles are integrated into the development	Design Report CPTED
18. Aboriginal Cultural Heritage Provide a report in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage on site.	Aboriginal Cultural Heritage Assessment Report Connecting with Country Report
21. Social Impact Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.	Social Impact Assessment
25. Engagement Detailed engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for SSPs. Detail how issues raised and feedback provided have been considered and responded to in the project.	Engagement Report



Figures 4 + 5: Building Layout and Development Proposal (source: boffa robertson group + Read Studio)



[1] Community 'park pavilion' in landscape is a central focal point for the ATV and wider community. Multiple use for community activities, as a cafe, meeting room and for community functions.

[2] Communal amenity areas include pergolas and seating in themed garden areas, and barbecue and social + gathering areas with strong identity as different meeting + active spaces to enhance the richness of the overall experience.

[3] Retail activation area to street corner as continuation of town centre

Oval walkway connecting all the buildings and has interpretive 'calendar' paving inlays highlighting the sequence of 6 or more endemic seasons, and the relation to traditional peoples activities and movement across the landscape through the year.



The Design Proposal

- Architectural language, design elements, materiality and human scale of the existing Abel Tasman Village informs the design language of the proposal.
- A warm and tactile palette relates back to the existing architecture of the site and continues the scale & rhythm of the ground plane.
- The design of the streetscape aims to reinforce the retail corner and gradually merge with the greenery of the adjoining park land.
- The landscape masterplan provides a green setting for a high quality amenity and outdoor lifestyle for residents.
- The landscape design reinforces the local endemic and cultural landscape allowing residents and community to Connect with Country.
- The design celebrates the large existing Paperbark/Eucalypt stand, providing an immersive experiential walk + seating areas with interpretative themes that tell the story of landscape, ecology + habitat.

Figure 5: View from Waldron Road



Figure 6: Retail Activation (cnr Waldron + Campbell Hill Rd)



The Landscape Proposal

The landscape approach demonstrates a strong identity and setting for buildings, providing common open space, amenity and active areas including:

- A new focal community pavilion that addresses the park and draws it into the site.
- Strong continuity with adjacent parkland, and significant landscape corridors, boundary separation and buffer planting to neighbours.
- Connecting with Country expression in landscape expresses specific local themes.
- Communal amenity areas include pergolas and seating in themed garden areas, BBQ and social gathering areas with strong identity as different meeting and active spaces.
- Private terrace areas providing breakout areas with specific amenity relating to seniors living, and to aged care and specialty dementia gardens.
- Ground floor landscape is complemented by rooftop terraces and garden areas.
- Deep Soil, Canopy Tree coverage, and Landscape Areas exceed DCP and Government Architect guidelines.

Figure 7: View to Community 'Park Pavillion' towards park



Figure 8: View of Residential Care Facility (Building B)



(source: boffa robertson group + Read Studio)

Why Redevelop?

There is a need for increased seniors housing across Greater Sydney, particularly as the population ages. The ability to age in place and retain connections with a person's existing community is important for the individual wellbeing of older people as well as benefiting the community as a whole.

The existing Abel Tasman Village was development over 40 years ago and has become dated, does not emulate current market expectations and therefore will have difficulty competing with other providers of seniors housing and providing care designed to contemporary standards if nothing is done.

The existing development is considered to be deficient in the following areas:

- Lack of parking and suitable loading/delivery areas;
- Lack of focus of the development and incoherency in building layouts;
- Absence of identifiable reception/entry zone;
- Existing non-compliances with the BCA and other regulatory issues;
- Operational difficulties due to the remoteness of the kitchen and other services;
- Access issues in older two storey accommodation;
- Fragmented areas of open space;
- Limited outlooks from within the development.

Figure 9: Existing Site Context
(source: boffa robertson group + Read Studio)



Part 2.

Social Impact Assessment Method

The Planning Studio's approach to the preparation of Social Impact Assessments is aligned to the NSW DPE's Social Impact Assessment Guideline 2022 and industry best practice.

April McCabe is a leading social and urban planning practitioner that has extensive experience advising on and preparing SIAs.

We approach the process of social impact assessment as something that starts at the beginning of the project. We encourage proponents, at the start of the project to think about how social benefit can be 'designed into the project' as well as considering the mitigation or management of potential social impacts up front.

Our approach to an SIA aims to scope, assess, and enhance or mitigate potential positive and negative impacts that may arise from the proposed development. The method for this SIA was undertaken in three phases:

- Establish the social baseline by identifying key characteristics and/or existing social issues;
- Identify and assess potential impacts of the proposal on the existing and future place and community; and
- Develop recommendations to mitigate and/or manage social impacts that could have a short to long term effect resulting from the proposal.

Defining social impacts

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

A social impact can be defined as the net effect of an activity on a community and the wellbeing of individuals and families. Social impacts may occur across a range of aspects of an individual's and a community's life. Social impacts arising from a development may be positive, negative and cumulative, with a scale and intensity that varies across the life of the project.

"Awareness of the differential distribution of impacts among different groups in society, and particularly the impact burden experienced by vulnerable groups in the community should always be of prime concern" [Vanclay, F 2003].

Affected and wider community acceptance and understanding of the social benefits as well as the potential impacts is critical for State significant projects in terms of minimising risk, ensuring the delivery of the project on time and within budget.

Establishing a social baseline

In order to assess the social impacts accurately, an SIA must also provide a detailed assessment of the social baseline of the project surrounds. This means that the existing surrounds of the proposal must be considered through the collection of data to establish benchmarks against which the impacts of the proposal can be assessed.

To establish this social baseline, The Planning Studio has conducted a desktop review of the available information provided by the proponent, as well as research conducted with a high degree of impartiality using trusted, industry-standard sources to inform our understanding of relevant demographic and social trends.

The evidence base for this SIA includes data from sources such as:

- Australian Bureau of Statistics
- NSW Bureau of Crime Statistics and Research
- NSW Department of Planning and Environment
- Relevant information provided by Council and/or the proponent
- Profile .id

Predicting, Analysing, and Evaluating Impacts

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

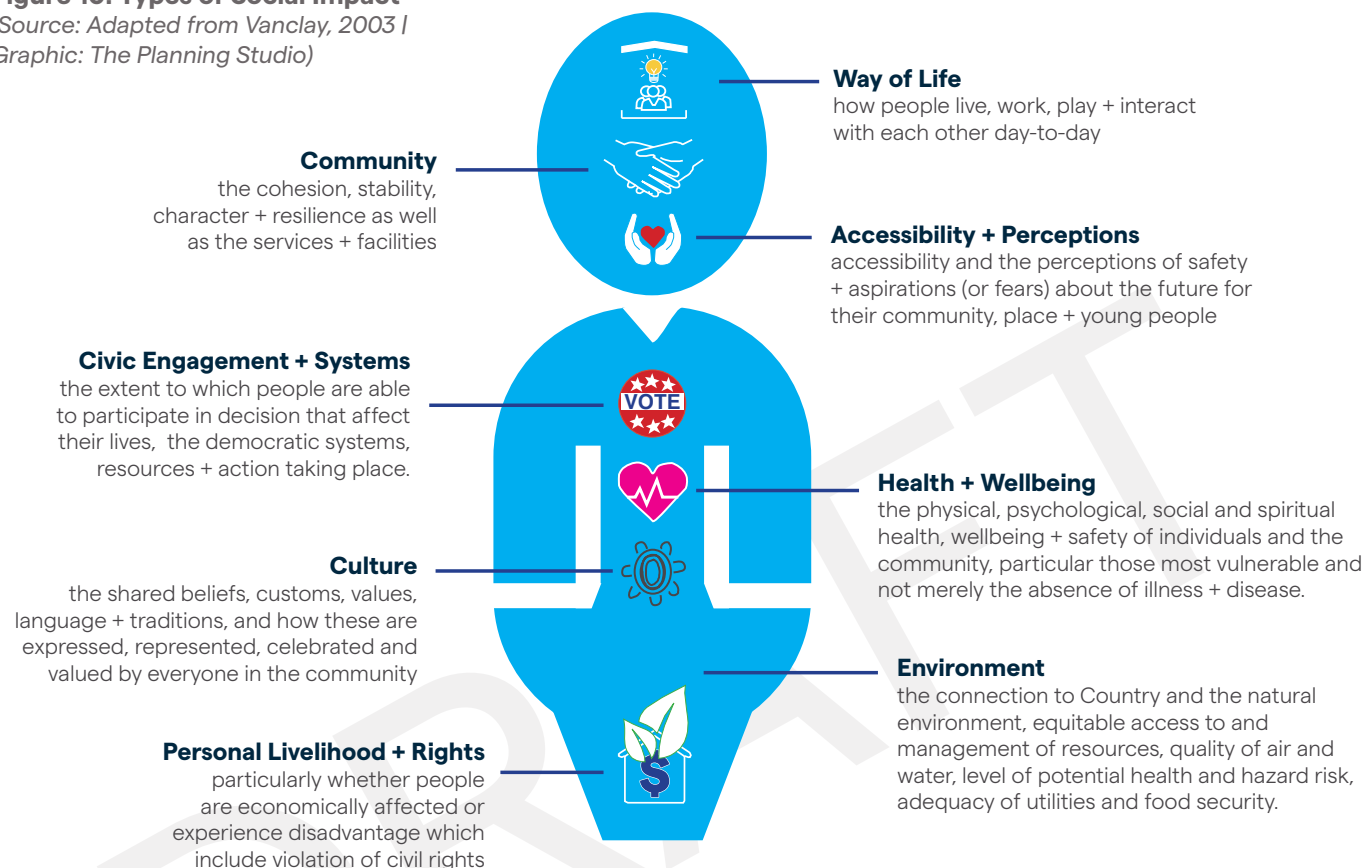
Negative social impacts: result from changes to the physical or social fabric that make it worse (in any of the impact categories) than before the project took place. This could be the amplification of an existing social issue or the creation of a new impact.

Positive social impacts: result from changes to the physical or social fabric that make it better (in any

Figure 10: Types of Social Impact

(Source: Adapted from Vanclay, 2003)

Graphic: The Planning Studio)



of the impact categories) than before the project took place. This could include the contribution to improving the social character and circumstance for the existing and future community, the direct contribution to the social health and wellbeing of the community, with the provision of community infrastructure, services or facilities and/or makes a positive contribution to the place.

Cumulative social impacts: result from changes to the physical or social fabric that occur from multiple projects or activities that need similar resources or affect similar impact categories

The likelihood of social impacts arising from each matter is assessed as part of the scoping process. Matters which are identified as having potential social impacts are then assessed. Professional judgement and experience is applied on a case-by-case basis to identify the significance of impact on the social environment.

The likelihood of a potential impact is a primary element of considering each social impact and its risk rating. The criteria used to determine the likelihood of any potential impact are:

- Almost certain [almost definite | < 90%]
- Likely [High probability | 70%]
- Possible [Medium probability | 50%]
- Unlikely [Low probability | 30%]
- Very Unlikely [Improbable | >10%]

The magnitude of a potential impact is a key consideration to determine a risk rating. In determining the magnitude of a potential impact there are five key characteristics that must be considered:

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

These characteristics are measured in terms of the magnitude of their impact: minimal, minor, moderate, major and transformational. Potential impacts identified in the scoping process are analysed based on the nature of the impact, and the predicted severity. Then they are assigned a level of significance. (see Tables 2 + 3 over the page)



Table 2: Magnitude of impact

Source: NSW Government Social Impact Assessment Guideline (2021)

Magnitude	Description
Minimal	No noticeable change experienced by people in locality.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time or affecting many people in a widespread area.
Transformational	Substantial change experienced in community wellbeing, livelihood, amenity, infrastructure, services, health and/or heritage values; permanent displacement or addition of at least 20% to a community.

Table 3: Social Impact Significant Matrix

Source: NSW Government Social Impact Assessment Guideline (2021)

	Magnitude				
	Minimal	Minor	Moderate	Major	Transformational
Almost Certain	Low	Medium	High	Very High	Very High
Likely	Low	Medium	High	High	Very High
Possible	Low	Medium	Medium	High	High
Unlikely	Low	Low	Medium	Medium	High
Very Unlikely	Low	Low	Low	Medium	Medium

“ the mature aged community is becoming increasingly important as the population is projected to age rapidly, with a high growth rate in the over 65 demographics. Older people generally like to stay near their families and friends, which is why residents look for homes where they can age-in-place”

- City of Canterbury Bankstown

Liveable Housing Options Discussion Paper, Oct 2019



Part 3.

Social Baseline

This section describes the social, cultural, economic and environmental characteristics of the study area to enable the potential impacts of the proposed development to be considered.

Social Locality

The Abel Tasman Village is located on Dharug Country and part of the area we today know as Sydney's south-west, the traditional lands of the Cadigal, Wangal and Bedigal Peoples.

The site is located within the City of Canterbury Bankstown local government area (LGA) and comprises the existing Abel Tasman Village site (222 Waldron Road), and land to the east at 138-140 Campbell Hill Road Chester Hill, now owned by the Abel Tasman Village Association.

The social locality for this project has been defined by the suburb of Chester Hill and the area within 500m of the proposal site, shown in Figure 11. The social locality effects the area in which people may be affected both positively and negatively by the proposed development.

The Chester Hill locality is in close proximity to Sefton being approximately 1km to the west. It is also approximately 5km to the east of Fairfield and 6km north-west of Bankstown.

The Parramatta CBD is approximately 9km north of Chester Hill and Liverpool city centre is approximately 12km south-west. Other nearby centres include Bass Hill (1.6km), Auburn (4.6km), Guilford (5km) and Lidcombe (6km).

The site is located at the edge of the Chester Hill Town Centre and adjoins Abbott Park. The area is a mix of predominantly residential, retail and commercial uses and some light industrial premises.

The site is highly accessible and connected to local transport networks, social infrastructure and local services.

Resident Profile

The 2022 Estimated Resident Population for Chester Hill is 13,209 with a population density of 3,785 persons per square km.

Residents aged over 60 years represented one-fifth (20.15%) of the Chester Hill population. The forecast population for City of Canterbury Bankstown (2021-2030) indicates a 21.8% increase in residents of retirement age.

In 2021, 37.8% of households in Chester Hill were made up of couple with children. The proportion of people under the age of 18 years (26.7%) was similar to the proportion of older people (60+ years).

The Australian Bureau of Statistics' (ABS) Population and Housing Census provides data on age groups. The 2021 proportion of residents over 60 years of age in Chester Hill is 6.7% which is in line with the LGA average, and has increased by 0.3% from the 2016 Census, highlighting growth.

Cultural Background

Across the City of Canterbury-Bankstown, Aboriginal and Torres Strait Islander Peoples represent 0.75% of the total residential population (2,806 persons) and 1,472 households in 2021.

The Chester Hill community is culturally diverse. In 2021, 42.8% of Chester Hill residents were born overseas and 13% have arrived in Australia within 5 years prior to 2021.

The five largest ancestries in Chester Hill in 2021 were Lebanese (18.5%); Australian (13.2%); Chinese (12.6%); English (10.6%) and Vietnamese (10.6%).

Over half of Chester Hill households (61.9%) use a language other than English at home (2021). The most common language other than English spoken is Arabic (24.9% or 3,281 persons); Vietnamese (11.4% or 1,505 persons); Mandarin (4.9% or 641 persons) and Cantonese (4.2% or 555 persons). Other languages spoken include Urdu, Hazaraghi, Greek, Turkish, Togan and Italian.

Chester Hill's religion data provides insight into the cultural identity and ethnicity of the area. 34% of Chester Hill list their religion as Islam, 30% as Christian, and 9.2% as Buddhism. Noting the high adherence to Islam, going forwards, the ATV development may need to cater towards a greater diversity of faiths in the design and allocation of religious spaces.

Level of Disadvantage

Chester Hill is one of the suburbs with the highest levels of disadvantage within the City of Canterbury Bankstown LGA with a SEIFA measure of 846.0. This is much higher than the indicative level of disadvantage of the City of Canterbury Bankstown LGA (916.8) and Greater Sydney (1,010).

Noting that the lower the SEIFA number the higher the relative disadvantage of that population

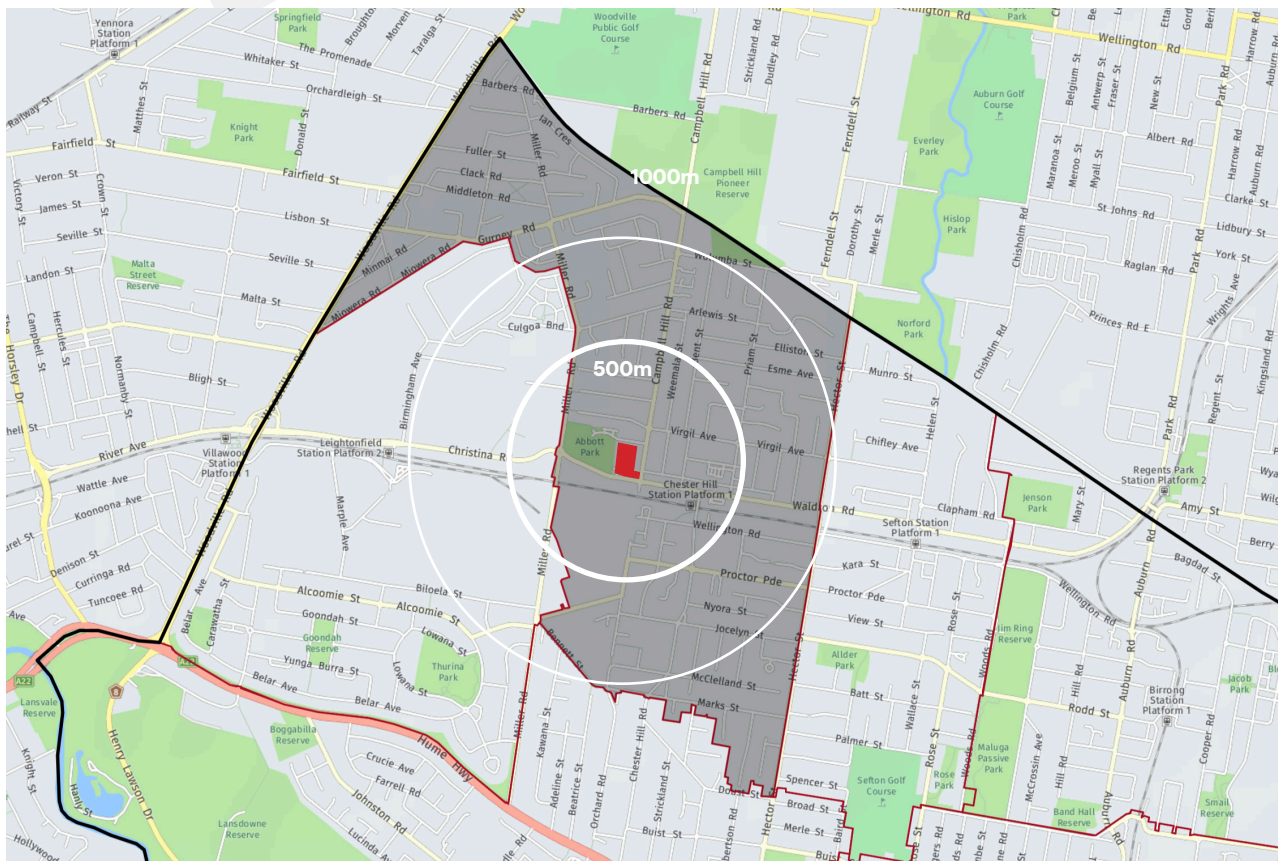
This index is based on a number of disadvantage indicators such as unemployment, low incomes or education levels, single parent families, low skilled occupations, poor English proficiency.

Health Indicators

The most common long-term health condition in Chester Hill is arthritis (6.4%). While a lower rate than the City of Canterbury Bankstown, just under one-quarter (24.2%) of the Chester Hill population reported one or more health conditions.

In 2021, 968 people (or 7.3% of the population) in Chester Hill reported needing help in their day-to-day lives due to disability. This was a percentage decrease from 2016. In addition, the proportion of residents providing unpaid care to a person with disability, long term illness or older persons was 10.3% (2021) .

Figure 11: Location of the Abel Tasman Site in the wider geographical context
Source: Profile .id



Travel to Work

The majority of people within the social locality travel to work by private vehicle (48.3%), with 39.6% of people working from home and 12.1% using public transport options. Please note that this data was collected in 2021 during the Covid-19 pandemic, which may influence these statistics.

Over 50% of people living in the study area have at least one vehicle with 26.2% owning two or more vehicles.

Crime Statistics

Data from the NSW Bureau of Crime Statistics and Research (BOCSAR) has been mapped to show crime hotspots near to the site. Detailed data obtained from BOCSAR for selected crimes in Chester Hill shown in Figures 7-9.

It should be noted that the location of the site in close proximity to the Chester Hill Train Station may be a significant determinant for the level of crime occurring within the immediate area.

There were five (5) high level hotspots within the immediate vicinity of the site in the year to June 2023 which was for theft (motor vehicles), robbery (without a weapon), theft (break and enter, non-dwelling), malicious damage to property and assault (domestic assault).

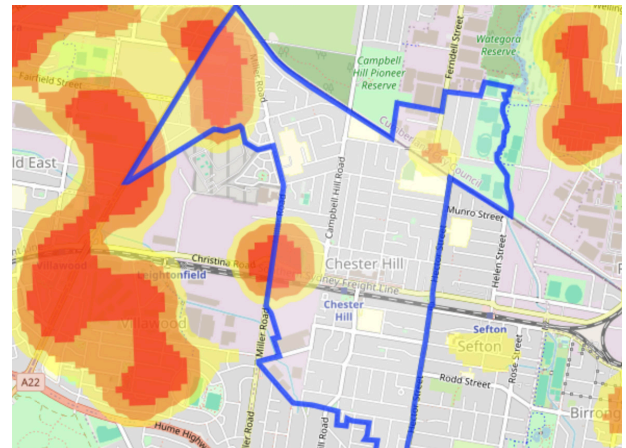
Two (2) medium-low level hotspots for assault (non-domestic assault), and theft (from a dwelling).

As identified above, the proximity of the Abel Tasman Village to Chester Hill Train Station and main town centre could be a strong influence as to the extent of the recorded crime statistics for this area.

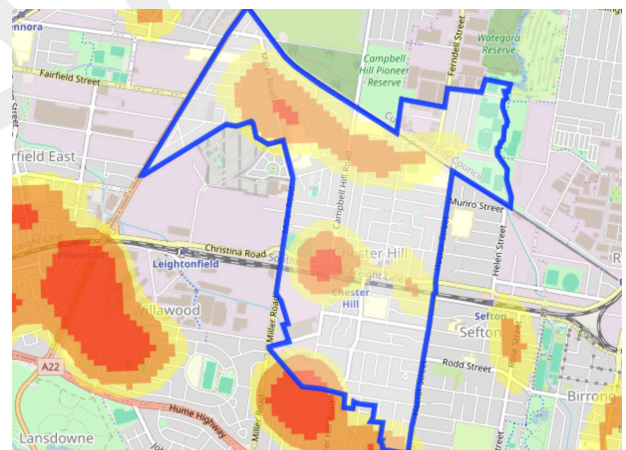
Given that Abel Tasman Village residents are older people and generally are more vulnerable than other communities of interest. Balancing adequate safety and security measures with a design intent that is open and welcoming will require close consideration.

These localised hotspots have been considered in the preparation of the Crime Prevention Through Environmental Design (CPTED) by Evolution Planning. The recommendations of that report, has been evaluated and incorporate into the proposed mitigation measures of this SIA.

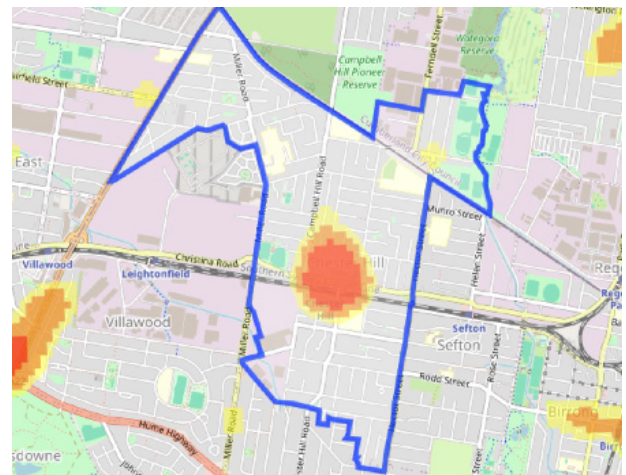
Figure 7-9: Suburbs Crime Statistics 2023 for Chester Hill (Source: BOCSAR)



Incidents of Theft (from a motor vehicle), 2023



Incidents of Theft (break + enter dwelling), 2023



Incidents of Robbery, 2023

Aging in Place: Residential Options for Older People

Both the Greater Sydney Region Plan and South District Plan emphasise the importance of ensuring housing supply and choice, and housing affordability which is located closely to jobs, services and public transport. A greater mix of housing typologies assist in providing a range of more affordable housing for both owner occupiers and renters.

The proposed redevelopment to Abel Tasman Village will support the strategies in providing housing and aged care services to elderly residents. The project encourages additional dwelling diversity to cater to and allow for residents to age in place.

The following strategy documents provide the evidence base, vision and direction for the City of Canterbury Bankstown (CBCity) area.

Community Strategic Plan for Canterbury Bankstown City 2036

The Community Strategic Plan (CSP) represents the highest level of strategic planning undertaken by a local council and identifies the main priorities and aspirations of the community, providing a clear set of objectives to achieve this vision.

7 aspirations are set out in the Plan. The focus of number 6 'Liveable and Distinctive' is to preserve the identity and character of the local villages through building a well designed and attractive City. This aspiration aims to ensure that new buildings are of a high quality and energy efficiency, and include lots of green spaces, art installations and shade.

Local Strategic Planning Statement for Canterbury Bankstown City

A Local Strategic Planning Statement (LSPS) sets out the 20-year vision for a local government area, demonstrating how change will be managed and identifies local priorities for updated council Local Environmental Plans.

10 Directions have been developed for the 20-year vision. They will determine how CBCity influences and interacts with the broader metropolitan area and how this will shape the City's future. 5 Metropolitan Directions focus on the role of CBCity in Greater Sydney as a Metropolis of Three Cities and 5 City Directions focus on how CBCity can support 500,000 people by 2036.

Of relevance to ATV include the no. 5 of the Metropolitan Directions: *Support a growing Sydney by creating a hierarchy of great places and dynamic urban centres*. The 5 City Directions aim to prioritise growth and renewal in specific places where the LGA can build on current strengths.

The focus is on planning for and developing the character and economic and cultural focus for each of the 34 centres in CBCity. Chester Hill is categorised as a 'Local Centre', wherein the vision states that it will provide urban services to a wide catchment and additional housing by 2036.

To achieve the vision, the community and stakeholders will be embedded into decision making, and a well tested, decision-led process will shape the stages of implementation.



Existing Social Infrastructure Provision

The suburb of Chester Hill, where the site is situated, is 25 kilometres southwest of Sydney CBD. It is part of the local government area of the City of Canterbury-Bankstown. The suburb is characterised by a mix of residential, commercial and industrial areas, that are well-connected by road and public transportation.

The varied and suitable social infrastructure of Chester Hill supports and sustains the liveability and wellbeing of the local community. Located just 450m from the town centre, Abel Tasman Village benefits from its proximity to the hub of activity and community facilities on offer. The map overleaf illustrates the existing social infrastructure within a 1km radius of the site, excepting a few parks and golf courses.

The majority of the dining, shopping and community centre provisions are concentrated around the Chester Hill train station on and near the main roads of Waldron Rd and Chester Hill Rd. These include:

- Chester Square Shopping Centre
- Chester Hill Library and Knowledge Centre
- Chester Hill Neighbourhood Centre
- Chester Hill RSL

Additional recreation facilities and spaces for the expression of faith located outside of the 1km radius include places of public workshop, Birong Leisure & Aquatic Centre and various parks and golf clubs

The accessibility and proximity of the wider social infrastructure of services, community facilities and open space to ATV is greatly beneficial to residents' wellbeing and social life. These spaces and the programs run are anchor points for community events and social calendars.

Legend

Symbol	Facility/ Place	Activity
	Chester Hill Library and Knowledge Centre	Programs for book clubs, crafting, knitting, social groups and talks. Open 930am-5/8pm from Monday to Friday and 10-1pm on Saturday.
	Chester Square Shopping Centre	General shopping and town centre area. Cafes, T/a food, groceries, pharmacies and banks.
	Chester Hill RSL	Dining, Bowling Club. Hosting special events- holiday period celebrations, live music, and raffles. Open 10-4/ 6am Monday-Sunday.
	Birong Leisure & Aquatic Centre	Outdoor and indoor heated pools, grandstand and grassed areas. Accessibility- pool wheelchair, ramp into the pool and off-street accessible car parking. Open weekdays 5am-8pm and weekends 6am-2/6pm.
	Parks	Walking tracks and reserves. Various tennis courts: outdoor at Rose Park/ indoor at WWTa.
	Golf clubs: Sefton, Liverpool, Rosnay	With varying facilities depending on which course- Clubhouses, barbeque facilities and kiosks. Open sunrise to sunset, hours variable dependent on location.
	Chester Hill Neighbourhood Centre	Aged Care Programs- Aged Care Volunteer Scheme, Social Support, and Social Lunch. Located 800m from ATV. Operating 9am-5pm Monday-Friday.
	Faith Centres	Residents of ATV are from a range of different cultural backgrounds- Lebanese, Vietnamese, Italian, Fijian, Iraqi, Maltese, Macedonian, Filipino, Estonian and many more. The churches and mosques in town support the practice and expression of faith. Churches: Christian, Anglican, Baptist, Presbyterian, Catholic. Mosques: Al Madina Musalla, Villawood Musallah, Sefton Mosque, Al-Hidaya Centre, Masjid As-Salam Chester Hill.
	Train Stations	Chester Hill and nearby stations Villawood and Sefton are served by the T3 Bankstown Line. A trip to the city CBD takes about 50 minutes and runs every 30 minutes.



A majority are provided and run by the Council, though the complementary, non-Council facilities (privately owned and operated), such as cafes, sports clubs, religious organisations and the RSL contribute to the diversity of offer for community infrastructure.

Who may be affected by the project

Some of the key potential impacts of the redeveloped include:

- Potential temporary impacts to amenity for nearby businesses, industries and the broader community caused by impacts to traffic, noise and visual amenity during construction.
- Potential impacts to the residents on site through the phases and stages of construction,

especially as amenities, buildings and open spaces will be closed, temporarily housed, and then developed and in the new proposed locations.

- Potential impacts to employees as they navigate the changing nature of the site and the services they are required to undertake.
- Potential impacts on the changing parking and access for all users of the site throughout construction.

Understanding the key stakeholders that will likely be impacted by the redevelopment of Abel Tasman provided the basis for the design of the engagement process that was undertaken for this project.

Figure 12: Map illustrating the social infrastructure (predominantly) within a 1km radius of the Site.



Part 4.

Stakeholder Engagement Summary

Established and hand built by the Dutch community over 40 years ago, Abel Tasman Village has become dated and does not emulate current market expectations. To compete with other providers of seniors housing and provide care designed to contemporary standards, redevelopment of the site is crucial.

A key concern and guiding design marker for the project is the ability for residents on site to age in place. Retaining connections with their community is of great importance to the residents' wellbeing, which benefits the village and broader community as a whole.

Engagement Design and Delivery

Stakeholder engagement for the State Significant Development (SSD) of the Abel Tasman Village (ATV) was undertaken by The Planning Studio. It aimed to inform residents of the village, the community and surrounding neighbours about the development proposal and to provide the opportunity to raise any issues, discuss the project and seek feedback.

Community engagement for SSD projects is required to adhere with the relevant NSW Government guidelines to ensure that SSD projects are consistently prepared to a high standard, leading to improved design, reduced environmental impacts and sustainable development.

On Tuesday 28th November 2023, The Planning Studio conducted two stakeholder and community engagement sessions at Chester Hill Library.

- Session 1 ran from 10- 1130AM
- Session 2 from 5-7PM.

The following consultants and representatives attended both sessions to discuss and answer questions: April McCabe and Gabriella Taylor Helme from The Planning Studio (community engagement); Susan Moylan-Coombs from Gaimaragal Group (connecting with country); Tony Robb from Evolution Planning (town planner); Nick Winberg from Centurion Project Management (Project Manager).

During both sessions Susan, Nick and Tony gave informal presentations of the project, speaking to the drawings and relevant project material exhibited around the room.

Organic discussions and a question-and-answer session followed where key talking points were recorded. Additional feedback was welcomed through forms and post-it notes placed around the room and digitally via email or a survey. Over the course of the day, [number of] people attended the engagement session.

At the conclusion of the engagement session, we collated feedback, summarised the themes and developed a set of insights/ recommendations for the design team to consider. Any necessary amendments to the project should consider and respond to the following feedback.

Invites to the drop-in sessions were emailed to all residents and their families, notice was put into the ATV e-newsletter and on the website. A letter box drop of neighbours surrounding the site was also completed.

Approximately **35 residents of ATV, families of ATV residents, ATV staff, and board representatives and general community** attended the two drop in sessions.



Key themes that emerged from the discussions included:

- **Dutch Heritage:** Recommendation that the design consider a permanent location for the Dutch Australian Cultural Centre on-site.
- **Open Space:** Recommendation to consider the slope of the walking paths for accessibility, especially so that all residents can access the favourable grandmother trees.
- **Social Spaces:** It is recommended that the designs of lifts in Building B are further discussed with the operational employees at ATV to ensure that the rooftop community space can be accessed by all with ease. The cohesion that comes from the large space used for events on the social calendar is important to the wellbeing and connection of residents.
- **Parking and Roads:** Recommendation to undertake a thorough traffic engineer study on Waldron Road.
- **Project Management:** Recommendation to share components of the project delivery and timeline with ATV residents and staff.
- **Ageing in Place:** Conduct suitable research to understand what facilities and businesses should be in the village and the retail activation area.
- **Church:** Need to determine the future use of the church and the need to provide a space for the growing multi faith community that are living at ATV.
- **Storage:** both for staff conducting events and activities for equipment and materials. Also storage of many important documents, photos and items that tell the foundation story of ATV and the Dutch history.
- **Surrounding Neighbourhood Feedback:** Consider the building interface with Campbell Hill Road.

During the engagement sessions, it was noted that some key places on the site hold great significance for a sense of place and belonging, for the rural character of the site, and for community cohesion. These include:

- The grandmother trees that sit back from Campbell Hill Rd near the proposed building B.
- The Dutch heritage, especially the ideal of finding a permanent location for the Dutch Australian Cultural Centre on-site. This creates a sense of belonging for the village and grounds the care in Dutch sensibilities of "cosiness".
- The ability to walk around the site, especially when residents' family come to visit, and the benefit that a retail corner and a cafe would bring.



Figure 13-15 (this page and previous): Photos taken during both the morning and evening engagement sessions of the 28th November 2023.



Part 5.

Social Impact Assessment

This section details the potential social impacts to arise from the proposed development. The assessment is informed by the analysis from the previous chapters and scoping of potential impacts using DPE's Social Impact Assessment Guidelines for State Significant Projects.

The method for the social impact assessment is described earlier. Each potential impact is assessed having regard for the level of impact, the likelihood of impact, and the significance of impact, and a social risk rating matrix.

Scoping

The social impacts to arise from the proposed development are influenced by the existing situation, the eventual consequences of the proposed development, and measures put in place to mitigate against any negative impacts and enhance positive impacts.

Issues have been assessed based on their impact during the construction and operational period of the development. The following social impact categories are outlined in the SIA Guidelines (2023) and, where relevant to this assessment have been used to identify likely social impacts of this proposal include:

- **Way of life**, including how people live, how they get around, how they work, how they play, and how they interact each day.
- **Community**, including composition, cohesion, character, how the community functions, resilience, and people's sense of place.
- **Accessibility**, including how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation.
- **Culture**, both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings.
- **Health and wellbeing**, including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health.

- **Surroundings**, including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.
- **Livelihoods**, including people's capacity to sustain themselves through employment or business.
- **Decision-making systems**, including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.

Social impacts of the proposed development may extend beyond the immediate surrounds. Each of the following impacts assessed has been considered in the context of the area of influence, which for this project is the wider Chester Hill area.

These impacts and others are discussed in more detail in this section.



Way of Life

How people live, how they get around, how they work, how they play, and how they interact each day can be impacted by a project, whether temporarily through the construction phase or in a more permanent way as a result of the landuse and/or operational activities.

Particularly through the construction phase, the cumulative effects of different activities being undertaken at the same time, may result in multiple, unintended impacts, which can affect people's way of life, especially given the age cohort of the ATV residents.

The subject site is located at the edge of the Chester Hill Town Centre. Given the nature of the development proposal and the future landuse, the social impacts are expected to be relatively contained to the immediate site surrounds (within 500m of the site).

There may be some time inconvenience and changes to way of life for residents and their families accessing the site with changed conditions and increased traffic due to construction activities/vehicles resulting from this project.

Ensuring that quick and easy access for emergency vehicles is maintained throughout the redevelopment of the site is critically important, especially for a community of predominantly older people.

The Construction Management Plan should provide an estimate of maximum construction vehicles per day associated with peak construction phase and put in place appropriate mitigation measures that minimise the disruption to the movement of residents and their families.

Discussions at the engagement noted the importance of the community rooms and activity spaces to the wellbeing and health of residents. The staging of the redevelopment should consider how these spaces can be provided to ensure that activities that connect residents are uninterrupted.

Staff also talked about the importance of walking paths around the ATV. These paths are not only for residents and staff to get from one location to another but provide for gentle exercise. Ensuring that walking paths that are clear, wide and flat will ensure the safety and wellbeing of residents and allow for the effective operation of ATV.

With appropriate mitigation measures in place, it is deemed that the impacts would be:

Magnitude of Impact:	Moderate
Likelihood of Impact:	Possible
Overall Impact Rating:	Medium (+VE)



Community

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

The importance of the ATV history and Dutch is strong. Some participants at the drop in sessions talked about the community coming together to build part of the village and that this connection remains strong.

There is a collection of items, documents, photographs that tell these local stories and Dutch foundations of the village currently in storage. Space within the redevelopment should be provided to allow existing and new residents to explore this history and feel part of the story.

Given the close proximity to the Chester Hill Library, it is also suggested that a future partnership to provide access to the wider community to this history will only further enhance the connection of ATV to its location and the community to the wider Chester Hill community.

It is also important to consider the wider impacts on surrounding neighbours and local businesses. Therefore it would be appropriate for the proponent to engage regularly to inform them of construction timelines and expectations that will be met.

With appropriate mitigation measures in place, it is deemed that the impacts would be:

Magnitude of Impact:	Major
Likelihood of Impact:	Likely
Overall Impact Rating:	High (+VE)





Accessibility + Safety¹

Developments can increase or decrease perceived and actual safety. The social baseline identified low levels of crime in the immediate area. The analysis identified crime hotspots for all assessed crimes near the site, though none of these were co-located with the site.

The CPTED assessment undertaken by Evolution Planning notes that other considerations related to the site and its context, in terms of crime risk and prevention include:

- The site having two street frontages both which have pedestrian foot paths and which are serviced by street lighting;
- Late night sporadic pedestrian traffic in the area from the train station;
- Late opening licensed premises in the town centre;
- The location of the site on the western edge of the town centre;
- The nature of the proposed development being for housing for seniors and for those with a disability, with some residents requiring high levels of care.
- Some elderly and disabled people are more vulnerable to crime. ATV staff will assess the ability for residents in the proposed care facility to make external trips independently.
- Potential access to and from the site between the public reserve and associated management and security issues;
- Necessity to secure construction sites to minimise opportunities for theft.

Based on this, the design consideration to increase the safety of residents includes:

- The means of securing and accessing the site and buildings for various users (residential, commercial and visitors);
- Boundary treatments, especially to the adjoining park and Waldron Road;
- The design and configuration of the street interfaces;
- Management and operations of ATV; and,
- The internal design of shared spaces within the buildings and also the outdoor communal spaces .

Frank Bamfield Oval, a public reserve, lies to the immediate west of the site. To the west of the Reserve lies industrially zoned land. Due to the orientation of dwellings abutting the reserve to its north and the units in the existing ATV development, the reserve is a poorly surveyed space, particularly at night.

The proposed development provides an opportunity to create a passive surveillance relationship with the reserve as well as direct physical access.

Based on feedback gathered through the community engagement process, the proposed development did not present any significant concern to nearby stakeholders.

Accessibility

The strict control of access to the buildings is essential given public access to the site is not fully physically controlled, since unrestricted access is available from the Waldron Road frontage. This creates ‘quasi-public’ access to all of the common external open space areas throughout the development, except for the secured garden to the east side of Building B.

Instead of securing the site by physically prohibitive boundary treatments, which can sometimes be unwelcoming and non-conducive to achieving a superior landscaping and streetscape outcome, crime prevention principles related to surveillance and territorial reinforcement assist in the management of access to the external open spaces within the development.

The preparation of a Site Way-Finding Strategy to direct pedestrian and vehicles entering or otherwise using the site. The Strategy will identify signage for restricted areas and rooms and include details of, and locations, of CCTV signs in consultation with the security expert.

With appropriate mitigation measures in place, it is deemed that the impacts would be:

Magnitude of Impact:	Minor
Likelihood of Impact:	Possible
Overall Impact Rating:	Medium (+VE)

¹ Evolution Planning CPTED Report Assessment





Culture

Potential impacts to the culture and historic value of place can impact on way of life, local character, and the community's sense of connectedness to a place. These concepts are important parts of the social environment and any impact on them could have negative flow-on effects in the community.

The Gaimaragal Group (Susan Moylan Coombes) has prepared an Connecting with Country Report. This process has informed the design of the Abel Tasman Village redevelopment through engagement with local Elder, Knowledge Holders and community.

With community, The Gaimaragal Group are working with the design team to enable Darug cultural and connecting with country principles are embedded in the final proposal for a renewed Abel Tasman Village

The report recommends that, from a cultural point of view, the following are important attributes that give a sense of connecting to Country for village residents:

- Spaces and places where people and families can gather [Park Pavilion]
- Native vegetation, sensory gardens and a place for mindful walking amongst the wildflowers allows the spirit to connect to Country
- Native edible and medicinal gardens
- Vegetation that provides habitat for local birdlife

Through engagement discussions the identified 'grandmother trees' that sit back from Campbell Hill Road near the proposed building B also are an important characteristic of the place for residents.

With appropriate mitigation measures in place, it is deemed that the impacts would be:

Magnitude of Impact:	Moderate
Likelihood of Impact:	Likely
Overall Impact Rating:	High (+VE)



Health + Wellbeing

Developments through operation or construction activity can materially impact on the health and wellbeing of the wider community. These can be direct impacts or milder, cumulative health effects.

An environmental sustainability report that has been prepared identifies that "the Waldron Road and Campbell Hill Road site is location in a position which experiences a high level of urban heat island impact compared to its surroundings". With an older community, managing these impacts is critical given the vulnerability of older people to the effects of heat.

The report suggests that "to minimise the urban heat island effect and provide a more comfortable environment for occupants, the development can implement green roof & gardens with drought tolerant planting, light coloured external materials and roof and planted greenery".

The proposed landscape setting also provides health and wellbeing benefits to residents, especially as places for respite and reflection.

Exposure to noise may impact the way people use space, their ability to communicate and the way individuals undertake daily activities as well as the operation of businesses. Heightened annoyance, stress and sleep disturbance can impact productivity and wellbeing.

The construction process has the potential to affect the amenity of sensitive receivers within the surrounding area through noise, dust, odours and the movement of construction vehicles to and from the site. Therefore, the construction noise and dust mitigation measures need to consider the sensitivities and vulnerabilities of residents, .

With appropriate mitigation measures in place, it is deemed that the impacts would be:

Magnitude of Impact:	Moderate
Likelihood of Impact:	Likely
Overall Impact Rating:	High (+VE)





Environment

Potential impacts to the natural and built environment can impact on way of life, local character and the community's sense of connectedness to a place. The impacts to the natural environment are considered in the way that peoples' surroundings are affected, including access to and use of the natural and built environment and their aesthetic value and/or amenity.

While amenity refers to the comfort and pleasantness of an environment/location, it also has a physical (or tangible) component as well as a psychological and social component. Amenity can affect the ability of a resident, visitor, and/or the general community to enjoy or undertake activities within the local area. This includes the character and appearance of buildings, proximity to commercial or recreational facilities, quality of infrastructure and absence of noise, unsightliness, or presence of offensive odours.

The landscape approach demonstrates a strong landscape identity and setting for buildings, providing extensive common open space amenity and feature active areas including:

- A new focal community pavilion that addresses the park and draws it into the site.
- Communal amenity areas include pergolas and seating in themed garden areas, and barbeque and social gathering areas with strong identity as different meeting and active spaces.
- Private terrace areas providing breakout areas with specific amenity relating to seniors living, and to aged care and specialty dementia gardens.
- Strong continuity with adjacent parkland, and significant landscape corridors.
- Significant landscape boundary separation and buffer planting to neighbours.
- Streetscapes have strong residential address and active retail frontage to corner
- Masterplan provides strong identity, and significant landscape setting for buildings.
- Ground floor landscape is complemented by rooftop terraces and garden areas.
- Connecting with Country expression in landscape expresses specific local themes.
- Deep Soil, Canopy Tree coverage, and Landscape Areas on the site significantly exceeds DCP and Government Architect guidelines.

It should be noted that the proposed greenery and landscaping will help to alleviate any potential visual impacts from the built design but more importantly, the proposed data centre will have a much greater positive impact on the local environs and amenity by the very nature of this new landuse and cause minimal change to the natural surroundings and the local ecosystem.

Through the engagement discussions, residents, staff and family members talked about the importance of the communal open spaces and surrounding environment as an important part of the ongoing health and wellbeing for ATV residents.

With appropriate mitigation measures in place, it is deemed that the impacts would be:

Magnitude of Impact:	Moderate
Likelihood of Impact:	Likely
Overall Impact Rating:	High (+VE)



Civic Engagement + Systems

Community consultation is a key component of the successful planning and delivery of the Proposal. Preliminary engagement undertaken to inform the SSD process was undertaken and identified the need for ongoing engagement consultation with the Local Aboriginal Traditional Owners and Elders.

Consultation with adjacent landowners/leaseholders to date has attracted no responses, suggesting that the proposal will not impact on their businesses and for residents, their daily lives.

The proposed redevelopment will have varying impacts through the stages of construction and operation. Therefore, throughout the initial construction phases it is considered "likely" to have a "moderate" level of impact, however the provision of increase housing for older people and opportunities for people to age in place and stay connected to their community presents long term "high" and positive social impact.

With appropriate mitigation measures in place, it is deemed that the impacts would be:

Magnitude of Impact:	Moderate
Likelihood of Impact:	Likely
Overall Impact Rating:	High (+VE)

Part 6.

Evaluation + Mitigation Measures

This section provides a summary of the evaluation and recommended mitigation measures to minimise and/or avoid the potential negative social impacts identified through the assessment undertaken and detailed in Part 5 Social Impact Assessment.

This report is a Social Impact Assessment of the proposed redevelopment of the Abel Tasman Village in the City of Canterbury-Bankstown LGA that meets the requirements of the SEARs and DPE Social Impact Assessment Guidelines 2022.

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

Recommended mitigations have primarily related to minimising impacts during demolition and construction of new structures, to minimise disruption primarily to surrounding businesses.

Engagement undertaken with surrounding occupants (predominantly businesses) identified no concerns regarding the proposal, with no submissions received following a mailout and a subsequent consultation period.

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

The proposal represents renewed and increased housing for older people, that provides a more contemporary delivery of services and ensures the continuance of this important activity on the site.

The evaluation also concludes that with the appropriate mitigation measures in place, the proposal has the ability to alleviate, minimise and/or avoid any of the minor, negative social impacts identified, particularly through the construction phase.

Recommended Mitigation Measures

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

The following recommended mitigation measures are primarily for construction activities as it is this phase of the development that has the potential to have negative social impacts and be disruptive to the day-to-day lives of residents, workers, visitors and businesses in the surrounding areas.

With the proposed mitigations in place, it is considered that the proposal would have a net positive social and economic impact. The following table (page 24-25) outlines the:

- Identified Impact
- Category of Impact (as per SIA Guidelines 2022)
- Evaluation of the specific impact (using the impact magnitude and significance matrices)
- Timing of when the impact may occur or need to be mitigated
- Project specific mitigation measures
- Predicted residual impact (if mitigation measures are implemented)



Identified Impact	Impact Evaluation	Timing
Additional construction vehicle movements (direct and cumulative) may increase congestion on surrounding roads, impacting residents , staff and visitors to ATV.	Medium (-ve)	Construction
Potential change to the surroundings and appearance of the site with the redevelopment and intensification of the site.	Medium (+ve)	Operation
Impacts to residents, staff, visitors as well as surrounding businesses and pedestrians from changed access during construction, potentially affecting livelihoods and way of life.	Medium (-ve)	Construction
Potential positive impacts for wider precinct due to the increase activation of the site and increased security provisions required for the site, especially the increased passive surveillance of the adjoining parkland.	Medium (+ve)	Operation
Potential impact to human health due to storage of noise and dust impacts on site.	Medium (-ve)	Construction
Potential positive impacts to the local economy with need to provide construction materials and services as well as a potential increase in daily spend from construction workers (e.g. purchase of food and beverage).	Medium (+ve)	Construction Operation
Potential impact on community and culture through fear of impacts to cultural and historical item on site during construction.	Low (-ve)	Construction
Limited Connection to Country and access to cultural knowledge + understanding once the site is operational given security requirements and private nature of the development.	Medium (-ve + +ve)	Construction Operation
ATV history and Dutch association and stories of the site are not told and shared with residents, the ATV community and the wider Chester Hill community as a way to demonstrate a sense of strong connection and belonging.	High (+ve)	Operation
Potential positive impact to visual amenity as well as the physical and mental health of residents and staff due to provision of tree planting and other landscaping measures.	High (+ve)	Construction Operation
Potential impacts on surrounding community and businesses throughout the construction and operation and lack of engagement with community to resolve issues and concerns quickly. .	Medium (-ve + +ve)	Construction Operation
Potential impacts from the changed pedestrian access routes throughout construction, especially for people with limited mobility. Also important given the potential vulnerability of residents to clearly delineate the public and private spaces without 'fencing' and isolating ATV from the Chester Hill community.	Medium (-ve + +ve)	Construction Operation

Mitigation Measure	Residual Impact
A Construction Traffic Management Plan (CTMP) should be prepared to minimise any potential impacts to surrounding traffic movement, access and the safety of road users. This should include the provision to ensure the convenient and quick access for emergency service vehicles and maintain the safety of residents as that walk in and around the village.	Overall impact would be low, however at peak construction periods there may be increased negative impacts that would need to be monitored and managed.
No mitigation measures required.	Contribution to an improved environment and increased amenity that aligns to the desire for the provision of a more contemporary service and residential living.
Mitigation measures should be identified in the Construction Traffic Management Plan (are implemented, particularly in regards to pedestrian safety and having in place clear, safe alternative routes if required that are clearly marked.	Maintain safe access for all pedestrians throughout the construction phase of development, though could have some negative impacts at peak construction periods.
Recommended that the design positively address the interface with the street edges and the boundary adjoining the park.	Contribution to an improved environment and increased amenity of the Chester Hill Town Centre
Recommendations and mitigation measures identified in the Construction Management that are beyond baseline in recognition that the ATV community are predominantly older people and therefore more vulnerable and sensitive to this impacts on their health and wellbeing.	Reduced risk to human health and wellbeing of residents, staff and visitors during the construction phase of the project.
No mitigation measures required.	Positive contribution to local economy.
Maintain consultation with the community regarding the appropriate storage off site of the items, documents and photographs that document the ATV history and Dutch association. Partnership with Chester Hill Library throughout construction presents an opportunity to showcase and share this information with the wider community.	Providing a process and certainty to community and key stakeholders that items of cultural and historic value will be respected.
Greater understanding and knowledge about the cultural importance and Connection with Country has been embedded into the design process. The final design should consider opportunities to improve connection to Country identified, such as interpretation, native plant species for landscape.	Through landscape and interpretation, connection, knowledge and understanding could be improved for residents and wider community.
Recommendation that the design consider a permanent location for the Dutch Australian Cultural Centre on-site. There is also the opportunity for an ongoing partnership with Chester Hill Library throughout construction presents an opportunity to showcase and share this information with the wider community	Positive contribution to local connection, identity and sense of belonging
Tree planting and other landscaping measures are carried out that will minimise visual impacts and improve the surrounding environment. This should also be done in consultation with Traditional Owners to help strengthen opportunities for Connection to Country. Ensure that measures are in place through the staging of construction that significant trees are protected and access to the outdoor communal space is maintained throughout the redevelopment of the site.	Contribution to an improved environment and increased amenity which in turn provides significant health and wellbeing benefits to residents.
Development and implementation of an engagement + communications plan that outlines ongoing engagement with key stakeholders including neighbouring businesses and residents regularly throughout the construction period to inform them of construction timelines, expectations and standards that will be met.	Establish a transparent process that helps to increase the proponents social licence and being a good neighbour.
Preparation of a Site Way-Finding Strategy to direct pedestrian and vehicles entering or otherwise using the site. The Strategy will identify signage for restricted areas and rooms and include details of, and locations, of CCTV signs in consultation with the security expert.	Maintains safe and clear access throughout construction and delineates the public and private spaces through the treatment of boundaries to the site.





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