



# LLEWELLYN STREET SOCIAL IMPACT ASSESSMENT

43B – 57 Blaxland Road, 2A,  
2B and 2D Cavell Avenue,  
448-458 Concord Road and  
2A Lewellyn Street, Rhodes

Wangal Country

Prepared for  
**LEEDS INVESTMENT PTY LTD**  
30 JULY 2025



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| Project Code       | P0051961          |
| Report Number      | FINAL             |

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**We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.**

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# EXECUTIVE SUMMARY

This Social Impact Assessment (**SIA**) has been prepared by Urbis Ltd (**Urbis**) on behalf of Leeds Investment Pty Ltd (**the applicant**). The SIA is submitted to the NSW Department of Planning, Housing and Infrastructure (**DPHI**) in support of a State Significant Development Application (**SSDA**) for the site at 43B – 57 Blaxland Road, 2A, 2B and 2D Cavell Avenue, 448-458 Concord Road and 2A Lewellyn Street, Rhodes (**the site**).

The purpose of the project is to facilitate the delivery of high-quality housing (including affordable housing) at a strategically located site and to deliver a built form outcome that is consistent with the desired future character of the Rhodes Place Strategy. This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (**SEARs**) dated 14 February 2025 and issued for the SSDA (SSD-67508739).

## REPORT PURPOSE AND SCOPE

An SIA is an independent and objective study that identifies and analyses the potential positive and negative social impacts associated with a proposed development. It involves a detailed study to scope potential positive and negative social impacts, identify appropriate mitigation and enhancement measures and provide recommendations aligned with professional standards and statutory obligations.

The NSW DPHI’s Social Impact Assessment Guideline (2023) states that an SIA should consider the likely changes to the following social elements of value to people: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods and decision-making systems.

## POTENTIAL POSITIVE AND NEGATIVE SOCIAL IMPACTS

The methodology to prepare this SIA is outlined in Section 2 and was informed by DPHI’s SIA Guideline (2023). The potential social impacts of the proposal are assessed by comparing the magnitude of impact (minimal to transformational) against the likelihood of the impact occurring (very unlikely to almost certain), as per DPHI’s guidelines.

The potential enhanced positive and mitigated negative social impacts identified are listed below. The complete assessment of each impact is provided in Section 6. A discussion of identified cumulative social impacts is also provided in Section 6.8. This includes an overview of the impacted stakeholders, the duration of the impact, and mitigation measures. A summary of this discussion is provided below.

## PROPOSED MITIGATION, ENHANCEMENT AND MANAGEMENT MEASURES

A consolidated list of measures to enhance positive social impacts and mitigate negative social impacts identified throughout this report and summarised in the table below is provided in Section 6 of this report. This section also includes additional SIA recommendations to enhance positive impacts further and mitigate negative ones.

Table 1 Summary of potential positive and negative social impacts

| Impact category | Impact description                                           | Mitigated assessment                                                               | Recommendations provided                                           |
|-----------------|--------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Way of life     | Increased supply of affordable housing                       | High positive for future residents of the site.                                    | No                                                                 |
| Community       | Perceived impact on community cohesion                       | Neutral to low negative for current and future residents of the site.              | Yes. Refer to Section Community (Section 6.2.1)                    |
| Accessibility   | Exacerbation of existing stress on transport infrastructure. | Low negative for residents, workers and surrounding users of the road network. Low | Yes. Refer to Section Exacerbation of existing stress on transport |

| Impact category      | Impact description                                                           | Mitigated assessment                                                                                                                                                                      | Recommendations provided                                                                                          |
|----------------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|                      |                                                                              | negative for the users of public transport in the short term, with the impact likely to turn neutral in the long term due to future transport infrastructure projects planned for Rhodes. | infrastructure (Section 6.3.1)                                                                                    |
| Accessibility        | Increased demand for services and facilities                                 | Low positive for residents, workers and surrounding users.                                                                                                                                | Yes. Refer to Section Increased demand on services and facilities (Section 6.3.2)                                 |
| Culture              | Potential impact on Aboriginal culture and heritage                          | Low positive to the local Aboriginal community and future residents and visitors of the site                                                                                              | Yes. Refer to Section Culture (Section 6.4.1)                                                                     |
| Health and wellbeing | Perception of increased risk to pedestrian safety and movement               | Low negative to neutral for residents, pedestrians, commuters, visitors, and community members of the site.                                                                               | Yes. Refer to Section Health and <b>wellbeing</b> (Section 6.5.1)                                                 |
| Surroundings         | Impacts on residential amenity through operational and construction noise    | Low negative impact on residents and visitors of the site.                                                                                                                                | Yes. Refer to Section Impacts to residential amenity through construction and operational noise (Section 6.6.1)   |
| Surroundings         | Impacts on visual amenity from surrounding residents and on key public areas | Low negative for residents and surrounding precinct users of the site.                                                                                                                    | Yes. Refer to Section Impacts on visual amenity for surrounding residents and on key public areas (Section 6.6.2) |
| Livelihoods          | Supporting improved employment activities                                    | Medium positive to the local workforce                                                                                                                                                    | Yes. Refer to Section Livelihoods (Section 6.7.1)                                                                 |
| Livelihoods          | Perceived impact on property values in local areas                           | Neutral to immediate residents                                                                                                                                                            | No                                                                                                                |

| Impact category           | Impact description                                                                                                                                                                                                                                                                                                                                | Mitigated assessment                                       | Recommendations provided                               |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------|
| Decision-making systems   | Increased community and stakeholder participation                                                                                                                                                                                                                                                                                                 | Medium positive to immediate residents and social locality | No                                                     |
| Cumulative social impacts | <p>A discussion on cumulative impacts is outlined in Section 6.8. This includes the following cumulative social impacts:</p> <ul style="list-style-type: none"> <li>▪ Cumulative social impacts during construction</li> <li>▪ Cumulative pressure on existing services and facilities</li> <li>▪ Cumulative change to local character</li> </ul> |                                                            | Yes. Refer to Section Cumulative impacts (Section 6.9) |



# **1. INTRODUCTION**

This Social Impact Assessment (SIA) has been prepared by Urbis Ltd (Urbis) on behalf of Leeds Investment Pty Ltd (the applicant). The SIA is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) for the site at 43B – 57 Blaxland Road, 2A, 2B and 2D Cavell Avenue, 448-458 Concord Road, 2A Lewellyn Street, Rhodes (the site). The SSDA seeks consent for the in-fill affordable housing development.

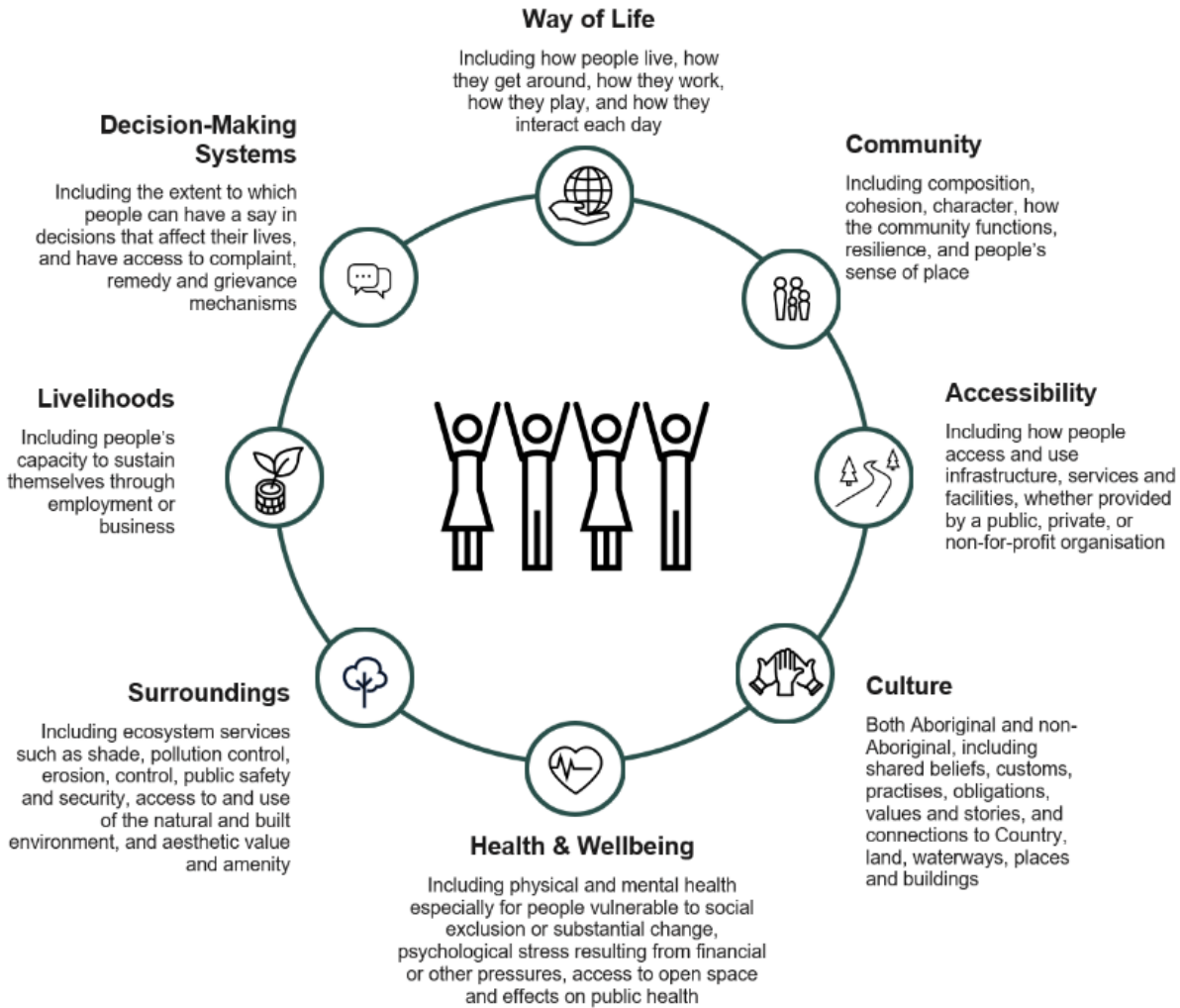
## **1.1. REPORT PURPOSE AND SCOPE**

An SIA is an independent and objective study that identifies and analyses the potential positive and negative social impacts associated with a proposed development. It involves a detailed study to scope potential positive and negative social impacts, identify appropriate mitigation and enhancement measures and provide recommendations aligned with professional standards and statutory obligations. It is the intention that the SIA process will inform the proposal, not just reflect and report on impacts.

Social impacts can be understood as the consequences that people (individuals, households, groups, communities, or organisations) experience when a new project brings change. A SIA considers both physical and intangible impacts, as well as direct and indirect impacts, including short-term (construction) and long-term (operational) impacts.

The NSW DPHI's Social Impact Assessment Guideline (2023) states that an SIA should consider the likely changes to the following social elements of value to people.

Figure 1 SIA categories



Source: Graphic created by Urbis. Information sourced from SIA Guideline (DPHI 2023, p. 19).

## 1.2. SIA GUIDELINES AND REQUIREMENTS

This SIA aligns with the best practice methods contained within the DPHI's SIA Guideline (2023). The DPHI SIA Guideline (2023) provides a framework for identifying, predicting, and evaluating likely social impacts, helping to provide greater clarity and certainty for proponents and the community.

This SIA has been prepared to satisfy the Secretary's Environmental Assessment Requirements (SEARs) for the SSD-67508739 issued on 14 February 2025. The individual SEARs item relevant to this SIA is outlined in Table 2 below.

Table 2 SEARs item

| Item | SEARs requirement                                                                                                                                                                                                                                                              | Relevant section of report |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 18   | <p><b>Social Impact</b></p> <p>The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i>.</p> | This report (Sections 6-7) |

Source: SEARs issued for the proposal, issued 14 February 2025 (DPHI, 2025)

### 1.3. PROJECT OVERVIEW

The application seeks consent for the development of an infill affordable housing project, the result of an Architectural Design Competition held in mid-2024. This competition yielded a high-quality urban design outcome that aligns with the desired future character of the Rhodes Precinct. Specifically, the SSDA seeks consent for:

- Site preparation works including demolition and removal of existing structures on the site, tree and vegetation removal.
- Bulk excavation to accommodate the basement structure and site remediation.
- Construction of seven (7) residential buildings comprising two (2) townhouse buildings ranging from four (4) to five (5) storeys (plus roof terrace), and five (5) residential flat buildings ranging from eight (8) to 29 storeys
- Together, these buildings comprise:
  - Nine (9) townhouses and 640 apartments comprising 15% affordable housing
  - Basement parking for private vehicles, visitors and service vehicles.
  - Storage areas and services.
  - Communal open spaces.
- Construction of a public road connecting Blaxland Road and Cavell Avenue
- Associated landscaping and public domain improvements

The purpose of this project is to facilitate the growth of residential development and affordable housing within the Rhodes precinct that aligns with the Rhodes Precinct Plan.

Figure 2 Proposed development



Source: FJC, 2025

## 1.4. AUTHORSHIP AND SIA DECLARATION

The authorship SIA declarations for this report are provided in the following sections.

### 1.4.1. Authors

This report has been prepared by a suitably qualified and experienced lead author and reviewed and approved by a suitably qualified and experienced co-author, who holds appropriate qualifications and has relevant experience to carry out the SIA for this Project. The following introduces each author:

**Liliana Pena**

Position

Qualifications

Experience

**Quality assurance**

Associate Director

Master of Urban Planning, National University of Colombia

Bachelor of Social Work, National University of Colombia

Liliana is a specialist in social impact assessment and stakeholder engagement, with experience in local and large-scale infrastructure projects in the built environment and renewable energy sectors, adhering to authority standards and best practice guidelines, including the NSW SIA Guideline (DPHI, 2025).

**Rebekka McWhirter**

Position

Qualifications

**Report lead author**

Consultant

Bachelor of Arts (Archaeology), University of Sydney

Master of Planning, Macquarie University

|                       |                                                                                                                                                                                        |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Experience            | Experience in writing SIA reports for a range of projects in the context of the SIA Guideline (DPHI 2025) and best practice social research, evaluation and impact assessment.         |
| <b>Sophie Perrott</b> | <b>Report co-author</b>                                                                                                                                                                |
| Position              | Assistant Planner                                                                                                                                                                      |
| Qualifications        | Bachelor of City Planning (Honours) (current), University of New South Wales                                                                                                           |
| Experience            | Experience in contributing to SIA reports for a range of projects in the context of the SIA Guideline (DPHI 2025) and best practice social research, evaluation and impact assessment. |

### 1.4.2. Declaration

The authors declare that this SIA report:

- Was completed on 30 July 2025.
- Has been prepared in accordance with the EIA process under the EP&A Act
- Has been prepared in alignment with the DPHI’s (2023) SIA Guideline
- Contains all reasonably available Project information relevant to the SIA
- As far as Urbis is aware, it contains information that is neither false nor misleading.

*Rebekka McWhirter*



|                          |                                                   |
|--------------------------|---------------------------------------------------|
| Rebekka McWhirter        | Liliana Peña                                      |
| Consultant – Lead Author | Associate Director - Review and quality assurance |
| 30 July 2025             | 30 July 2025                                      |

## 1.5. SIA GUIDELINE REVIEW QUESTIONS AND RESPONSES

The review questions outlined by the SIA Guideline (2023) are designed to confirm that the requirements of the SIA Guideline have been fulfilled when considering the scale of social impacts associated with the proposed development. Table 3 below outlines these review questions and indicates how they have been addressed in this SIA.

Table 3 SIA Guideline review questions and responses

| SIA Review questions                                                                                                               | Addressed by report (yes/no), relevant section |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| Does the lead author meet the qualification and experience requirements?                                                           | Yes, See Section 1.4                           |
| Has the lead author provided a signed declaration?                                                                                 | Yes, See Section 1.4                           |
| Would a reasonable person judge the SIA report to be impartial, transparent and suitably rigorous given the nature of the project? | Yes                                            |

| <b>SIA Review questions</b>                                                                                                                                                                                                                                                            | <b>Addressed by report (yes/no), relevant section</b>            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <b>Project's social locality and social baseline</b>                                                                                                                                                                                                                                   |                                                                  |
| Does the SIA report identify and describe all the different social groups that may be affected by the project?                                                                                                                                                                         | Yes, See Section 3                                               |
| Does the SIA report identify and describe all the built or natural features that have value or importance for people, and explain why people value those features?                                                                                                                     | Yes, See Section 3                                               |
| Does the SIA report identify and describe historical, current, and expected social trends or social changes for people in the locality, including their experiences with this project and other major development projects?                                                            | Yes, See Section 4                                               |
| Does the social baseline study include appropriate justification for each element, and provide evidence that the elements reflect both relevant literature and the diversity of views and likely experiences?                                                                          | Yes, See Section 4                                               |
| Does the social baseline study demonstrate social-science research methods and explain any significant methodological data or limitations?                                                                                                                                             | Yes, See Section 2                                               |
| <b>Identification and description of social impacts</b>                                                                                                                                                                                                                                |                                                                  |
| Does the SIA report adequately describe likely social impacts from the perspectives of how people may experience them, and explain the research used to identify them? When undertaken as a part of SIA scoping and initial assessment, has the plan for the SIA report been detailed? | Yes. See Section 6<br>SIA report not undertaken for scoping      |
| Does the SIA report apply the precautionary principle to identifying social impacts, and consider how they may be experienced differently by different people and groups?                                                                                                              | Yes. See Section 6                                               |
| Does the SIA report describe how the preliminary analysis influenced project design and EIS engagement strategy?                                                                                                                                                                       | Yes. See Sections 6 and 7 for recommendations on project design. |
| <b>Community engagement</b>                                                                                                                                                                                                                                                            |                                                                  |
| Were the extent and nature of engagement activities appropriate and sufficient or canvass all relevant views, including those of vulnerable or marginalised groups?                                                                                                                    | Yes. See Section 4                                               |
| How have the views, concerns and insights of affected and interested people influenced both the project design and each element of the SIA report?                                                                                                                                     | Yes. See Sections 3 - 7                                          |
| <b>Predicting and analysing social impacts</b>                                                                                                                                                                                                                                         |                                                                  |
| Does the SIA report impartially focus on the most important social impacts to people at all stages of the project, without any omissions or misrepresentations?                                                                                                                        | Yes. See Section 6                                               |

| SIA Review questions                                                                                                                                                       | Addressed by report (yes/no), relevant section                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the SIA report analyse the distribution of both positive and negative social impacts, and identify who will benefit and who will lose from the project?               | Yes. See Section 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Does the SIA report identify its assumptions and include sensitivity analysis and alternate scenarios? (including 'worst-case' and 'no project' scenarios where relevant?) | <p>The methodology section of the report sets out the key assumptions underpinning the assessment (refer to Section 22). This includes the assumption that information provided through other technical reports (e.g., traffic and noise) is accurate.</p> <p>The SIA considers alternative site scenarios from the perspective of the 'worst case' scenario (i.e., no technical mitigations), in alignment with the EIS.</p> <p>We note that consideration of alternative site options (e.g., no development, different types of development) has been considered separately as part of the business case process, which has informed the EIS, and upon which the SIA has drawn. It is the role of the SIA, however, to assess the chosen development scenario at hand; no other alternative scenarios are considered at the business case stage.</p> <p>Therefore, our sensitivity analysis and assessment of 'worst-case' scenarios relate to a 'no mitigation' scenario for the chosen development option.</p> |

| <b>SIA Review questions</b>                                                                                                                                                                       | <b>Addressed by report (yes/no), relevant section</b>      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
|                                                                                                                                                                                                   | This evidence is assessed as part of the SIA at Section 6. |
| <b>Evaluating significance</b>                                                                                                                                                                    |                                                            |
| Do the evaluations of the significance of social impacts impartially represent how people in each identified social group can expect to experience the project, including any cumulative effects? | Yes. See Section 6                                         |
| Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?                                      | Yes. See Section 6                                         |
| <b>Responses, monitoring and management</b>                                                                                                                                                       |                                                            |
| Does the SIA report propose responses that are tangible, deliverable, likely to be durably effective, directly related to the respective impact(s) and adequately delegated and resourced?        | Yes. See Section 7                                         |
| Does the SIA report demonstrate how people can be confident that social impacts will be monitored and reported in ways that are reliable, effective and trustworthy?                              | Yes. See Section 7                                         |
| Does the SIA report demonstrate how the proponent will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?                             | Yes. See Section 7                                         |



## 1.6. STRUCTURE OF THIS REPORT

This SIA has seven sections as summarised below:

- **Section 1** (this section) introduces the proposal, purpose and scope of this report.
- **Section 2** outlines the legislative requirements and methodology applied to complete this SIA.
- **Section 3** provides a social baseline of the study area, including social and demographic characteristics and policy context.
- **Section 4** provides an overview of the field study undertaken to inform the SIA, including an overview of the key findings.
- **Section 5** provides an overview of the site's social locality.
- **Section 6** assesses the positive and negative social impacts of the proposal, including with and without mitigation and enhancement measures (Social Impact Assessment).
- **Section 7** outlines the mitigation, enhancement, and management measures of the assessed impacts.

## 2. METHODOLOGY

This section outlines the methodology for preparing this assessment, referencing relevant legislative requirements and guidelines. The scope of this SIA has been developed in accordance with the:

- SEARs for the Project
- SIA Guideline (DPHI 2023)
- The social characteristics and community values of the local area and City of Canada Bay LGA.

### 2.1. ASSESSMENT METHODOLOGY

The methodology undertaken to prepare this SIA is outlined in Table 4. The methodology was informed by the guidance contained within the SIA Guideline and Technical Supplement (DPHI 2023).

Table 4 Methodology overview

| Stage                                         | Activities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Stage 1: Inception and social baseline</b> | <ul style="list-style-type: none"> <li>▪ Site visit of surrounding land uses and site.</li> <li>▪ Review of relevant state and local policies and strategies to understand potential social implications.</li> <li>▪ Analysis of relevant data sets to understand the existing community profile and community values, strengths and vulnerabilities.</li> <li>▪ Identification of the project's area of social influence and likely impacted groups.</li> <li>▪ Early identification of potential social impacts (positive and negative) based on research tasks undertaken.</li> </ul>                                                                                                                                                                                   |
| <b>Stage 2: SIA field study</b>               | <p>As specified in the DPHI Guideline, SIAs require community and stakeholder engagement to develop an understanding of the impacts on communities and people resulting from a project. Community and stakeholder engagement also provides an opportunity for potentially affected individuals and groups to provide feedback and input on a project. To achieve this, the following engagement activities were conducted:</p> <ul style="list-style-type: none"> <li>– Engagement with City of Canada Bay Council</li> <li>– Engagement with the local community through a community newsletter via letter box drop, online community survey and two community information sessions.</li> <li>– Analysis of field study data and identification of key themes.</li> </ul> |
| <b>Stage 3: Impact scoping</b>                | <ul style="list-style-type: none"> <li>▪ Review of social baseline and SIA field study outcomes</li> <li>▪ Review of proposal plans, project documentation and relevant technical assessments</li> <li>▪ Identification and scoping of potential social impacts (positive and negative), mitigation and enhancement measures.</li> <li>▪ Identify potential opportunities for additional measures to be incorporated into the proposal.</li> </ul>                                                                                                                                                                                                                                                                                                                         |
| <b>Stage 4: Assessment and reporting</b>      | <ul style="list-style-type: none"> <li>▪ Assessment of social impacts (positive and negative) with and without mitigation and enhancement measures.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| Stage | Activities                                                                                                                                                                                                             |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <ul style="list-style-type: none"> <li>▪ Provision of recommendations to further reduce negative social impacts and enhance positive social impacts.</li> <li>▪ Preparation of draft and final SIA reports.</li> </ul> |

## 2.2. APPROACH TO ASSESSING SOCIAL IMPACTS

The assessment of social impacts can be approached in several ways. The Technical Supplement of DPHI's SIA Guideline highlights a risk assessment methodology, whereby the significance of potential impacts is assessed by comparing the magnitude of an impact against the likelihood of the impact occurring.

The DPHI's risk assessment methodology has been applied in this SIA and is outlined in Section 6.

## 2.3. ASSUMPTIONS

- This report is dated 30 July 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date.
- The preparation of this report precedes the release of the DPI SIA Guidelines in July 2025. Consequently, the methodology employed in this report follows the DPHI's Guidelines issued in February 2023.
- In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.
- All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and forecasts set out in this report will depend, among other things, on the actions of others over which Urbis has no control.
- Information provided through other technical reports that have informed the identification and assessment of impacts is assumed to be accurate.
- This report has been prepared with due care and diligence by Urbis, and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

## 3. SOCIAL BASELINE

This section provides a social baseline of the study area, including the site's location, defined social locality, policy context, demographic characteristics, and identified vulnerable groups.

### 3.1. SITE LOCATION

#### 3.1.1. Local context

The site is located at 43 – 57 Blaxland Road, 2A, 2B and 2D Cavell Avenue, 448-458 Concord Road and 2A Llewellyn Street, Rhodes, which is within the City of Canada Bay Local Government Area (LGA). The site is currently owned by Leeds Investment Pty Ltd.

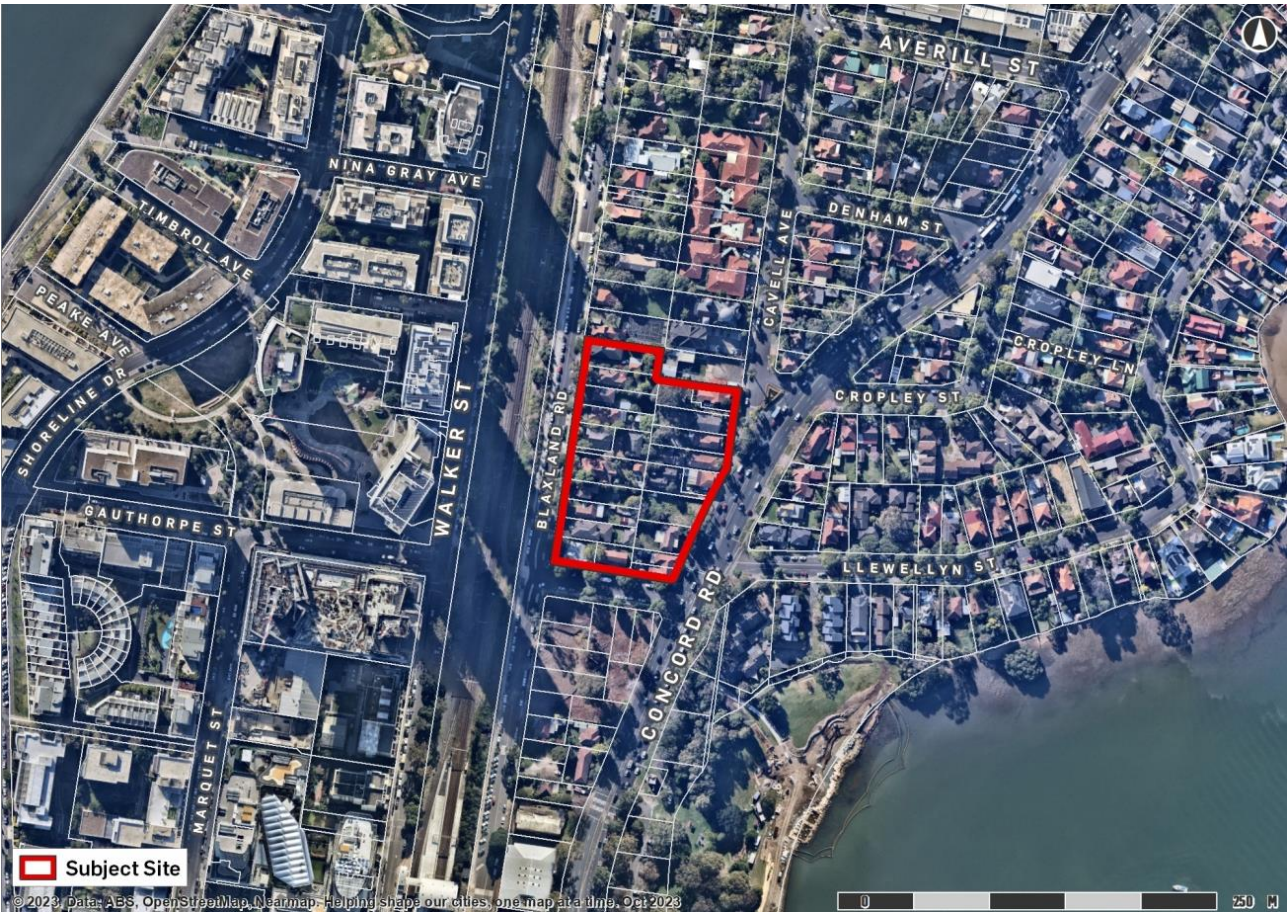
The site has frontages to Blaxland Road, Cavell Avenue, Llewellyn Street, and Concord Road. It is also highly accessible by public transport, with Rhodes Train Station and bus services within easy walking distance.

The site currently accommodates multiple one- and two-storey detached dwellings, which will require demolition to allow for the construction of the proposed residential flat buildings and terraces.

The surrounding locality is described below:

- **North:** Directly north of the site is the St. Mary & St. Merkorious Coptic Orthodox Church and Rhodes Community Centre, together with more low-density/detached residential buildings.
- **East:** To the east of the site is Concord Road. Furthermore, the east is characterised by residential development, consisting of detached dwellings and townhouses.
- **South:** Directly to the south is a recently demolished site with basement construction underway. The site has an active DA with the Canada Bay Council for a mixed-use development.
- **West:** To the west of the site is the T9 rail line. Further to the west (across the railway line) is the Rhodes West mixed-use precinct.

Figure 3 Llewellyn Street site



Source: Urbis GIS, 2025



Figure 4 Site photos



Picture 1 View of surrounding development from the proposal site



Picture 2 Llewellyn Street, facing west

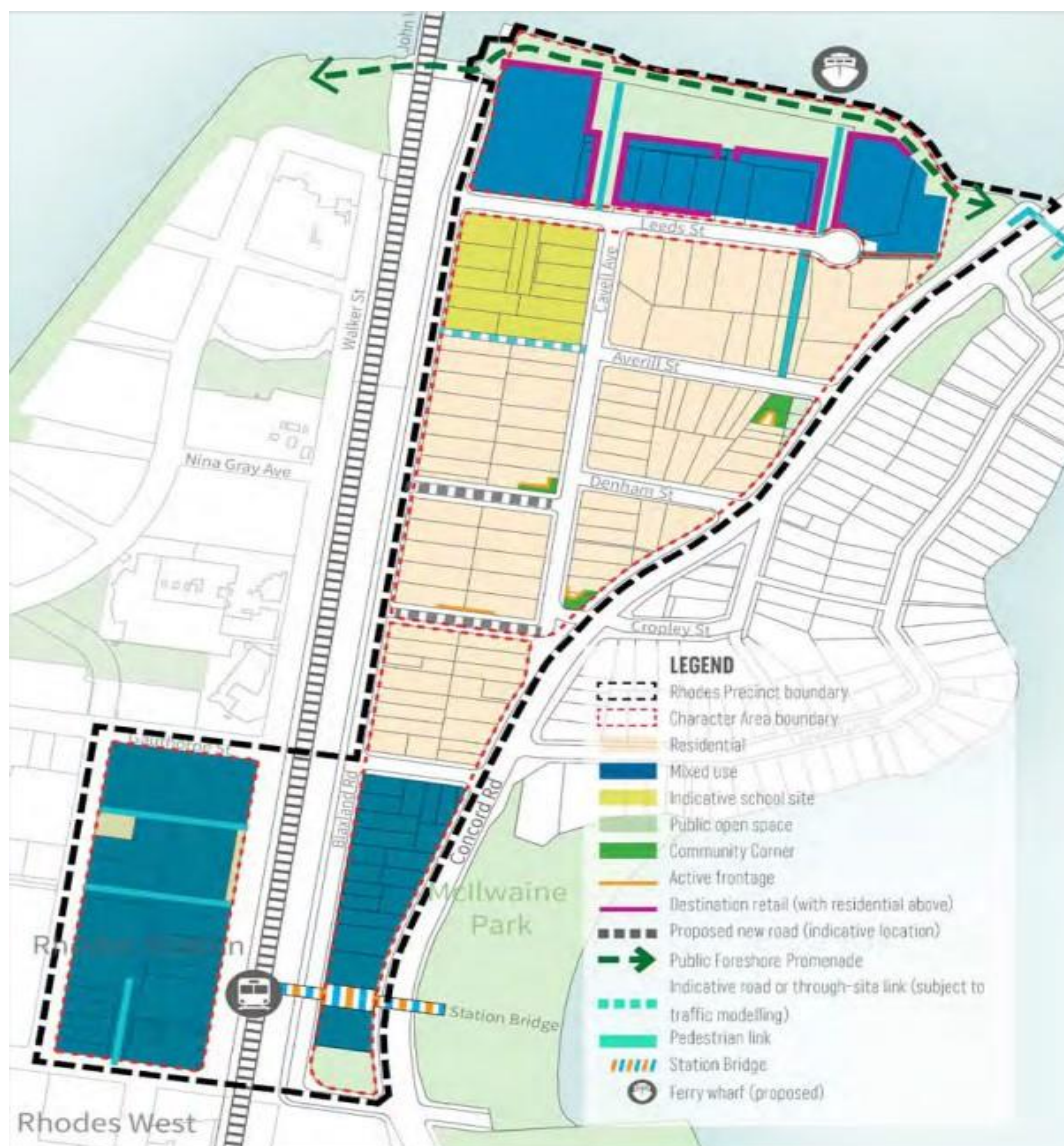
### 3.1.2. Regional context

The site is centrally located within Rhodes, a key Strategic Centre identified in the Eastern City District Plan. This designation highlights Rhodes' potential for significant job creation and housing development. Situated approximately 12km north-west of the Sydney Central Business District (CBD) and around 7.5km east of Parramatta CBD, Rhodes is strategically positioned to benefit from its proximity to these major urban centres. To the south of Rhodes lies the Concord Health District, which comprises a Public Teaching Hospital and a range of other healthcare services, providing essential infrastructure for the region's healthcare needs.

Rhodes is characterised by two distinct localities divided by the rail line. Rhodes West has undergone a transformation from a former heavy industrial area into a high-density residential, retail, and business hub. This area now features modern apartment complexes, shopping centres, and commercial spaces. In contrast, Rhodes East remains predominantly a low-density residential area, characterised by single-storey homes. It also includes some office and industrial zones, maintaining a more traditional suburban character.

Transport infrastructure in Rhodes is well-developed, supporting its role as a Strategic Centre. The Rhodes railway station provides frequent train services, connecting residents to both the Sydney CBD and Parramatta CBD. Bus services complement the rail network, offering additional connectivity within the region and to surrounding areas. Road capacity is also a critical factor, with major roads such as Concord Road and Homebush Bay Drive facilitating efficient vehicular movement.

Figure 5 Rhodes Precinct Structure Plan (Rhodes Place Strategy, 2021, p.10)



Source: Rhodes Place Strategy, 2021, p.10

Rhodes is well connected to other places on the harbour: west by the Bennelong Bridge to Wentworth Point and Sydney Olympic Park, north to Meadowbank by the John Whitton Bridge, northeast to Ryde by the Ryde Bridge, and south via the Kokoda Track Memorial Walkway to Concord. Rhodes is serviced by public transport on the Northern Line and the regional road network; however, as identified by the Rhodes Place Strategy (2021), this infrastructure is under pressure and also acts as a barrier to walking, cycling, and movement between east and west.

### **3.1.3. Housing context**

The Rhodes Place Strategy was prepared by the NSW Government in 2021, in partnership with the City of Canada Bay, following extensive consultation over several years. The Strategy sets out a long-term vision for Rhodes to guide future development over the next 20 years, up to 2041. The Strategy identifies the opportunity to provide up to 4,200 dwellings within Rhodes, along with new facilities including transport infrastructure, a primary school, and open space. Notably, the Place Strategy has identified a dwelling cap for the area to ensure that infrastructure can be delivered to meet the demands of the anticipated incoming population. Based upon transport and traffic modelling, this cap is placed at 3,000 dwellings, with development of further dwellings dependant on the delivery of key transport infrastructure including the quadruplication of the Northern Line to enable more trains to stop at Rhodes, Sydney Metro West, and potential expansion of Parramatta Light Rail (PLR 2) to Wentworth Point and Sydney Olympic Park.

The NSW Government has introduced several reforms under the State Environmental Planning Policy (Housing SEPP 2023) in response to the housing affordability crisis. The reforms aim to increase the supply of social and affordable housing for low-income households and essential workers. This includes a bonus height and Floor Space Ratio of up to 30% where eligible projects include a minimum of 15% of the GFA as affordable housing.

Projects that meet the criteria will be assessed under a State Significant Development (SSD) pathway and assessed by DPHI. The NSW Government has deemed four Billbergia sites within Rhodes (including this proposal) as an eligible project under this reform. These sites are outlined in Figure 6 below.



Figure 6 Billbergia sites across Rhodes Precinct: (1) Leeds Street; (2) Blaxland Road; (3) Marquet Street; (4) Llewellyn Street.



Source: Billbergia, 2024

## 3.2. POLICY CONTEXT

A review of relevant state and local policies was undertaken to understand the strategic context of the proposal and any potential impacts (positive and negative). This included:

### State

- Greater Sydney Commission, Greater Sydney Region Plan (2018)
- Transport for NSW, Future Transport Strategy (2022)
- NSW Department of Planning, Industry and Environment, Rhodes Place Strategy (2021)
- NSW Department of Planning, Industry and Environment, Eastern City District Plan (2018)
- NSW Department of Planning, Industry and Environment, Housing 2041 (2021)

### Local

- City of Canada Bay, Foreshore Access Strategy (2020)
- City of Canada Bay, Community Strategic Plan (CSP) – Our Future 2036 (2022)
- City of Canada Bay, Affordable Housing Contribution Scheme (2021)
- City of Canada Bay, Local Housing Strategy (LHS) (2019)

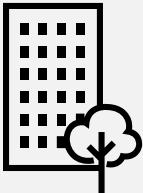
- City of Canada Bay, Local Strategic Planning Statement (LSPS) (2020)

The key social themes from the policy review are summarised in the review below.

Table 5 Key social themes from policy review

| Theme                                                                                                                                         | Summary of findings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Anticipating a Growing Population</p>                     | <p>Rhodes is expected to experience significant population growth, with its population expected to double by 2041. According to the LSPS and LHS, this increase has been driven by the demand for housing across Greater Sydney, with Rhodes typically identified as a desirable area due to its strategic position along a major transport corridor between Parramatta and the Sydney CBD.</p> <p>Given this expected growth in housing demand, the Rhodes Place Strategy 2021 was adopted to provide a 20-year vision for the area. The vision envisions Rhodes as a sustainable, thriving, and people-focused place that respects its heritage and is supported by a forward-thinking transport strategy and meaningful connections to the water, encouraging people to walk further, stay longer, enjoy, and take pride in the community identity of Rhodes.</p> <p>It is also supported by a planning and infrastructure delivery framework that guides and supports the development of Rhodes. This includes planning controls, such as changes to the City of Canada Bay LEP, a 3,000-dwelling cap based on a transport capacity study, and staging to align infrastructure provision with the rollout of development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>Providing diverse housing in appropriate locations</p>  | <p>A major priority of the Greater Sydney Region Plan (2018) is to address the ongoing housing demand facing Sydney, citing the need for Sydney to deliver 36,250 new dwellings per year to accommodate forecast population growth. The Rhodes Place Strategy aims to deliver 4,200 new homes to help support this demand, with an initial cap of 3,000 homes pending further infrastructure. The combination of affordable housing targets, the planned mix of dwellings, improved walking and cycling connections, and access to public transport will help realise the Council's ambitions for Rhodes. This aligns with the goals of the NSW Housing Strategy, which aims to deliver better housing outcomes, including housing in the right locations, housing that suits diverse needs, and housing that feels like home.</p> <p>The LHS identified that the greatest demand for dwellings within the City of Canada Bay LGA between 2018 and 2036 is likely to be for flats, units, and apartments, with 92% of the projected demand for this type of development. The LSPS and LHS acknowledge that Rhodes will be a location for higher-density housing, which will make a significant contribution to the broader LGA's housing requirements.</p> <p>The issue of affordable housing is one predominantly faced by lower-income households, who may include key workers, sole parents, or students. As outlined by the LHS, the lack of diversity between the extremes of high-density apartments and low-density detached housing is also impacting housing affordability. To address this, Priority 5 of the LSPS aims to provide housing supply, choice and affordability around key transport nodes,</p> |

| Theme                                                                                                                                                        | Summary of findings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                              | <p>corridors and centres, the NSW Government has introduced several reforms under the State Environmental Planning Policy (Housing SEPP 2023) in response to the housing affordability crisis, including a bonus height and Floor Space Ratio of up to 30% where eligible projects include a minimum of 15% of the GFA as affordable housing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p>Respecting and integrating Aboriginal culture</p>                        | <p>Direction 1 of the CSP envisions a connected community wherein local communities are diverse, inclusive, and safe places that honour all cultures. A key goal within this direction is to celebrate, recognise, and honour Aboriginal and Torres Strait Islander cultures, such as through partnership with Indigenous groups and organisations. Similarly, Priority 7 of the LSPS intends to create vibrant places that respect local heritage and character, including the unique and special Aboriginal, built, archaeological and landscape heritage significance of the area.</p> <p>This intention is realised throughout the Rhodes Place Strategy, particularly in relation to opportunities for Aboriginal cultural heritage interpretation and ecological experiences as part of the Big Move 2, which aims to revitalise the Parramatta River Foreshore and green spaces throughout Rhodes. A key action to ensure this move is the undertaking of an Aboriginal Cultural Heritage Assessment across the Rhodes Peninsula, which should include an interpretation strategy that outlines ways to build on the cultural significance of the area, such as through landscape design, interpretive signage, and place naming.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>Supporting growth through active and public transport connections</p>  | <p>According to the LHS, ensuring the delivery of transport infrastructure aligns with population growth will be key to supporting the delivery of more houses in Rhodes. Community consultation undertaken as part of the CSP notes concerns from residents in the LGA regarding the potential impact of population growth on traffic congestion, parking, and access to regular public transport. Several transport upgrades have been identified to support this growth and mitigate potential traffic impacts, including the delivery of the Sydney Metro, Parramatta Light Rail (Stage 2), and WestConnex.</p> <p>In addition to the delivery of new and upgraded transport infrastructure, several strategies identify the need to provide increased active transport connections to support this growth. The Council's CSP contains a priority commitment to ensure that Rhodes is an exemplar for development by encouraging active and public transport through the implementation of precinct-wide sustainability initiatives. The consultation reflected the community's desire for improved cycle and pedestrian paths, more pedestrian crossings, and lower speed limits to enhance pedestrian safety. It also sought to improve lighting along foreshore walks and trails, as well as provide safe spaces for young people to gather and socialise safely.</p> <p>The Rhodes Place Strategy also identified several infrastructure upgrades to support this access and connectivity. This includes a priority to improve east to west connections across the suburb through accessibility upgrades around the train station, such as a new pedestrian bridge and plaza on the eastern side of the station over Concord Road, up to 4,000qm of new public space</p> |

| Theme                                                                                                            | Summary of findings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                  | west of the station, as well as improved connections along the Parramatta River and greater connectivity through Rider Boulevard and Walk Street.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Vision for Llewellyn Street<br> | <p>The Rhodes Place Strategy identifies ‘five big moves’ and related initiatives to unlock the area’s potential to provide green, connected public domain, enjoyment of the Parramatta River, an integrated movement network, people-focused building and neighbourhood design, and a mix of activities at key destinations. This place-based approach builds on the existing urban fabric and character to create a pedestrian-friendly, people-focused place.</p> <p>The first ‘big move’ of the Strategy is to evolve Rhodes into a vibrant mixed-use centre with new schools, aged care, shops, restaurants, and open spaces around the rail station. Development will be guided by a 3,000-dwelling threshold, with infrastructure sequenced to growth. Improved pedestrian access and safety around the rail station will support the vision of 4,200 new homes. Enhancements include a new station bridge, an extended platform, and better connections. Employment space in new developments will ensure more local jobs, allowing residents to work, shop, and socialise close to home.</p> <p>Specifically, for Llewellyn Street, the strategy outlines the aim to create activity through the design of the tower podiums, addressing the areas surrounding the station, including Blaxland Road, Llewellyn Street, Churchill Tucker Reserve, and the edges of the Station Bridge Plaza.</p> |

### 3.3. DEMOGRAPHIC PROFILE

A demographic profile identifies the demographic and social characteristics of a proposal’s likely impacted communities and is used to inform the social locality. This is an important tool in understanding how a community currently lives and that community’s potential capacity to adapt to changes arising from a proposal.

A demographic profile has been developed for Rhodes based on data from the Australian Bureau of Statistics (ABS), Profile.id and Forecast.id. The demographic characteristics of the City of Canada Bay LGA and Greater Sydney have been used where relevant to provide a comparison.

#### 3.3.1. Population and age



In 2021, 11,453 people were living in Rhodes, representing 12.8% of the residents in the City of Canada Bay LGA. By 2041, this population is expected to increase to 22,549 people, representing a 93.9% increase from the current total.

Rhodes has a significantly **higher proportion of young adults aged 20-39 years** (60%) compared to the City of Canada Bay LGA (31.1%) and Greater Sydney (30%).

Conversely, the suburb has a **lower rate of people aged 70 and above** (3.4%) compared to the City of Canada Bay LGA (12.2%) and Greater Sydney (10.7%).

**Lone-person households are common, representing a quarter (25.7%) of all households** in Rhodes. This rate is similar to that found in the City of Canada Bay LGA (24.7%) and Greater Sydney (23.2%). However, there is a considerably lower proportion of couples with children in Rhodes (32.2%) compared to the City of

Canada Bay LGA (43.7%) and Greater Sydney (48.4%). According to Forecast.id population forecasts, the proportion of couples with children is expected to increase from 20% of the 2021 population to 25.1% of the population by 2041, indicating a potential demand for key facilities catering to this age group.

The average household size in Rhodes is 2.18 persons per household.

### 3.3.2. Culture and diversity



Approximately 0.3% of the Rhodes community identifies as **Aboriginal or Torres Strait Islander**. This is similar to the City of Canada Bay LGA (0.6%).

Rhodes is a **highly culturally diverse suburb** with a higher proportion of people speaking a language other than English at home (80%), compared to the City of Canada Bay LGA (47.1%) and Greater Sydney (42%).

The three most **common non-English languages** spoken in Rhodes are Mandarin (30.2%), Korean (10.6%) and Cantonese (8.3%). This is proportionally higher compared to the City of Canada Bay LGA (8.6%, 3.2% and 3.9%) and Greater Sydney (5%, 1.1% and 2.8%), respectively.

### 3.3.3. Education, workforce and employment



Rhodes has **high levels of educational attainment**, with 62% holding a bachelor's degree qualification or above, compared to the City of Canada Bay LGA (42.9%) and Greater Sydney (33.4%).

There is a **high rate of labour force participation in Rhodes (69.5%) compared to the City of Canada Bay LGA (64.3%) and Greater Sydney (60%)**. Yet, Rhodes also has a **higher rate of unemployment (5.7%)** compared to the City of Canada Bay LGA (4.1%) and Greater Sydney (5.1%).

There is a high proportion of people employed in **professional, scientific, and technical services (17.9%) and financial and insurance services (12.6%) industries, compared to the City of Canada Bay LGA (13.4% and 9.7%) and Greater Sydney (10.9% and 7%)**. There is also a **high proportion of people working in the healthcare and social assistance industry (10.7%)**. However, it is lower compared to the City of Canada Bay LGA (12.5%) and Greater Sydney (13.4%).

In Rhodes, there is a **higher proportion of people who travel to work by public transport (11%) compared to the City of Canada Bay LGA (6.1%) and Greater Sydney (5.6%)**. There is a **comparable rate of people who bicycle or walk to work (2.8%) compared to the City of Canada Bay LGA (2.2%) and Greater Sydney (2.7%)**. Correspondingly, **there is a lower proportion of people who travel to work by vehicle (22.9%) compared to the City of Canada Bay LGA (31.4%) and Greater Sydney (36.9%)**.



### 3.3.4. Housing and affordability



The majority of dwellings in Rhodes are **flats or apartments (95.1%)**. This is proportionally higher compared to the City of Canada Bay LGA (52.2%) and Greater Sydney (30.7%).

Rhodes has **high levels of renters (59.2%)** compared to 37.8% in City of Canada Bay LGA and 35.9% in Greater Sydney, while there are **low rates of home ownership (38.2%)** compared to City of Canada Bay LGA (59.8%) and Greater Sydney (61.1%).

There is a **higher level of housing stress in Rhodes, with a notably higher proportion of households with mortgage repayments exceeding 30% of household income (35%)** compared to the City of Canada Bay LGA (22.7%) and Greater Sydney (19.8%). The rate of households with rent repayments exceeding 30% of household income in Rhodes (35%) is comparable to that of Greater Sydney (35.3%). However, it is higher compared to the City of Canada Bay LGA (31.7%).

There is a **lower proportion of social housing dwellings in Rhodes (0.3%)** compared to the City of Canada Bay LGA (2.4%) and Greater Sydney (4.1%).

*\*Rental affordability snapshot (2024) for the closest comparative Statistical Area (Ryde) shows that no households are affordable and appropriate for those on income support, and only 2% are affordable and suitable for those on a minimum wage.*

Data on the estimated levels of homelessness, according to the ABS 2021 Estimating Homelessness: Census, is only available at the LGA level and has been gathered for the City of Canada Bay LGA.

- In 2021, there were no people in the City of Canada Bay LGA recorded living in improvised dwellings, tents, or sleeping out.
- There were 41 (4.6 per 10,000) people in the City of Canada Bay LGA residing in supported accommodation for homelessness, compared to 6.2 per 10,000 people in NSW.
- There were 27 (3.0 per 10,000) people in the City of Canada Bay LGA who were temporarily residing in another household, compared to 5.1 per 10,000 people in NSW.
- There were 201 (23 per 10,000) people in the City of Canada Bay LGA living in crowded dwellings, compared to 37 per 10,000 in NSW.
- There were 103 (11.6 per 10,000) people in City of Canada Bay LGA living in 'severely' crowded dwellings, compared to 18.1 per 10,000 in NSW.

### 3.3.5. Health and wellbeing



Rhodes has a **lower proportion of people with one or more long-term health conditions (14.3%) compared to the City of Canada Bay LGA (25.9%) and Greater Sydney (27.5%)**.

The most common long-term health conditions in Rhodes were asthma (3.5%), mental health condition (3.3%), diabetes (2.3%) and arthritis (1.7%)

In Rhodes, 1.7% of the population reported needing help in their day-to-day lives due to disability. This is proportionately lower compared to the City of Canada Bay LGA (4.3%) and Greater Sydney (5.2%)

In Rhodes, 5.6% of people provide unpaid assistance to a person with a disability, long-term illness or old age. This is proportionately lower compared to the City of Canada Bay LGA (11.1%) and Greater Sydney (10.6%)

### 3.3.6. Crime and safety



As part of the demographic profile, data from the NSW Bureau of Crime Statistics and Research (BOCSAR) was also analysed on 17 March 2025 to understand the crime and safety context around the site. This data is accurate as of September 2024. Crime data from the BOCSAR indicates that Rhodes generally has higher rates of crime compared to the City of Canada Bay LGA, but lower rates compared to NSW averages. However, there were some crime types where Rhodes had lower rates of crime per 100,000 people than the City of Canada Bay LGA and NSW averages, including: assault (non-domestic), assault (domestic) and steal from motor vehicle.

### 3.3.7. Vulnerable groups

There are vulnerable groups in the community who may experience the impacts of the proposal differently or disproportionately. A review of key demographics of these potential groups has been analysed below to help inform the social locality and identify potential social impacts on this community.

#### SEIFA



*According to the 2021 Socio-Economic Indexes for Areas (SEIFA), there is some variation in terms of socio-economic advantage and disadvantage between communities within the local area and regional areas. The ABS Index of Relative Socio-economic Advantage and Disadvantage summarises information about the economic and social conditions of people and households within an area. This index encompasses both relative advantages and disadvantages.*

The suburb of Rhodes ranked in the top 5% of NSW suburbs in the index of relative socio-economic advantage and disadvantage.

City of Canada Bay LGA ranked in the top 10% of NSW LGAs in the index of relative socio-economic advantage and disadvantage.

This suggests that Rhodes and the City of Canada Bay LGA generally experience a relative lack of disadvantage and greater advantage. This may be partly due to higher rates in households with high incomes and people in skilled occupations (ABS 2021).

## 4. SIA FIELD STUDY

As specified in the DPHI Guideline, SIAs require community and stakeholder engagement to develop an understanding of the impacts on communities and people resulting from a project. Community and stakeholder engagement also provides an opportunity for individuals and groups potentially affected by a project to provide feedback and input. To achieve this, Urbis' Social Planning and Engagement teams developed and undertook an integrated SIA field study and engagement program which was supported by the relevant expertise within each of the teams to inform the nature of the conducted SIA field study and activities, including the outcomes of the social baseline (see Section 3) to identify the stakeholders and methods.

While community engagement activities did not exclude individuals and groups, activities were focused on individuals and groups within the immediate social locality (see Figure 8) as well as key stakeholders.

The methods of engagement and consultation with the community and key stakeholders are provided in Table 6

Additional communication and engagement activities were also undertaken by representatives from the Urbis Engagement team with nearby landholders and other agencies. These activities are detailed in full in the Engagement Outcomes report.

Table 6 Summary of community and stakeholder engagement activities

| Method                                                               | Administered                                                                                                                                 | Timeframes                   | Invited                                                                                                                                                      | Participated                     |
|----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Community survey                                                     | Online survey distributed via community newsletter. See Appendix A for the community newsletter and Appendix B for the SIA community survey. | 30 April 2024 to 21 May 2024 | All residences and businesses are located in the suburb of Rhodes (5,870 letterboxes).<br><br>See the community newsletter distribution area (see Figure 7). | 83 responses                     |
| Community drop-in sessions                                           | Face to face                                                                                                                                 | 8 May 2024 and 11 May 2024   | Residents within the suburb of Rhodes                                                                                                                        | Approximately 60 people in total |
| In-depth interview with the Council's social planning representative | Online – See Appendix C for SIA Discussion Guide Questions.                                                                                  | 10 May 2024                  | City of Canada Bay Council social planning representative                                                                                                    | 1 Council representative         |

### 4.1. COMMUNITY SURVEY SUMMARY OF FINDINGS

A community survey was developed to understand the potential social impacts of the proposal and potential mitigation and enhancement measures. The community survey was distributed via a community newsletter to all residences and businesses located in the suburb of Rhodes (5,870 letterboxes) (see Figure 7 for the community newsletter distribution area. A copy of the newsletter and community survey is included in Appendix B of this report.



Throughout the engagement period, 130 survey responses were received. This included 83 completed survey responses and 47 incomplete responses (i.e. one or more questions were skipped). The following process was undertaken to analyse the responses:

- Responses were read to identify unique themes for each survey question
- The total number of responses containing each unique theme was recorded for each survey question
- The frequency of each unique theme was calculated as a percentage of the total number of occurrences.

The community survey asked respondents about all four *Billbergia* sites, with responses analysed to provide detailed insights for each site (in this case, Llewellyn St). As some survey questions were open-ended and did not limit respondents to a single theme per response, respondents often identified multiple themes per question. Some respondents did not answer all questions in the survey, and blank responses were removed from totals when calculating the percentages noted below.

Figure 7 Community newsletter distribution area



Source: Nearmaps

#### Question 1: Which of the following best describes you?

There were 117 responses to this question, with respondents able to select multiple options. Of these:

- 84% (or 98 respondents) were residents of Rhodes
- 3% (or four respondents) were residents of suburbs around Rhodes
- 4% (or five respondents) were workers or business owners in Rhodes
- 1% (or one respondent) were workers or business owners in suburbs around Rhodes

- 4% (or five respondents) were regular visitors to Rhodes
- 3% (or four respondents) were regular visitors to suburbs around Rhodes

### **Question 2: In a few words, what do you value about living in Rhodes and/or the surrounding suburbs?**

There were 79 individual responses to this question. Overall, the responses demonstrated that residents enjoy living in Rhodes and value the community, amenities and surroundings. A high proportion of respondents reported feeling that Rhodes was too crowded.

Key themes raised included:

- **Community:** respondents described safety (20% or 16 respondents), community (14% or 11 respondents), peace and/or quiet (9% or seven respondents) as key aspects that they value in Rhodes.
- **Amenities:** respondents (10% or eight respondents) appreciated their proximity to the train station and public transport, and shops including Rhodes Shopping Centre (9% or seven respondents). Other respondents listed nearby restaurants, parks and amenities as things they value about the area.
- **Convenience:** respondents (44% or 35 respondents) appreciated the proximity of Rhodes CBD to other parts of Sydney, with many respondents (25% or 20 respondents) describing the area as convenient.
- **Aesthetic value:** respondents (18% or 14 respondents) enjoyed the views in the area, particularly the water view and appreciated the natural environment in the area (10% or eight respondents).
- **Population density:** Some respondents (28% or 22 respondents) thought the area was too crowded. Other impacts raised from this included the traffic congestion (9% or seven respondents). Some respondents (8%, or six respondents) stated that they did not find the area too crowded, citing that it is not overdeveloped or densely populated.
- **Other:** Other values raised, with minor comments, include property value, lifestyle, and the perception that the current community is highly educated.

### **Question 3: In a few words, what do you like about working in Rhodes and/or surrounding suburbs?**

There were five responses to this question.

*Most respondents stated that they appreciated the community and amenities in the area. Other comments included valuing the proximity to water and the convenient location Rhodes provides.*

### **Question 4: In a few words, what do you like about visiting Rhodes and/or surrounding suburbs?**

There were seven responses to this question.

Most respondents stated that they enjoy the community, the proximity to water, and the shopping in the area. Other comments included the availability of transport, connectivity, and the convenience of the area.

### **Question 5: Approximately 1,590 new apartments (including 272 affordable units and 1,318 private market dwellings) are proposed across the four Billbergia sites. How do you expect the development of more houses in the suburb to impact the Rhodes community?**

There were 89 responses to this question. Of these:

- 6% (five respondents) expected that the proposal would positively impact the community.

- **88% (78 respondents) expected that the proposal would negatively impact the community.**
- **6% (five respondents) expected that the proposal would both positively and negatively impact the community.**
- **No respondents expected the proposal to have either a positive or negative impact on the community.**
- **One respondent (1%) was unsure of the impact the proposal would have on the community.**

#### Question 6: In a few words, can you tell us why you feel this way?

There were 84 responses to this question. Overall, more than half of the survey respondents believed the population of Rhodes was already too dense and either objected to or had strong reservations about the proposed developments.

A high proportion of respondents did not believe there were sufficient amenities to support an increased population, with people noting that roads and public transport infrastructure were already under pressure.

Key negative themes raised included:

- **Population density:** 58% (49 respondents) stated that the population in Rhodes was too dense or would become too dense if the development were built.
- **Traffic:** 36% (30 respondents) believed that the development would worsen the existing traffic, with some commenting that it already takes over 20 minutes to travel out of Rhodes by car. 11% (9 respondents) commented that it would exacerbate the limited parking availability in the area.
- **Supporting infrastructure:** 17% of respondents (14 respondents) commented that the current amenities and facilities in Rhodes would not be able to cope with an increased population, including concerns about inadequate green or open space (6%, or five respondents) or insufficient school or childcare facilities (6%, or five respondents).
- **Public transport:** 14% (12 respondents) stated that the trains in the area are already at capacity during peak times. Several respondents noted that people from Wentworth Point also use the train station, which is not accounted for when considering train usage and capacity.
- **Safety concerns:** 10% (eight respondents) expressed concern that the developments might encourage crime in the area or decrease safety in the area. There were also concerns that an increase in traffic from the development could pose a safety risk to pedestrians in the area.
- **Property values:** 6% (five respondents) expressed disappointment at the idea that the development would cause property prices in the area to decrease, with one respondent stating that they 'paid a lot of money for my apartment and didn't want their property to reduce in value because of this proposal'. Several objections were raised regarding the proposed affordable housing component of the development, including concerns that it would reduce property values and cause tension in the community due to increased diversity.
- **Construction and design impacts:** 7% (six respondents) described construction impacts as an adverse effect on the community, with 4% (three respondents) specifically describing noise pollution from construction as a negative impact of the developments. 4% (three respondents) noted that poor design choices may impact lifestyle for locals, with respondents citing possible wind tunnels and obstructed sunshine as examples.

There were some positive sentiments expressed about the proposed development. Some respondents believed that an increased population would result in more community facilities for the area, while others thought that the development would have a positive impact on property values. Other positive impacts listed by respondents included increased diversity, a rise in modern buildings in the area, and a growing market for new retail opportunities.

#### Question 7: Which of the following Billbergia sites do you think will have a positive impact on the community?

There were 117 responses to this question, allowing participants to select more than one option.

- 16% (19 respondents) selected Leeds Street.
- 12% (14 respondents) selected Blaxland Road.
- 11% (13 respondents) selected Marquet Street.
- 9% (10 respondents) selected Llewellyn Street.
- 50% (58 respondents) selected None.
- 3% (three respondents) selected Unsure.

**Question 8: Please describe any positive impacts you anticipate will be generated by the site/sites and how they can be enhanced. These could include impacts on you, other members of the community, both short-term and long-term effects, as well as impacts during the construction and operation of the solar farm. Positive impacts may be in relation to: Way of Life; Community; Accessibility; Culture; Health and Wellbeing; Surroundings; Livelihoods; and Decision-making Systems.**

There were 16 responses to this question.

Key positive themes raised included:

- **Community and culture:** 25% (four respondents) suggested that increased diversity would have a positive impact on the local community. There were also comments suggesting that the developments could provide a more diverse social life for residents and allow more people to move to the area, enjoying the convenience of the location.
- **Surroundings:** 25% (four respondents) believed that Rhodes still had the capacity for increased density and development and supported the proposals. Other comments stated that Billbergia tended to manage their buildings professionally after they had been built and that the development could result in greater vibrancy, commercial presence, and more walkable streets.
- **Improved facilities and amenities:** Other positive comments suggested that the development may alleviate pressure on the local housing supply, result in improved facilities and amenities for the area, increase safety, and provide more open space.

Several respondents (25% or four respondents) commented that they did not believe there would be any positive impacts from the developments.

**Question 9: Are there any specific groups or members of the community that you think will be positively impacted by the site/sites? If so, please describe.**

There were 17 responses to the question. A high proportion of respondents (29%, five respondents) stated that there were no groups that would benefit from the proposal. Groups that respondents thought would benefit included:

- Local residents
- People struggling to enter the rental market, including key workers, students, young families, and young professionals
- Downsizers
- Local retailers
- City of Canada Bay Council

**Question 10: Which of the following Billbergia sites do you think will have a negative impact on the community? Please select all that apply.**

There were 256 responses to the question, allowing participants to select more than one option.

- 22% (57 respondents) selected Leeds Street.

- 24% (62 respondents) selected Blaxland Road.
- 26% (66 respondents) selected Marquet Street.
- 24% (61 respondents) selected Llewellyn Street.
- 2% (four respondents) selected None.
- 2% (six respondents) selected Unsure.

**Question 11: Please describe any negative impacts you anticipate will be generated by the site/sites and how they could be mitigated (reduced). These could include impacts to you, other members of the community, short and long-term impacts, impacts during construction and/or impacts during the operation of the solar farm. Negative impacts may be in relation to: Way of life; Community; Accessibility; Culture; Health and Wellbeing; Surroundings; Livelihoods; and Decision-making systems.**

There were 60 responses to this question. Overall, the negative impacts predicted by the community were primarily associated with the increased population. These included an inadequate number of amenities and facilities for residents, as well as increased traffic on roads and public transportation.

Key negative themes raised included:

- **Way of life:** A high proportion of respondents (43%, 26 respondents) commented that the developments would have a negative impact on their way of life. Specifically, 17% (10 respondents) attributed this to density or crowding, 10% (6 respondents) attributed it to increased traffic, and 7% (4 respondents) suggested that there would be increased noise, which would negatively impact their way of life. Other comments included the suggestion that the development would decrease the economic value of their properties and the overall area.
- **Culture:** 5% (three respondents) suggested that too much diversity or the introduction of new people to the area would negatively impact the culture of Rhodes. Other comments stated that new amenities would need to be developed to support the developments and mitigate impacts on culture.
- **Accessibility and amenity:** 7% (four respondents) commented that public transport in the area is already at capacity and would not be able to cope with an increased population in the area. 8% (5 respondents) generally commented that there was not sufficient infrastructure to support the proposed developments. There were also comments that amenities generally needed to be improved for safety reasons, with concerns that development would cause less trees and green spaces.

**Question 12: Are there any specific groups or members of the community that you think will be negatively impacted by the site/sites? If so, please describe.**

There were 52 responses to this question. Overall, more than half of the respondents (52% or 27 respondents) stated that the developments would negatively affect everyone living in Rhodes. Only 4% (2 respondents) stated there were no groups that would be negatively affected.

Respondents suggested it would negatively impact vulnerable groups, including children, older adults, people with low education, refugees, women, and people with disabilities. Some respondents suggested that the new community that moved into the proposed development would negatively impact current residents. Other respondents expressed concern that the development would negatively impact those with views from their properties, immediate neighbours, and those affected by construction noise. Other listed groups also included commuters and families.

## 4.2. COMMUNITY DROP-IN SESSION SUMMARY OF FINDINGS

Representatives from Billbergia and the Urbis Social Planning and Engagement teams conducted two community drop-in sessions, which approximately 60 people attended. The purpose of these sessions was to inform, consult, and answer questions from residents across the four development sites (as outlined in Figure 6), including those related to this proposal. Table 7 below contains a summary of the findings from the drop-in sessions.

Table 7 Summary of community drop-in session outcomes

| Themes                            | Summary of feedback received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic and transport             | <ul style="list-style-type: none"> <li>Community members raised concerns about potential traffic and transportation impacts. This included: <ul style="list-style-type: none"> <li>Increases in traffic generation</li> <li>Rhodes train station capacity</li> </ul> </li> <li>For the Llewellyn Street site, several traffic concerns exist in the area between Concord and Blaxland Road, particularly with the increased traffic on Llewellyn Street. Concord Road, frequently used by emergency vehicles, requires traffic calming measures to reduce accident risks. The high volume of vehicles in a confined space raised safety concerns, and there are queries about a potential pedestrian through-site link.</li> <li>Others raised concerns about potential traffic congestion on Llewellyn Street and questioned whether the proposed number of basement levels was sufficient, as well as whether car parking capacity at Rhodes Central could accommodate the increased parking needs of residents and visitors.</li> </ul> |
| Infrastructure                    | <ul style="list-style-type: none"> <li>There were general recommendations from the community to deliver infrastructure before dwellings to ensure that population growth is supported. Community members also expressed concerns that Rhodes lacks existing infrastructure and that the proposed additional dwellings will exacerbate this.</li> <li>Community members raised concerns regarding the proximity of the site to neighbouring developments, particularly Meriton, concerning the positioning of the basement ramps and vehicular movements between the two sites.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Local character                   | <ul style="list-style-type: none"> <li>Some community members expressed concerns about the character of the Rhodes community changing if the proposal is approved, due to: <ul style="list-style-type: none"> <li>Overpopulation and increased density</li> <li>Inclusion of affordable housing and potential increases in crime.</li> <li>In addition to the impacts of overpopulation and increased density on the local character of Rhodes, community members also expressed concern over preserving heritage sites. Furthermore, concerns exist regarding overdevelopment, including overcrowding and alterations to the community's character.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                |
| Proposal height                   | <ul style="list-style-type: none"> <li>Community members expressed concerns around the height of the proposal and the potential impact of overshadowing upon: <ul style="list-style-type: none"> <li>Private views</li> <li>Natural Lighting</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Communal space and public amenity | <ul style="list-style-type: none"> <li>Some community members raised concerns about the lack of communal open space in the proposal, suggesting that some units be replaced with open space or communal facilities.</li> <li>The potential loss of green space is a significant concern. Residents chose to buy properties in the area because of the existing green space and the expectation that more would be designated in the future. However, no feasibility testing has been conducted, making the delivery of additional green space unlikely. As one community member aptly stated, "If you're going to have height, you need open and green space."</li> </ul>                                                                                                                                                                                                                                                                                                                                                                  |
| Landscaping                       | <ul style="list-style-type: none"> <li>Concern was raised regarding the use and viability of planters at higher levels due to the impacts of wind and sunlight.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Themes                  | Summary of feedback received                                                                                                                                                                                                                                                                                                                                   |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Developer contributions | <ul style="list-style-type: none"> <li>Questions were raised regarding developer contributions, with suggestions that these contributions be reinvested in Rhodes rather than the surrounding suburbs.</li> </ul>                                                                                                                                              |
| Positive feedback       | <ul style="list-style-type: none"> <li>Positive comments were received, including support for Billbergia, due to existing developments in the area that have had a positive impact on the community. As well as support for the waterfront promenade and dining experiences, and the diverse housing types on the site (low to mid-rise buildings).</li> </ul> |

## 4.3. IN-DEPTH INTERVIEWS: SUMMARY OF FINDINGS

An online meeting was held with the City of Canada Bay Council's social planning representative to discuss key issues to be addressed in the SIA. The following provides a summary of the discussion points related to the social impacts of the proposal:

| Themes                   | Summary of feedback received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Traffic and transport    | <ul style="list-style-type: none"> <li>The Rhodes community is generally sensitive to high-density development, as the suburb is already quite dense. There are not many access points into Rhodes, which contributes to traffic and transport congestion. There is a general need for more on-site parking to accommodate the increasing number of vehicles entering the area.</li> <li>The most significant negative impact identified was overcrowding at Rhodes Station, which could lead to potential increases in traffic congestion and overall congestion on other transport modes, including roads, pedestrians, and cycling paths.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Lack of current services | <ul style="list-style-type: none"> <li>Rhodes has a very diverse population, and the suburb is highly walkable due to the numerous through-site links within it. Utilisation and activity around the Rhodes area, including active frontages to the connecting Rhodes station to McIlwaine Park. However, it was discussed that future pedestrian links were needed to ensure the activation of the façade along this link is feasible</li> <li>There is an overall need for community spaces and social infrastructure in Rhodes. The implementation of services and infrastructure is dependent on the number of dwellings and residents. With Rhodes currently lacking existing infrastructure, there is a discussion about whether the proposed extra dwellings will exacerbate this issue.</li> <li>There are not many services in Rhodes that cater for the large multicultural community. Residents tend to travel to Burwood, Ashfield, Ryde, and Wentworth Point to access culturally appropriate services. Accessibility for people with disability also remains a concern for all new developments in Rhodes.</li> </ul> |
| Positive Feedback        | <ul style="list-style-type: none"> <li>Council is aware of the significant development happening in Rhodes and supports the integration of affordable housing into these developments.</li> <li>Several positive impacts were identified from the project, notably increased diversity in housing and proximity to open space. The proposed development should consider walkability, community connectivity, access to the nearby train station, and passive surveillance.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

## 4.4. SUMMARY OF SIA FIELD STUDY FINDINGS

This section outlines the key social impacts identified by participants throughout the SIA field study and previous engagement. All consultation sought to understand how participants viewed their community, and to determine how the proposal may impact their community.

Participants identified key values and concerns relating to the project, as well as opportunities to mitigate or enhance any potential positive or negative impacts, as shown in Table 8.

Table 8 Community identified values, concerns, and opportunities

| Values                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Concerns                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>▪ Culturally diverse population</li> <li>▪ High educational status of the community</li> <li>▪ Walkability and connectivity of suburb</li> <li>▪ Open space for active and passive recreation</li> <li>▪ Safe, quiet and private place to live</li> <li>▪ proximity to Rhodes CBD and other areas of Sydney</li> <li>▪ Proximity to local amenities, such as shops, a train station and public transport</li> <li>▪ Proximity to local amenities, such as shops, a train station and public transport</li> <li>▪ Beauty of water views and natural environment</li> </ul> | <ul style="list-style-type: none"> <li>▪ Overcrowding due to increased density</li> <li>▪ Perceived decrease in safety and increase in antisocial behaviour due to changed community composition</li> <li>▪ View loss and overshadowing of open spaces due to building height</li> <li>▪ Accessibility concerns to the proposed development for people with disability</li> <li>▪ Perceived negative impact on property values</li> <li>▪ Traffic congestion</li> <li>▪ Limited car park availability (including on-site car parking)</li> <li>▪ Public transport is already at capacity and unable to accommodate additional population</li> <li>▪ Construction impacts, such as noise pollution</li> </ul> | <ul style="list-style-type: none"> <li>▪ Provision of services and facilities to meet increased demand (e.g. schools, public transport, footpaths, social infrastructure, green space)</li> <li>▪ New developments will alleviate pressure on housing supply and increase investment in amenities and facilities</li> <li>▪ More affordable housing for key workers, young families and young professionals</li> <li>▪ Increased connection and accessibility to open space</li> <li>▪ Contribution to the Rhodes Place Strategy, including alignment with activation and place priorities</li> </ul> |



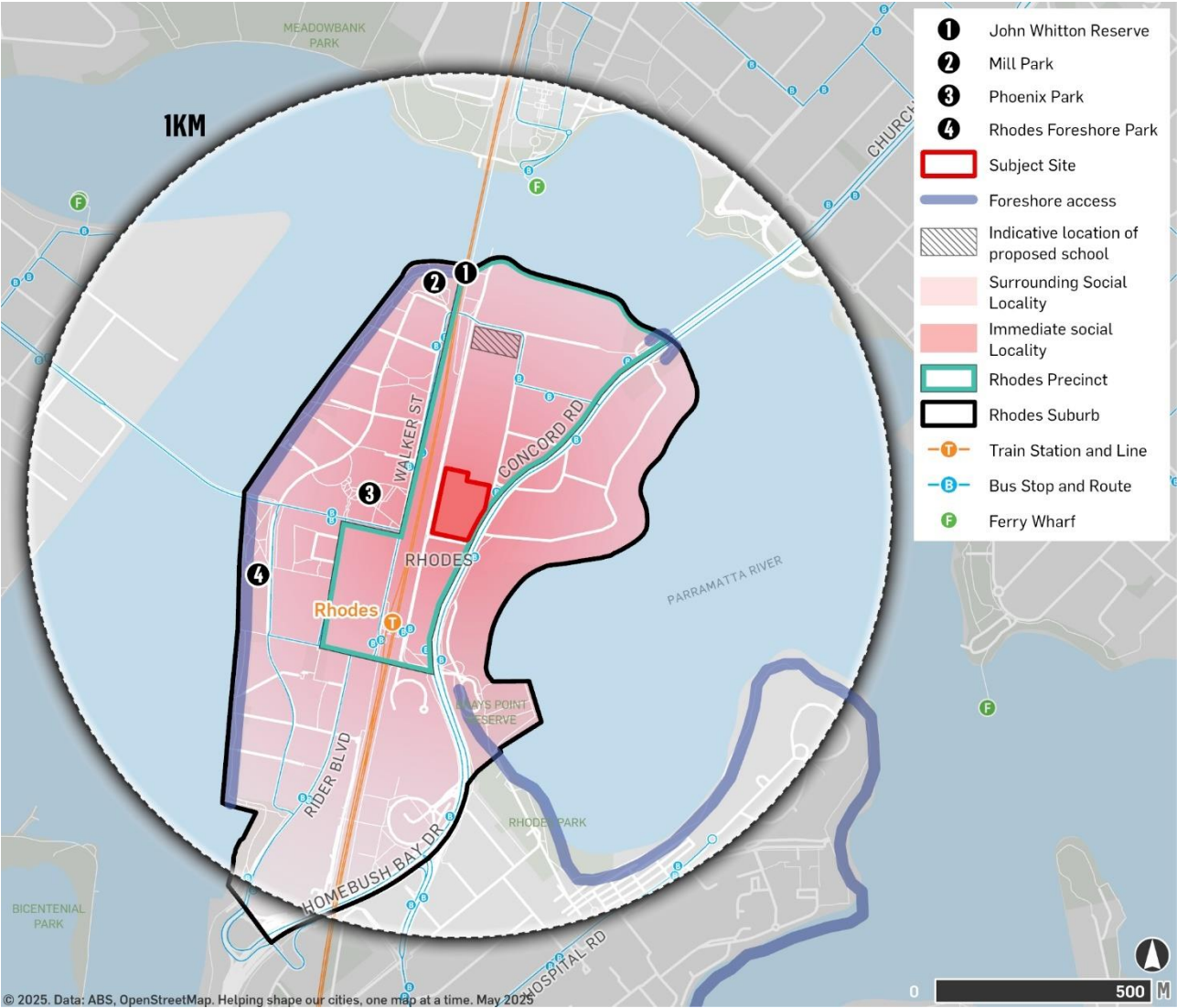
## 5. SOCIAL LOCALITY

A proposal's social locality defines the areas where individuals and communities will be primarily impacted by a proposal in various ways. An initial estimation of a social locality is made during the early phases of an assessment to identify potential social impacts and affected groups, and to inform the baseline research and engagement process. The social locality is then refined through research, engagement, and the findings of technical reports.

The social localities identified for the proposal include:

- **Immediate social locality:** This area is surrounded by a variety of land uses and amenities. To the north-west of the proposal site are Rhodes Central shopping centre, Rhodes Foreshore Park, Phoenix Park, and the Rhodes Recreation Centre, which provide retail, recreational, and green spaces for the community. To the west of the site is Rhodes train station, a key transport link, with surrounding commercial, retail, and light industrial uses. Llewellyn Street is bound by Blaxland Road and Concord Road. The proposed development on Llewellyn Street may impact local groups through changes in noise levels, traffic patterns, access to facilities, and visual amenity. The site also offers convenient access to open spaces in both Rhodes East and Rhodes West, enhancing community connectivity. With careful planning and community engagement, these impacts can be managed to ensure a balanced outcome for all stakeholders.
- **Surrounding social locality:** This area includes the residents and businesses near the site, including along Leeds Street and Averill Street, between Blaxland Road and Cavell Avenue, and along Meredith Avenue. It also includes regular recreational users and visitors of Uhrs Point Reserve (located to the east of the site) and the shoreline strip of Mill Park (located to the west of the site).
- **Broader precinct:** This area includes the regional population who contribute to and/or benefit from localised impacts such as housing demand and transport usage, including those living in the suburbs of Rhodes and Wentworth Point.

Figure 8 Social locality



Source: Urbis GIS, 2025

## 6. SOCIAL IMPACT ASSESSMENT

This section provides a ranking of the identified social impacts of the Project. It is structured according to the social impact categories outlined in the SIA Guideline (DPHI, 2023).

Each impact is assessed using the risk assessment methodology outlined in the SIA Guideline Technical Supplement, where the significance of potential social impact is determined by comparing the magnitude of the impact against the likelihood of it occurring. This methodology is outlined below.

Table 9 Significance matrix

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

Source: DPHI, 2023, SIA Guideline: Technical Supplement, p. 13

Table 10 Likelihood levels

| Level          | 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: SIA Guideline: Technical Supplement (DPHI 2023, p. 12)

Table 11 Magnitude levels

| Magnitude level  | Meaning                                                                                                                                                                                         |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 widespread area.                              |

| Magnitude level | Meaning                                                                                                                                           |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Moderate        | Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive 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: SIA Guideline: Technical Supplement (DPHI 2023, p. 13)

Table 12 Dimensions of social impact magnitude

| Dimension                   | Explanation                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Extent                      | Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people? Which location(s) and people are affected? (e.g., near neighbours, local, regional, future generations).                                                                                                                        |
| Duration                    | When is the social impact expected to occur? Will it be time-limited (e.g., over particular project phases) or permanent?                                                                                                                                                                                                                                 |
| Intensity or scale          | What is the likely scale or degree of change? (e.g., mild, moderate, severe)                                                                                                                                                                                                                                                                              |
| Sensitivity or importance   | How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter; whether it is rare/unique or replaceable; the extent to which it is tied to their identity; and their capacity to cope with or adapt to change. |
| Level of concern / interest | How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.                                                                                                                                                                                         |

Source: SIA Guideline: Technical Supplement (DPHI 2023, p. 12)

## Mitigation and enhancement measures

Social impacts are assessed before and after the implementation of mitigation measures (for negative social impacts) and enhancement measures (for positive social impacts). These measures can take various forms and may be incorporated into the design, planning, construction, or operational stages of the proposed development.

## SIA recommendations

SIA recommendations are proposed throughout the impact assessment to enhance positive social impacts further and mitigate negative social impacts. These measures have not been included in the assessment of mitigated or enhanced impacts but have been recommended as additional measures for consideration by the applicant to improve the social outcomes of the proposal. Mitigation and enhancement measures, which are committed to and have informed the assessment of mitigated and enhanced social impacts, are detailed in the 'mitigated' and 'enhanced' sections of each social impact throughout this section and summarised in Section 6. SIA recommendations are identified separately from the mitigated and enhanced assessment for each impact and are summarised in Section 7.2.

## 6.1. WAY OF LIFE

### 6.1.1. Increased supply of affordable and diverse housing

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| <b>Impacted groups:</b> Broader Rhodes precinct (lower-income households and renters within the local and regional area)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Duration:</b> Operation |
| <b>Unmitigated assessment:</b> High positive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |
| <p>As discussed in the Policy Context (Section 3.2), there is significant demand for housing across Greater Sydney, with the need to deliver 36,250 new dwellings annually to meet forecasted growth. The policy context review also identified the need for a greater supply of affordable housing, with the Council's LSPS noting there is a lack of affordable housing supply and choice around key transport nodes, corridors and centres in the LGA.</p> <p>The consultation undertaken as part of the SIA Field Study (Section 4) indicated that the Council supported the inclusion of affordable housing, noting that groups such as students, young workers, families, and key workers could significantly benefit from this provision. However, the Council shared concerns regarding the potential change in character of Rhodes if this proposed development is approved, due to overpopulation, increased density, and the inclusion of affordable housing, which could lead to an increase in potential crimes. Refer to Section 6.2.1 for potential impacts on community cohesion. Issues related to perceived crime have been addressed in the Crime Prevention Through Environmental Design (CPTED) report, undertaken by Urbis (2025).</p> <p>In total, the proposal would deliver 102 new affordable dwellings in Rhodes. The Affordable Housing component will be located within the northwest tower, occupying the first 10 consecutive floors. This component accounts for 15% of the total gross floor area, comprising 9,286 sqm out of 61,922 sqm. The design ensures seamless integration of Affordable Housing residents, who will share access to the primary northwest lobby as well as full access to communal open spaces.</p> <p>Furthermore, this proposal also includes a diverse range of housing types on the site. This includes seven residential buildings, comprising two four-storey townhouse buildings (plus roof terrace) and five residential flat buildings, ranging from eight to 28 storeys. The diverse mix of housing helps to diversify housing opportunities for the community and minimise over-densifying the area.</p> <p>Considering that the proposal will facilitate the development of new affordable housing stock, which will be managed by a CHP and increase housing diversity, this unmitigated impact is assessed as <b>high positive</b>, given the likely likelihood and moderate magnitude.</p> |                            |
| <b>Mitigated assessment:</b> High positive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |
| <p>To ensure that the provision of affordable housing is delivered and managed appropriately, the applicant intends to continue existing partnerships with an accredited Community Housing Provider (CHP), such as Evolve Housing or St George Community Housing. A single operator will operate all Affordable Housing to ensure consistency for residents.</p> <p>Considering that the proposal will facilitate the development of new affordable housing stock, which will be managed by a CHP and increase housing diversity, the mitigated impact is assessed as <b>high positive</b>, given the likely likelihood and moderate magnitude.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |
| <b>SIA recommendations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |

- Before occupancy following construction, it is recommended that an affordable housing tenant allocation strategy be developed in collaboration with the selected CHP. This strategy should ensure the equitable distribution of affordable housing stock to vulnerable groups, such as key workers, Aboriginal and Torres Strait Islander households, older women at risk of homelessness, and women and children affected by domestic violence, among others.

## 6.2. COMMUNITY

### 6.2.1. Perceived impact on existing community cohesion

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |
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| <b>Impacted groups:</b> Immediate social locality (current and future residents of the proposal)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Duration:</b> Operation |
| <b>Unmitigated assessment: Neutral to low negative</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |
| <p>Introducing a substantial number of new dwellings and residents into a high-density area will inevitably bring change to the existing community. This impact would be most noticeable for current residents and those who move into the new development.</p> <p>The Rhodes Place Strategy (2021) presents a 20-year vision for the area, aiming to create a sustainable, thriving, and people-focused place that takes pride in the community's identity in Rhodes. The Strategy encompasses several initiatives, including people-focused building and neighbourhood design (which includes the provision of affordable housing) and unlocking the area's green spaces, to contribute to local community cohesion and vibrancy as the area grows. For Llewellyn Street in particular, one of the key initiatives of the Place Strategy will be to create a more connected station gateway that incorporates transit through an activated shopping and relaxing forecourt.</p> <p>The SIA Field Study (Section 4) highlighted that the provision of affordable housing was raised as a concern by community members due to the introduction of new residents (from potentially varying socio-economic and cultural backgrounds) into the existing community. In particular, the increased diversity was cited as a concern by some members of the community for its potential impact on neighbour safety (for both existing residents and incoming populations), as well as the ability of the incoming population to positively contribute to the social cohesion of the existing Rhodes community. When individuals feel safe and secure in their surroundings, they are more likely to trust and engage with others, thereby fostering a sense of belonging and social cohesion. Furthermore, the Council also addressed concerns relating to a perceived increase in crime due to the affordable housing component. This has been discussed in section 6.1.1 of this report.</p> <p>Considering existing concerns about community cohesion, the unmitigated impact of the proposal is assessed as <b>neutral to low negative</b>, given the possible likelihood and minor magnitude.</p> |                            |
| <b>Mitigated assessment: Neutral to low positive</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                            |
| <p>The proposal has been designed to support the integration of all residents, including both private market and affordable housing residents, into the site and the surrounding community.</p> <p>To support community cohesion of the incoming community, the integrated design of the building ensures that both affordable and private residential spaces are accessible, with no rigid separation to encourage community connection. The proposal also includes an array of shared, communal open spaces for all residents to gather and meet, providing opportunities for social interaction and forming social connections. There is an array of communal spaces within the proposed development:</p> <ul style="list-style-type: none"> <li>▪ Communal open spaces are located on ground level, including communal floors and rooftop gardens with landscaped areas, BBQ facilities, kids' play areas, tree planting throughout, and a pool.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |

- Communal internal spaces are located on the rooftop, and flexible rooms, quiet study areas, a gym and a sauna.

The affordable housing components of the proposed development will be managed by a single accredited CHP, who are best placed to manage the social and wellbeing needs of affordable housing residents. The applicant has an established and ongoing relationship with a range of CHPs, including Evolve Housing and St George Community Housing, and will be supported in these connections for the future development site. Affordable housing residents would also be immersed within the community, with no physical barriers, including the same access to and shared use of car parks and communal spaces, which would encourage community cohesion.

To support community cohesion among the existing community, the Architectural Design Report, prepared by FCJ Studio (2025), further outlines that the proposed pedestrian podium will provide high-quality, active interfaces that reinforce the human scale of the podium and the residential experience. The built form configuration frames a central communal space that invites community movement through the development, activating the space. This will help encourage this area to become a functional civic space, as well as a public thoroughfare, further integrating the incoming community with the existing Rhodes community.

Several contribution plans apply to the site, and the applicant will be required to pay these levies to support state and local infrastructure. The contribution plans that apply include the City of Canada Bay Local Infrastructure Contributions Plan (Local Section 7.11 Plan), the City of Canada Bay Affordable Housing Contributions Scheme, and the Housing and Productivity Contribution (Regional Contributions). These levies are likely to fund the delivery of social infrastructure across the suburb, which will help to support further places for all community members to interact, socialise and connect with others, thus strengthening community cohesion.

Extensive consultation activities have been conducted as part of this proposal to clarify the affordable housing components and address potential community concerns. These activities, detailed in Section 4 of this report, include a letterbox drop to 5,870 households, two drop-in events with project boards, and feedback options via email, survey, and phone line. This comprehensive approach ensured that community members had the opportunity to voice their concerns, which were subsequently addressed and documented. By actively involving the community and addressing their feedback, these efforts significantly contribute to highlighting how the proposed development would foster community cohesion. The outcomes from these consultation sessions are thoroughly detailed in the Community and Stakeholder Report (Urbis, 2025).

Considering the proposed communal spaces and facilities for residents, visitors, and workers, as well as their potential contribution to facilitating social connection and preserving and strengthening community cohesion, the mitigated impact is assessed as **neutral to low positive**, given the possible likelihood and minor magnitude.

### SIA recommendations

- Following lodgement of the proposal, provide the local community with information about affordable housing. This information should include details of the integrated design and shared communal areas of the development, highlighting that the proposal incorporates safe spaces and facilitates community cohesion.
- Consider undertaking a community open day once the Llewellyn Street site becomes operational to invite the community in and facilitate community connections.
- Consider ongoing programming activities in the community spaces of the Llewellyn Street development to encourage social interaction and community connections over time.

## 6.3. ACCESSIBILITY

### 6.3.1. Exacerbation of existing stress on transport infrastructure

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                             |
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| <b>Impacted groups:</b> Immediate social locality (surrounding precinct users, surrounding residents and workers, and future residents of the proposal)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Duration:</b> Construction and operation |
| <b>Unmitigated assessment:</b> <ul style="list-style-type: none"><li>▪ Road network – neutral to low negative</li><li>▪ Public transport – medium negative</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                             |
| <p>The incoming population from the proposal will have a corresponding impact on existing levels of traffic and congestion within the area.</p> <p>During the SIA Field Study (Section 4), additional concerns were raised about the cumulative impacts of traffic from multiple developments in the area. Consultation with the council revealed that the Rhodes community is sensitive to high-density development, as the suburb is already densely populated with limited access points, contributing to traffic congestion. There is a general need for more on-site parking to accommodate the increasing number of vehicles entering the area, which is discussed in depth in the following sections.</p> <p><b><u>Road Network</u></b></p> <p>According to the Transport and Traffic Impact Assessment (TIA) prepared by ARC (2025), the proposed development is expected to generate between 110 and 120 train trips, 20 to 30 bus trips, and 20 to 25 walking trips per day. The TIA states that trip generation will be moderate due to the availability of alternative travel modes for trips to local services and public transport hubs, as well as the reduced provision of on-site parking. Vehicle entry and exit for the proposed development will be located along Llewellyn Street, featuring high-density residential parking spots. These parking spots will be served by two ramps: one on Cavell Lane for high-density residents and visitor parking, and another for townhouse residents' parking. The proposal is anticipated to generate approximately 89 to 109 vehicles per hour during the AM peak and 87 to 109 vehicles per hour during the PM peak.</p> <p>Based on the TIA assessment, the development is not expected to have any unacceptable traffic implications in operation, with the site generating a moderate number of trips to key intersections along Concord Road and internal roads within the precinct. Furthermore, the provision of car parking spaces also satisfies the Council's LEP maximum requirements.</p> <p>While the incoming population from the proposal is expected to impact existing traffic and congestion levels in the area, particularly on Concord Road, Llewellyn Street, and Blaxland Road, the measures outlined in the TIA suggest that these impacts will be manageable. The development's integration with alternative travel modes and adherence to parking requirements will help mitigate potential traffic issues, fostering a more connected and accessible community.</p> <p><b><u>Public Transport</u></b></p> <p>According to the TIA, the current development cap in the Rhodes East Precinct ensures that transport networks can handle the existing growth limit. Additional densities will only be considered with increased transport capacity in the medium to long term. Supporting the current limit of 3,000 dwellings and any future growth will require adjustments to public and active transportation, as well as upgrades to the road network. The TIA considers the following as mitigation to the lack of access to public transport:</p> |                                             |



- The trip generation of the site will be very moderate due to the availability of alternative travel modes for trips to local services and public transport hubs, and a reduced provision of on-site parking.
- The trip generation of the site will align with the trip generation assigned to the site in the detailed traffic modelling for the Precinct, specifically the traffic modelling detailed in TTR 2021.
- Given that the rezoning of the Precinct was based on this traffic modelling, it follows that if the site is developed in accordance with all relevant planning controls, the relative traffic impacts from the development have already been considered. These impacts are to be further mitigated by the road network upgrades identified in TTR 2021 and the Place Strategy.

In summary, the development cap ensures that current transport networks can manage existing growth, with future increases in density contingent on enhanced transport capacity.

Considering the existing community experience and the context of the TIA findings, the unmitigated impact of the proposal on the road network is assessed as **neutral to low negative**, given its unlikely likelihood and minor magnitude. The unmitigated impact of the proposal on public transport, however, given community concern, is assessed as **low negative**, given the possible likelihood and minor magnitude.

#### Mitigated assessment:

- Road network – low negative
- Public transport – low negative; neutral in the long term

The Preliminary Construction Transport Management Plan (CTMP) by ARC (2025) indicates that traffic generated during construction will be significantly less than future operational traffic and will not adversely impact the surrounding road network.

The TIA highlights the convenience of the existing public transport infrastructure near the site. Reliable and frequent bus services operate along Walker Street, Blaxland Road, and Concord Road. The nearest train station (Rhodes Station) is 350 metres away, approximately a 5-minute walk from the site.

Furthermore, Transport for NSW (TfNSW) is currently investigating the best location for a new ferry wharf to service the Rhodes Peninsula, providing ferry services to both the Sydney CBD and Parramatta CBD.

There will be a total of 719 bicycle parking spaces (654 for residents and 65 for visitors) to encourage active transport and reduce pressure on other transport infrastructure.

Considering the mitigation measures outlined in the CTMP, the mitigated impact of the proposal on the road network remains **low negative**. The mitigated impact on public transport remains **low negative** in the short term but is likely to turn **neutral** in the long term due to the range of transport infrastructure projects planned for Rhodes.

#### SIA recommendations

- Ensure all recommendations in the Green Travel Plan (GTP) are implemented.

### 6.3.2. Increased demand on services and facilities

**Impacted groups:** Immediate social locality (surrounding precinct users, surrounding residents and workers, and future residents of the proposal)

**Duration:** Operation

**Unmitigated assessment:** Medium negative

Communities need access to social infrastructure to engage in sustainable and healthy lifestyles. The proposed site will include nine townhouses and 640 apartments, including 106 affordable housing components, broken down into 1-bedroom apartments to 3-bedroom apartments:

- 1 bedroom - 148
- 2 bedroom - 255
- 3 bedroom – 246

Based on the average household size for Rhodes (2.18 per household, see Section 3.3.1), the proposal may accommodate approximately 1,401 people (of varying household types), which is likely to place additional pressure on the surrounding social infrastructure in the suburb, including open space, services, and facilities.

The SIA Field Study (Section 4) reiterated the need to deliver a range of services and infrastructure before development, including public transport, open spaces, education facilities, retail, and public amenities. Some community members expressed concerns over a lack of communal open space within the proposal, suggesting that some units should be replaced with open space or communal facilities. There was, however, support for the waterfront connection and public open space. Concerns were raised about the location of the proposed school and the facility's ability to cater to the growing population of children and young people.

Additionally, the NSW Government plans to deliver a primary school in Rhodes East, located near the site. This school will provide essential community infrastructure and support the growing population of families in the area.

The suburb will further benefit from the new Rhodes Recreation Centre, scheduled to open in 2025. Located within walking distance of the site and partially funded by Billbergia, the centre will feature a state-of-the-art gym and creche, a dedicated gymnastics centre, multi-use courts, a childcare centre, and allied health services. Communal spaces, including a café, community lounge, and bookable workshop areas, will also be available. Designed to meet the recreational and health needs of both incoming and existing residents, the centre aims to foster a vibrant, healthy, and connected community, supporting long-term wellbeing and cohesion.

Considering the proposal site's convenient location near several services and facilities, as well as acknowledging community concerns about service use and demand, this unmitigated impact is assessed as **medium negative**, given the possible likelihood and moderate magnitude.

#### **Mitigated assessment:** Low positive

As outlined in Section 3.2, the Rhodes Place Strategy has established a 3,000-dwelling cap for the area to ensure that infrastructure and services can adequately meet the demands of the incoming population. The proposal will contribute to the delivery of these new dwellings without exceeding the capacity limit.

To meet the needs of incoming residents and ease pressure on existing infrastructure, the design incorporates a range of measures. The proposal includes a total of 3,631 m<sup>2</sup> of communal open space, with 3,089 m<sup>2</sup> of it publicly accessible at ground level. This space will be enhanced with extensive landscaping, featuring small to medium-sized trees for microclimate control, shaded canopy areas with BBQ facilities, and a variety of zones—ranging from quiet, sheltered spaces to open, active areas with children's play equipment—designed to support community interaction and expand accessible outdoor areas. In addition to the public elements, the development provides private communal spaces for residents. These include flexible internal function rooms, a sauna, and a gym. Outdoor amenities include

BBQ areas, seating zones, shaded canopy spaces, and a large pool, all of which cater to residents' social and recreational needs.

The applicant will be required to pay several levies to support state and local infrastructure, including contributions to the City of Canada Bay Local Infrastructure Contributions Plan, the City of Canada Bay Affordable Housing Contributions Scheme, and the Housing and Productivity Contribution. These levies will fund the delivery of necessary services and facilities across the suburb.

With consideration of the above measures, the mitigated impact is assessed as **low positive** in the short term, given the possible likelihood and minor magnitude.

#### **SIA recommendations**

- Continue consultation and collaboration with Council on the delivery of local social infrastructure.
- Consider collaborating with relevant local and state agencies to upgrade current facilities to accommodate increasing demand for services and infrastructure.

## **6.4. CULTURE**

### **6.4.1. Potential disruption to sites of Aboriginal significance**

**Impacted groups:** Immediate social locality (Local Aboriginal people and communities, future residents and visitors)

**Duration:** Construction and operation

#### **Unmitigated assessment: Neutral**

The construction of any urban development should consider impacts on Aboriginal objects, the landscape, or the spiritual connection that Aboriginal people have with Country. As identified in Section 3.3, 0.3% of the Rhodes population identify as Aboriginal and/or Torres Strait Islander, similar to City of Canada Bay rates (0.6%).

Development of the Aboriginal Cultural Heritage Assessment Report (ACHAR), prepared by Urbis (2025), involved consultation with relevant Aboriginal people and organisations pertinent to the study area. The ACHAR found that no known Aboriginal places have been identified within the subject area or 500m of the proposed site. Given that no known Aboriginal objects exist within the subject area and the site is unlikely to contain any undiscovered Aboriginal objects, the ACHAR states that the proposed physical works are unlikely to cause either direct or indirect harm to Aboriginal objects or negatively impact inter-generational equity.

Considering the strategic policy that directs recognition of indigenous culture and the small population of Aboriginal identified residents, the unmitigated impact is assessed as **neutral**.

#### **Mitigated assessment: Low Positive**

As outlined in Section 3.2, the City of Canada Bay CSP envisions a connected community that honours all cultures, with a key goal of celebrating, recognising, and honouring Aboriginal and Torres Strait Islander cultures. The City of Canada Bay LSPS also intends to respect the local heritage and character, including the unique and special Aboriginal, built, archaeological, and landscape heritage significance of the area. Furthermore, the Rhodes Place Strategy commits to undertaking an Aboriginal Cultural Heritage Assessment across the Rhodes Peninsula, including an interpretation strategy that outlines ways to build

on the cultural significance of the area, such as through landscape design, interpretive signage, and place naming.

The Architectural Design report by FJC (2025) outlines a 'Connecting with Country' approach, which is informed by the 'Connecting and Designing with Country' Report by Bangawarra (2025). These reports outline the process which covers initiation and concept design (up to DA submission), design development (post-consent), design delivery and post-delivery phases. The design consultants will collaborate with First Nations knowledge holders to form an authentic design narrative that is deeply embedded in culture and place. This collaboration will occur through activities such as cultural research, walking Country, yarning, Indigenous interpretation, and continued Indigenous partnerships through long-term maintenance strategies and ongoing community inclusion.

The Architectural Design report also notes the desire to specify activities, such as the desire to integrate Indigenous vegetation and landscaping, through the site, reflecting the ageless of Aboriginal enterprises through the proposed open space on the ground floor, as well as celebrating Aboriginal and intercultural heritage through public art and interpretation strategies for the site.

The proposed implementation of Indigenous elements and processes above represents a positive contribution of the proposal towards recognising and reflecting Aboriginal culture and heritage. The mitigated impact is therefore assessed as **low positive**, given the possible likelihood and minor magnitude.

| SIA recommendations                                                                                                                                                                                                                                                                                                |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <ul style="list-style-type: none"><li>▪ Engage with Aboriginal and local stakeholders to inform design elements that celebrate local culture and connection to Country.</li><li>▪ Consider opportunities to engage local artists if public art is incorporated into the detailed design of the proposal.</li></ul> |  |

## 6.5. HEALTH AND WELLBEING

### 6.5.1. Perception of increased risk to pedestrian safety and movement

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <b>Impacted groups:</b> Immediate social locality (including residents, pedestrians, commuters, visitors, and community members)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Duration:</b> Construction and operation |
| <b>Unmitigated assessment: Low negative</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                             |
| <p>During consultation, refer to SIA Field Study (Section 4), some stakeholders raised concerns that the proposed activities during construction and operation may pose an increased risk to public safety, particularly as more people move through the area. This concern pertained to the perceived risks associated with an increase in traffic and general construction activities, as well as the potential impact on accessibility, pedestrian movement, and wayfinding. Given the site's proximity to the proposed Rhodes East public school, concerns were also raised about the pedestrian safety of students and parents within school zones.</p> <p>The Policy Context (Section 3.2) demonstrates the substantial value placed on community safety as a central aspect of the Rhodes vision. For example, the City of Canada Bay's Our Future 2036 Community Strategic Plan (2021) outlines specific measures to increase and improve movement throughout Rhodes, promoting a vibrant and active suburb.</p> <p>Concord Road bounds the proposal to the east, the T9 rail line to the west, the St. Mary &amp; St. Merkorious Coptic Orthodox Church and Rhodes Community Centre to the North, and a recently demolished site to</p> |                                             |

the South. The urban context surrounding the site is characterised by a mix of retail, residential, industrial and recreational land uses (such as Phoenix Park, Rhodes Park and McIlwaine Park).

Reduced mobility, limited access to amenities, and heightened safety concerns can impact social interactions, work, and overall wellbeing and quality of life. Concerns and fears of walking due to road safety concerns can discourage physical activity, potentially contributing to new health and wellbeing concerns. With heart disease and obesity being two health concerns in Rhodes, as outlined in the Demographic Profile (Section 3.3), restricting movement and safety could potentially exacerbate these health statistics.

Noting the extent of community concern for safety and pedestrian movement, as well as the potential impact on accessibility resulting from construction and operational activities, this unmitigated impact is assessed as **low negative**, given the possible likelihood and minor magnitude.

**Mitigated assessment:** Low negative to neutral

To minimise potential risks to pedestrian safety, the Preliminary Construction Traffic Management (CTM) and Green Travel Plan (GTP) (ARC, 2025) outline how pedestrian and cyclist movement through the development's entrance will be managed during construction. This includes maintaining pedestrian access along footpaths during construction works, with traffic spotters stationed at the site driveways to safely manage pedestrian activity when construction vehicles are entering and exiting the site.

The Rhodes Place Strategy (2021) outlines that facilitating an active and safe north-south connection through Leeds St is a main priority in the development of Rhodes. The Strategy notes that an improvement to pedestrian access and safety is needed around the Rhodes Rail Station. The activation of Blaxland and Llewellyn Street through the proposed site promotes activation between the train station and provides safe access to both residents and community members.

To further mitigate any increased safety risks, the Design Report (SJB, 2025) illustrates how the proposal incorporates principles that encourage passive and natural surveillance, access control methods, territorial reinforcement, and measures for space and activity management. This includes open, rounded roof terraces and an in-ground garden with no corners, overlooking apartments, which promotes passive and natural surveillance.

Based on the outcomes of the above and the proposal's ability to safely facilitate pedestrian movement around the site, and the design inclusions that prioritise safety, this mitigated impact is assessed as **low negative to neutral**, given its unlikely likelihood and minor magnitude.

**SIA recommendations**

- Implement and action the recommendations in the preliminary CTMP before construction works commence.
- Provide the community with a forum to provide feedback around the construction process and further communication for the stages of construction.

**6.6. SURROUNDINGS**

**6.6.1. Impacts to residential amenity through construction and operational noise**

**Impacted groups:** Immediate social locality (including residents and visitors)

**Duration:** Construction and operation

### Unmitigated assessment: Low negative

There is a potential risk for nearby neighbours and businesses to experience noise disturbance as a result of the construction and operation of the proposal. Noise can impact the ability of individuals and groups to conduct certain activities, such as sleep or tasks that require high levels of concentration, including studying and working.

When asked about potential impacts on residential amenity during construction as part of the SIA Field Study (Section 4), 88% of survey respondents felt that all four sites proposed by the applicant would negatively impact the area, specifically citing traffic concerns and the associated additional noise produced by these vehicles.

The Noise and Vibration Impact Assessment (NVIA), prepared by E-LAB (2025), identifies the noise-generating activities resulting from the construction of the proposal. The assessment indicates that, based on the scale of construction noise, mitigation measures will need to be implemented to minimise impacts on nearby residents.

The NVIA conclude that the proposed redevelopment complies with the relevant noise and vibration criteria for this type of development and it is expected to meet all applicable regulations concerning noise and vibration.

Noting the extent of community concern regarding noise, the limited detailed acoustic reporting during operation at this stage, and the conclusion that noise mitigation measures will be required during construction, the unmitigated impact is assessed as **low negative**, given the possible likelihood and minimal magnitude.

### Mitigated assessment: Low negative

The NVIA outlines several noise control measures to mitigate noise generation and associated impacts during operation and construction, including specific protocols for the loading dock and traffic, the outdoor communal spaces and general plant and equipment. Key measures are summarised below.

#### Operational:

- Positioning mechanical plant away from nearby receivers
- Acoustic attenuators fitted to ductwork
- Screening around mechanical plant (e.g. solid barriers or acoustic louvres)
- Acoustic insulation within ductwork
- Reselection of mechanical plant for quieter alternatives
- Acoustically insulated bends fitted to ductwork

#### Construction:

- Increasing the distance between noise sources and sensitive receivers.
- Reducing the line-of-sight noise transmission to residences or other sensitive land uses using temporary barriers (stockpiles, shipping containers and site office transportable can be practical barriers).
- Constructing barriers that are part of the project design early in the project to introduce the mitigation of site noise.
- Installing purpose-built noise barriers, acoustic sheds and enclosures.
- Selection of equipment with quieter noise levels where possible

- Localised acoustic screening where noisier equipment is in use (including excavator and jackhammer) or strategically locating equipment to increase distance to residences
- Equipment that is used intermittently or not in use to be switched off where practicable
- Notification to residences before any scheduled noisy works are undertaken, five business days in advance

Assuming the mitigation methods of the NVIA are implemented, this mitigated impact is assessed as **low negative**, given the possible likelihood and minimal magnitude.

#### **SIA recommendations**

- Implement the recommendations and mitigation measures outlined in the NVIA, including the development of a Construction Noise and Vibration Management Plan at the Construction Certificate stage.
- Implement an engagement program and notify residents before any scheduled noisy works. Provide grievance channels so stakeholders can raise concerns.

### **6.6.2. Impacts on visual amenity for surrounding residents and on key public areas**

**Impacted groups:** Immediate social locality (residents and surrounding precinct users)

**Duration:** Construction and operation

**Unmitigated assessment:** Medium negative

The proposal seeks consent for the development of multi-storey residential towers and homes, adjacent to other residential properties. The proposal's height and scale may cause visual impacts for surrounding residents and area users.

As highlighted in the Policy Context (Section 3.2), one of the 'big moves' of the Rhodes Place Strategy is to 'liberate the Parramatta River foreshore and green space' which has the potential to ease the impact of high-density residential development in Rhodes. This also provides greater public access to the Parramatta River foreshore, featuring a new 7,500 sqm park, a 15m-wide promenade between John Whitton Reserve and Uhrs Point Reserve, additional public pedestrian connections from Leeds Street to the foreshore, and a new ferry wharf.

The SIA field study (Section 44) indicated that community members were concerned about the height of the proposal, and the impact of overshadowing upon private views, the proposed school, and the Parramatta River.

Community members also expressed concerns about the preservation of heritage sites around Leeds Street, particularly the façade/building of the old 'Rider and Bell' factory.

The Visual Impact Assessment (VIA) prepared by Urbis (2025) assesses the visual change of the proposal from six public viewing locations (view south from elevated footpath and cycleway by John Whitton Reserve, view not-west from Rhodes Train Station Blaxland Road entrance, view south-west from intersection of Llewellyn Street and Concord Road, view south from Meadowbank Skate Park and Playground, view west from Kissing Point Park, view north from Mcllwaine Park). The analysis of the six public domain photomontages found that:

- The proposal creates low to medium-high visual effects (extent of visual change) on the baseline factors.
- The majority of visual effects on baseline factors are rated as low.

- The visual impact for the assessed viewpoints ranges from Low to Low-medium.
- The proposal does not block views to any heritage items or areas of unique scenic quality.
- From distant views, the proposal is viewed in a wide visual composition amongst existing forms, which reduces the visibility and visual impact of the proposal.

With the proposal introducing a multi-storey development close to an existing light industrial area, the unmitigated impact on surrounding residents is assessed as low **negative**, given the possible likelihood and minor magnitude.

#### **Mitigated assessment:** Low negative

The proposal, as outlined in the Design Report prepared by FJC Studio (2025), incorporates several mitigation measures to minimise impacts on the visual amenity of surrounding residents and key public areas. The mitigation measures proposed by FJC align with the strategic framework of the Rhodes Place Strategy (Section 3.2) to provide more accessible public open space. This includes:

- 3,606 m<sup>2</sup> of public open space throughout the site to provide greater access to public open space in Rhodes.
- The creation of a public art strategy including bespoke paving and parklands, taking inspiration from watercraft and tools to form sandstone water play and artworks in the stone to integrate interesting design elements.
- Incorporation of 30% tree coverage in the proposal to provide shade and mitigate heat effects.
- 25% communal open space provision on the site to provide greater access to open space for residents.

The Heritage Impact Assessment (NBRS, 2025) further notes that the proposal has a limited impact on the heritage significance of the heritage items in the vicinity and required mitigation measures, incorporated through the design, scale and form, the chosen materials and colour palette, along with its intended placement, setbacks, and overall setting of the development, have been implemented.

The above measures significantly reduce the proposal's impact on local character, visual amenity, and privacy. Based on the outcomes of the above technical assessments, the mitigated impact on surrounding residents remains as **low negative**, given the unlikely likelihood and minor magnitude.

#### **SIA recommendations**

- Consider incorporating artwork that reflects local values and character into the public art strategy to enhance vibrancy along the foreshore.
- Consider further using local artists and promoting community cohesion through enhancements to visual amenity.

## **6.7. LIVELIHOODS**

### **6.7.1. Supporting improved employment opportunities**

**Impacted groups:** Workforce in the immediate and surrounding social locality

**Duration:** Construction

#### **Unmitigated assessment:** Medium Positive

The development aligns with the vision of supporting employment opportunities in Rhodes. The proposal promotes job growth in Rhodes during the construction and operation periods.



Approximately 8.0% of the Rhodes population are technicians and trades workers, 4.3% are labourers and 7.5% work in retail trade, providing further opportunities for this local workforce. The provision of employment opportunities during construction will bring a positive impact to the local and regional workforce, particularly those with relevant qualifications and experience in the construction industry.

According to the Estimated Development Cost (EDC) Report (Rider Levett Bucknall, 2025), the project is forecasted to contribute 1,242.84 jobs during the entire lifecycle of the project. This includes:

- Direct employment: 1,242 jobs
- Manufacturing and supply of goods: 369.18 jobs
- Indirect jobs: 189.56 jobs

Due to the site's proximity to transportation, these new jobs will be accessible to both the local and broader communities. The proposal's introduction of new residents to Rhodes will also benefit surrounding businesses and contributing to economic stimulation and job creation in the Canada Bay LGA.

Given the certainty of jobs provided during construction and into operation, the unmitigated impact is assessed as **medium positive**, given the likely likelihood and minor magnitude.

#### **Mitigated assessment: Medium Positive**

At this stage, no enhancement measures have been identified; therefore, the impact assessment remains **medium positive** given its likely likelihood and minor magnitude.

#### **SIA recommendations**

There are opportunities to enhance the potential impact of these employment opportunities at the construction stage:

- The construction workforce selection process should prioritise local businesses and workers with hiring initiatives that support low-skilled individuals through upskilling programs and those that operate under a cooperative or charity business model to support low-income groups within the community.
- Consider implementing local employment/procurement strategies and programs that provide opportunities to source locally and/or support marginalised groups in the community.

### **6.7.2. Perceived impact on property values in local areas**

**Impacted groups:** Immediate social locality  
(existing residents in the immediate social locality)

**Duration:** Operation

**Unmitigated assessment:** Low negative

As a corresponding effect of amenity impacts on the surrounding area, there is a perceived potential impact on property values in the local area.

The SIA survey (Section 4.14) revealed that community members were concerned that the proposal would decrease property values in the area. 6% (5 respondents) expressed disappointment at the idea that the development would cause property prices in the area to decrease, with one respondent stating that they 'paid a lot of money for my apartment and didn't want their property to reduce in value because of this proposal'. Several objections were raised regarding the proposed affordable housing component of the development, including concerns that it would reduce property values and cause tension in the community due to increased diversity. This perceived impact would predominantly affect a small number

of homeowners located in the immediate social locality of the proposed development. According to the social baseline (see Section 3.3), 38.2% of Rhodes' residents own their home.

No technical studies were required to assess the economic impacts of the proposal; therefore, there is no direct evidence linking the proposed development (including the affordable housing component) to property devaluation. Furthermore, the applicant's affordable housing component aligns with NSW Government reforms and is considered a positive measure to address the ongoing housing crisis.

However, the perception of decreased property values may create some anxiety and stress for some residents. As such, the unmitigated impact is assessed as **neutral to low negative**, given the possible likelihood and minor magnitude.

#### Mitigated assessment: Neutral

The impacts of community cohesion (Section 6.2.1), traffic (Section 6.3.1) and visual amenity (Section 6.6.2), have outlined the following mitigation measures:

- Provide the community with detailed information about the affordable housing proposal, highlighting its integrated design and shared communal areas that promote safety and community cohesion.
- Host a community open day once the Llewellyn Street site is operational to foster connections and understanding.
- Implement ongoing programming activities in the community spaces to encourage social interaction over time.
- Advocate to the NSW Government for the timely delivery of future transport infrastructure in the Rhodes precinct.
- Communicate effectively with residents about transport options, such as shuttle buses and parking, to alleviate pressure.
- Incorporate artwork that reflects local values and character in the public art strategy.
- Involve local artists to enhance vibrancy and promote community cohesion.

Assuming the above measures are implemented, the mitigated impact remains as assessed to be **neutral**, given the unlikely likelihood and minor magnitude.

#### SIA recommendations

- No recommendations are proposed at this stage.

## 6.8. DECISION-MAKING SYSTEMS

Guideline definition: *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.*

### 6.8.1. Increased community and stakeholder participation

|                                                                                                                                                                                                             |                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <b>Impacted groups:</b> Immediate social locality (existing residents in the immediate social locality)                                                                                                     | <b>Duration:</b> Construction and operation |
| <b>Assessment – without mitigation:</b> Medium positive                                                                                                                                                     |                                             |
| Community and stakeholder participation in decision-making systems is crucial, particularly when preparing any development application. It is essential to ensure that the local community and stakeholders |                                             |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <b>Impacted groups:</b> Immediate social locality<br>(existing residents in the immediate social locality)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Duration:</b> Construction and operation |
| <p>are adequately informed and have access to the appropriate communication channels, allowing them to have a say in decisions that affect their lives, both in the short and long term.</p> <p>As discussed in Section 4, the applicant has undertaken targeted community and stakeholder engagement to inform SSDA. The applicant's engagement approach includes a series of engagement activities and targeted consultation to inform the preparation of the SSDA (refer to Section 4). These activities and communication channels provide interested community members and stakeholders with access to complaints, remedy, and grievance mechanisms, thereby increasing their ability to participate in decision-making.</p> <p>Urbis Social Planning prepared an SIA survey, which is available on the project's website. A copy of the SIA survey questions is provided in Appendix B. This communication tool specifically sought feedback on potential social impacts, as well as potential enhancement and mitigation measures. All input collected to date is summarised in Section 4.1.</p> <p>Considering the above, the proposal has provided an extensive number of communication channels to increase community and stakeholder participation in decision-making systems that affect them. The impact is assessed as <b>medium positive</b>, given the likely likelihood and minor magnitude.</p> |                                             |
| <b>Assessment – with mitigation/ enhancement:</b> Medium positive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                             |
| At this stage, no enhancement measures have been identified; therefore, the impact assessment remains <b>medium positive</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                             |
| <b>SIA recommendations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                             |
| <ul style="list-style-type: none"> <li>▪ There are opportunities to enhance community and stakeholder participation throughout the entire development process. This includes: <ul style="list-style-type: none"> <li>– Consider developing and implementing a community engagement strategy outlining the appropriate communication channels for residents to provide feedback throughout the construction period.</li> <li>– Provide clear and accurate information about the proposal, facilitate a transparent and accountable consultation process with multiple opportunities for community input, capture feedback to shape the design and planning phases, guide the proposal's development based on documented community input, and address significant community issues and concerns through proactive engagement.</li> <li>– Continued presence and consultation in the community during planning stages to increase perception of influence.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                             |

## 6.9. CUMULATIVE IMPACTS

Cumulative impacts result from the incremental, sustained, and combined effects of human actions and natural variations over time and can be both positive and negative (DPHI 2022, p. 4). They can be caused by the compounding effects of a single project or multiple projects in an area, as well as by the accumulation of the impact from past, current, and future activities as they arise (ibid., p. 4).

The four Billbergia SSD projects have the potential to deliver a combined total of approximately 1,590 new apartments. This includes a total of 272 affordable dwellings and 1,318 private market dwellings. Billbergia is also completing the second stage of its three-stage Rhodes Central mixed-use project with two residential developments (674 apartments) due for staged settlement within the next 6 – 12 months. Deicorp, Meriton and Ecove also have unrelated developments currently in various planning stages within the Rhodes Peninsula.

A discussion of identified cumulative social impacts is outlined below. These impacts should be considered as development progresses on site and within the area and could be reassessed at future development stages.

### **6.9.1. Cumulative social impacts during construction**

There is a possibility of cumulative social impacts occurring during the construction phase. This could include impacts to people's surroundings, health and wellbeing, and accessibility due to increased noise, air quality, traffic and changes to the pedestrian network.

The communities most impacted by cumulative social impacts associated with construction would be residents and visitors to the immediate and surrounding social locality, given the scale of development planned for this area.

To minimise the potential for cumulative social impacts during construction, the development of a Construction Noise and Vibration Management Plan at the Construction Certificate stage should consider the potential cumulative impacts from surrounding developments. There should be consideration of coordinating construction activities and management measures within this plan across associated adjoining developments to help minimise impacts to surrounding residents. This would include consideration of pedestrian access, to ensure continuous pathways are still available during construction, as well as coordinating construction 'relief' days and consultation mechanisms (i.e. complaints handling procedures) as appropriate.

### **6.9.2. Cumulative pressure on transport networks, existing services and facilities**

The incoming population associated with the planned and proposed developments within Rhodes will likely contribute to additional pressure on transport networks and surrounding services and facilities, such as open spaces.

The dwelling cap of 3,000 dwellings, outlined in the Rhodes Place Strategy and implemented in the City of Canada Bay LEP 2013 (Clause 7.7), ensures that development in the area does not exceed a sustainable level of growth. Instead, development is dependent on the timely delivery of infrastructure within the area.

The proposal will align with and be assessed against the dwelling caps. It will also be required to contribute to infrastructure contributions, assisting in the funding of local area infrastructure and services. To further mitigate this impact, it is recommended that the applicant engage in ongoing consultation with state and local agencies to support and advocate for improved delivery of services.

### **6.9.3. Cumulative change to local character**

In line with the combined impacts of changed density, altered visual landscape, and altered community composition, the proposal and surrounding development are likely to contribute to a cumulative change in local character. This change to local character will likely be most acute for long-term residents of Rhodes.

Rhodes is part of the broader City of Canada Bay LGA. As outlined in the Policy Context (Section 3.2), Council has articulated a vision of creating vibrant, sustainable, and well-connected communities. This vision is reflected in several key strategic documents, such as the Rhodes Place Strategy, which outlines the vision for future growth and development within Rhodes. The Place Strategy also includes specific key infrastructure and design principles that are relevant to the site's location. To ensure that future growth within Rhodes aligns with this vision, planned and proposed developments should adhere to these standards, ensuring that the built form is consistent with the area's future character.

The applicant's development proposal aligns closely with this strategic vision outlined by both state and local planning frameworks. This is demonstrated through the incorporation of sustainability measures into the built design, as well as opportunities to enhance community cohesion through the introduction of new public spaces and internal communal areas.

Given that the proposal has incorporated key principles for sustainability and liveability and has been assessed by the Visual Impact Assessment as having high compatibility with the surrounding visual character, the change to the local character is considered to be in line with the strategic vision for Rhodes.

In the longer term, there is an opportunity for existing and incoming residents to form new connections to the site and, in turn, to the emerging local character. In practice, this could include opportunities such as undertaking open days for new developments and incorporating a range of public art that reflects local

values into the building design and public realm areas. These opportunities have been recommended as part of the impact assessment above.

## **7. MITIGATION, ENHANCEMENT AND MANAGEMENT**

This section provides a summary of:

- Identified positive and negative social impacts,
- Corresponding unmitigated and mitigated risk rankings, and
- Proposed mitigation, enhancement and management measures.
- Further recommendations

To inform the implementation of the proposed mitigation and enhancement strategies, key potential stakeholders and/or partners have been identified. The involvement and participation of these key stakeholders and/or partners in monitoring and managing social impacts and benefits will enhance the effectiveness of the proposed mitigation and management strategies.

Not all potential impacts will be the applicant's responsibility to mitigate or manage. In some cases, their role may be to cooperate or inform the mitigation process, providing data and information to future tenants. In other cases, they may have direct responsibility for mitigating and managing the identified potential social impacts, as well as exploring opportunities for partnerships.

### **7.1. SUMMARY OF PROPOSED MITIGATION, ENHANCEMENT, AND MANAGEMENT OF SOCIAL IMPACTS**

A summary of the identified social impacts and benefits, risk ratings and proposed mitigation, enhancement and management strategies is provided in Table 13.

Table 13 Summary of proposed mitigation, enhancement and management of social impacts

| Theme              | Matter                                          | Unmitigated / Unenhanced | Mitigated / Enhanced    | Proposed mitigation, enhancement and management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Responsibility | Potential partners                                                                                   |
|--------------------|-------------------------------------------------|--------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------|
| <b>Way of life</b> | Increased supply of affordable housing          | High positive            | High positive           | <ul style="list-style-type: none"> <li>To ensure that the provision of affordable housing is delivered and managed appropriately, the applicant intends to continue existing partnerships with an accredited Community Housing Provider (CHP), such as Evolve Housing or St George Community Housing.</li> <li>A single operator will operate all Affordable Housing to ensure consistency for residents.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The Applicant  | Accredited CHPs (such as Evolve Housing of St George Community Housing)                              |
| <b>Community</b>   | Perceived impact on existing community cohesion | Neutral to low negative  | Neutral to low negative | <ul style="list-style-type: none"> <li>Communal open spaces are located on the ground level and level 6, featuring communal floors, rooftop gardens with landscaped areas, BBQ facilities, kids' play areas, tree planting throughout, and a pool.</li> <li>Communal internal spaces are located on levels six and the rooftop, featuring flexible rooms, quiet study areas, a gym, and a sauna.</li> <li>The affordable housing components of the proposed development will be managed by a single accredited CHP, who are best placed to manage the social and wellbeing needs of affordable housing residents. The applicant has an established and ongoing relationship with a range of CHPs, including Evolve Housing and St George Community Housing, and will be supported in these connections for the future development site. Affordable housing residents</li> </ul> | The Applicant  | <p>City of Canada Bay Council</p> <p>Accredited CHPs</p> <p>Local activity and program providers</p> |

| Theme | Matter | Unmitigated /<br>Unenhanced | Mitigated /<br>Enhanced | Proposed mitigation, enhancement and management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Responsibility | Potential partners |
|-------|--------|-----------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|
|       |        |                             |                         | <p>would also be immersed within the community, with no physical barriers, including the same access to and shared use of car parks and communal spaces, which would encourage community cohesion.</p> <ul style="list-style-type: none"> <li>▪ To support community cohesion among the existing community, the Architectural Design Report, prepared by FCJ Studio (2025), further outlines that the proposed pedestrian podium will provide high-quality, active interfaces that reinforce the human scale of the podium and the residential experience. The built form configuration frames a central communal space that invites community movement through the development, activating the space. This will help encourage this area to become a functional civic space, as well as a public thoroughfare, further integrating the incoming community with the existing Rhodes community.</li> <li>▪ Several contribution plans apply to the site, and the applicant will be required to pay these levies to support state and local infrastructure. The contribution plans that apply include the City of Canada Bay Local Infrastructure Contributions Plan (Local Section 7.11 Plan), the City of Canada Bay Affordable Housing Contributions Scheme, and the Housing and Productivity Contribution (Regional Contributions). These levies are likely to fund the delivery of social infrastructure across the</li> </ul> |                |                    |



| Theme                | Matter                                                          | Unmitigated /<br>Unenhanced                                                      | Mitigated /<br>Enhanced                                                                              | Proposed mitigation, enhancement and<br>management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Responsibility | Potential<br>partners |
|----------------------|-----------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------|
|                      |                                                                 |                                                                                  |                                                                                                      | suburb, which will help to support further places for all community members to interact, socialise and connect with others, thus strengthening community cohesion.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |                       |
| <b>Accessibility</b> | Exacerbation of existing stress on the transport infrastructure | Road network – neutral to low negative<br><br>Public transport – medium negative | Road network – low negative<br><br>Public transport – low negative (short term); neutral (long term) | <ul style="list-style-type: none"> <li>The Transport Impact Assessment (TIA) highlights the convenience of the existing public transport infrastructure in the vicinity of the site. Reliable and frequent bus services operate along Walker Street, Blaxland Road, and Concord Road. Additionally, the applicant is offering the Baylink Shuttle, a free shuttle bus service for surrounding suburbs. This service runs on weekdays from 6:30 am to 8:00 pm, covering multiple routes and providing express services from Wentworth Point and Rhodes. This shuttle service will continue until the Parramatta Light Rail Stage 2 extension from Wentworth Point to Sydney Olympic Park becomes operational, expected by 2033. The nearest rail stop is 350 metres away, approximately a 5-minute walk from the site. Furthermore, Transport for NSW (TfNSW) is currently investigating the best location for a new ferry wharf to service the Rhodes Peninsula, providing ferry services to both the Sydney CBD and Parramatta CBD.</li> <li>There will be a total of 714 cycle parking spaces (654 for residents and 65 for visitors) to</li> </ul> | The Applicant  | NSW Government        |

| Theme                | Matter                                       | Unmitigated / Unenhanced | Mitigated / Enhanced | Proposed mitigation, enhancement and management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Responsibility | Potential partners         |
|----------------------|----------------------------------------------|--------------------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------|
|                      |                                              |                          |                      | encourage active transport and reduce pressure on other transport infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |                            |
| <b>Accessibility</b> | Increased demand for services and facilities | Medium Negative          | Low positive         | <ul style="list-style-type: none"> <li>▪ The proposal includes a total of 3,631 m<sup>2</sup> of communal open space, with 3,032 m<sup>2</sup> of it publicly accessible at ground level. This space will be enhanced with extensive landscaping, featuring small to medium-sized trees for microclimate control, shaded canopy areas with BBQ facilities, and a variety of zones—ranging from quiet, sheltered spaces to open, active areas with children’s play equipment—designed to support community interaction and expand accessible outdoor areas.</li> <li>▪ The development provides private communal spaces for residents. These include flexible internal function rooms, a sauna, and a gym. Outdoor amenities include BBQ areas, seating zones, shaded canopy spaces, and a large pool, catering to residents' social and recreational needs.</li> <li>▪ The applicant will be required to pay several levies to support state and local infrastructure, including contributions to the City of Canada Bay Local Infrastructure Contributions Plan, the City of Canada Bay Affordable Housing Contributions Scheme, and the Housing and Productivity Contribution. These levies will fund the delivery of</li> </ul> | The Applicant  | City of Canada Bay Council |

| Theme          | Matter                                                   | Unmitigated /<br>Unenhanced | Mitigated /<br>Enhanced | Proposed mitigation, enhancement and<br>management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Responsibility | Potential<br>partners                                                                                                                |
|----------------|----------------------------------------------------------|-----------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
|                |                                                          |                             |                         | necessary services and facilities across the suburb.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                                                                                                                      |
| <b>Culture</b> | Potential disruption to sites of Aboriginal significance | Neutral                     | Low Positive            | <ul style="list-style-type: none"> <li>▪ The Architectural Design report by FJC (2025) outlines a 'Connecting with Country' approach, which is informed by the 'Connecting and Designing with Country' Report by Bangawarra (2025). These reports outline the process which covers initiation and concept design (up to DA submission), design development (post-consent), design delivery and post-delivery phases. The design consultants will collaborate with First Nations knowledge holders to form an authentic design narrative that is deeply embedded in culture and place. This collaboration will occur through activities such as cultural research, walking Country, yarning, Indigenous interpretation, and continued Indigenous partnerships through long-term maintenance strategies and ongoing community inclusion.</li> <li>▪ The Architectural Design report also notes the desire to specify activities, such as the desire to integrate Indigenous vegetation and landscaping, through the site, reflecting the ageless of Aboriginal enterprises through the proposed open space on the ground floor, as well as celebrating Aboriginal and intercultural heritage through public art and interpretation strategies for the site.</li> </ul> | The Applicant  | Designing with a Country consultant<br><br>Local Aboriginal stakeholders , community, and artists<br><br>Project landscape architect |

| Theme                | Matter                                                                    | Unmitigated / Unenhanced | Mitigated / Enhanced    | Proposed mitigation, enhancement and management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Responsibility | Potential partners                                                       |
|----------------------|---------------------------------------------------------------------------|--------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------|
| Health and wellbeing | Perception of increased risk to pedestrian safety and movement            | Low Negative             | Low negative to neutral | <ul style="list-style-type: none"> <li>The Preliminary Construction Traffic Management (CTM) and Green Travel Plan (GTP) (ARC, 2025) outline how pedestrian and cyclist movement through the development's entrance will be managed during construction. This includes maintaining pedestrian access along footpaths during construction works, with traffic spotters stationed at the site driveways to safely manage pedestrian activity when construction vehicles are entering and exiting the site.</li> <li>To further mitigate any increased safety risks, the Design Report (FJC, 2025) illustrates how the proposal incorporates principles that encourage passive and natural surveillance, access control methods, territorial reinforcement, and measures for space and activity management. This includes open, rounded roof terraces and an in-ground garden with no corners, overlooking apartments, which promotes passive and natural surveillance.</li> </ul> | The Applicant  | CPTED consultant<br><br>City of Canada Bay Council<br><br>NSW Government |
| Surroundings         | Impacts on residential amenity through operational and construction noise | Low Negative             | Low Negative            | <ul style="list-style-type: none"> <li>The NVIA outlines several noise control measures to mitigate noise generation and associated impacts during operation and construction, including specific protocols for the loading dock and traffic, the outdoor communal spaces and general plant and equipment.</li> <li></li> <li></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The Applicant  | Noise consultant                                                         |

| Theme               | Matter                                                                       | Unmitigated / Unenhanced | Mitigated / Enhanced | Proposed mitigation, enhancement and management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Responsibility | Potential partners |
|---------------------|------------------------------------------------------------------------------|--------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|
|                     |                                                                              |                          |                      | ▪                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |                    |
| <b>Surroundings</b> | Impacts on visual amenity from surrounding residents and on key public areas | Medium Negative          | Low Negative         | <p>The proposal, as outlined in the Design Report prepared by FJC Studio (2025), incorporates several mitigation measures to minimise the impact on the visual amenity of surrounding residents and key public areas. The mitigation measures proposed by FJC align with the strategic framework of the Rhodes Place Strategy (Section 3.2) to provide more accessible public open space. This includes:</p> <ul style="list-style-type: none"> <li>▪ 3,606 m<sup>2</sup> of public open space throughout the site to provide greater access to public open space in Rhodes.</li> <li>▪ The creation of a public art strategy, including bespoke paving and parklands, takes inspiration from watercraft and tools to form sandstone water play and artworks in the stone, integrating interesting design elements.</li> <li>▪ Incorporation of 30% tree coverage in the proposal to provide shade and mitigate heat effects.</li> <li>▪ 25% communal open space provision on the site to provide greater access to open space for residents.</li> </ul> <p>The Visual Impact Assessment (VIA) prepared by Urbis assesses the visual change of the proposal from six public viewing locations (view south from elevated</p> | The Applicant  | N/A                |

| Theme              | Matter                                       | Unmitigated /<br>Unenhanced | Mitigated /<br>Enhanced | Proposed mitigation, enhancement and management                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Responsibility | Potential partners |
|--------------------|----------------------------------------------|-----------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------|
|                    |                                              |                             |                         | <p>footpath and cycleway by John Whitton Reserve, view not-west from Rhodes Train Station Blaxland Road entrance, view south-west from intersection of Llewellyn Street and Concord Road, view south from Meadowbank Skate Park and Playground, view west from Kissing Point Park, view north from McIlwaine Park). The analysis of the six public domain photomontages found that:</p> <ul style="list-style-type: none"> <li>▪ The proposal creates low to medium-high visual effects (extent of visual change) on the baseline factors.</li> <li>▪ The majority of visual effects on baseline factors are rated as low.</li> <li>▪ The visual impact for the assessed viewpoints ranges from Low to Low-medium.</li> <li>▪ The proposal does not block views of any heritage items or areas of unique scenic quality.</li> <li>▪ From a distant view, the proposal is set within a wide visual composition among existing forms, which reduces its visibility and visual impact.</li> </ul> |                |                    |
| <b>Livelihoods</b> | Supporting improved employment opportunities | Medium Positive             | Medium Positive         | <ul style="list-style-type: none"> <li>▪ At this stage, no enhancement measures have been identified</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The Applicant  |                    |

| Theme                          | Matter                                                  | Unmitigated / Unenhanced                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Mitigated / Enhanced | Proposed mitigation, enhancement and management                                                                                                                                | Responsibility | Potential partners                               |
|--------------------------------|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------|
|                                | Perceived Impact to property values in local areas      | Low Negative                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Neutral              | Assuming that the proposal aligns with the mitigation measures recommended for community cohesion (Section 6.2.1), traffic (Section 6.3.1) and visual amenity (Section 6.6.2). | The Applicant  |                                                  |
| <b>Decision-making systems</b> | Increased community and stakeholder participation       | Medium positive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Medium positive      | No further mitigation measures implemented.                                                                                                                                    |                |                                                  |
| <b>Cumulative</b>              | Cumulative social impacts during construction           | To minimise the potential for cumulative social impacts during construction, the development of a Construction Noise and Vibration Management Plan at the Construction Certificate stage should consider the potential cumulative impacts from surrounding developments. There should be consideration of coordinating construction activities and management measures within this plan across associated adjoining development to help minimise impacts to surrounding residents. This would include consideration of pedestrian access, to ensure continuous pathways are still available during construction, as well as coordinating construction 'relief' days and consultation mechanisms (i.e. complaints handling procedures) as appropriate |                      |                                                                                                                                                                                | The Applicant  | Noise consultant                                 |
| <b>Cumulative</b>              | Cumulative pressure on existing services and facilities | The proposal will align with and be assessed against the 3,000 dwelling cap and will also be required to contribute to infrastructure contributions, assisting in the funding of local area infrastructure and services. To further manage this impact, it is recommended that Billbergia undertake ongoing consultation with state and local agencies to support and advocate for improved delivery.                                                                                                                                                                                                                                                                                                                                                |                      |                                                                                                                                                                                | The Applicant  | City of Canada Bay Council<br><br>NSW Government |

| Theme      | Matter                               | Unmitigated / Unenhanced                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Mitigated / Enhanced | Proposed mitigation, enhancement and management | Responsibility | Potential partners                                                                                                 |
|------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------|
| Cumulative | Cumulative change to local character | In the longer term, there is an opportunity for existing and incoming residents to form new connections to the site and, in turn, to the emerging local character. In practice, this could include opportunities such as undertaking open days for new developments and incorporating a range of public art that reflects local values into the building design and public realm areas. These opportunities have been recommended as part of the impact assessment above. |                      |                                                 | The Applicant  | City of Canada Bay Council<br><br>Accredited CHPs<br><br>Local activity and program providers<br><br>Local artists |



## 7.2. SIA RECOMMENDATIONS

The following provides a summary of the recommendations are proposed to further enhance positive impacts and mitigate negative impacts as previously identified in Section 6. These measures have not been included in the assessment of mitigated or enhanced impacts but have been identified as additional measures for consideration by the applicant to enhance the social outcomes of the proposal. Mitigation and enhancement measures which are committed to and have informed the assessment of mitigated and enhanced social impacts are summarised in Section 7.1 above.

Recommendations include:

- Before occupancy following construction, it is recommended to develop an affordable housing tenant allocation strategy in collaboration with the selected Community Housing Provider (CHP). This strategy should ensure the equitable distribution of affordable housing stock to vulnerable groups, such as key workers, Aboriginal and Torres Strait Islander households, older women at risk of homelessness, and women and children affected by domestic violence, among others
- Following lodgement of the proposal, provide the local community with information about affordable housing. This information should include details of the integrated design and shared communal areas of the development to highlight that the proposal would incorporate safe spaces and facilitate community cohesion.
- Consider undertaking a community open day once the Llewellyn Street site becomes operational to invite the community in and facilitate community connections.
- Consider ongoing programming activities in the community spaces of the Llewellyn Street development to encourage social interaction and community connections over time.
- Ensure all recommendations in the Green Travel Plan (GTP) are implemented.
- Continue consultation and collaboration with Council on the delivery of local social infrastructure.
- Consider collaborating with relevant local and state agencies to upgrade current facilities to accommodate increasing demand for services and infrastructure.
- Engage with Aboriginal and local stakeholders to inform design elements that celebrate local culture and connection to Country.
- Consider opportunities to engage local artists if public art is incorporated into the detailed design of the proposal.
- Implement and action the recommendations in the preliminary CTMP before construction works commence.
- Provide the community with a forum to provide feedback around the construction process and further communication for the stages of construction.
- Implement the recommendations and mitigation measures outlined in the NVIA, including the development of a Construction Noise and Vibration Management Plan at the Construction Certificate stage.
- Undertake individual Noise Impact Assessments at the Development Application stage for each tenancy in the retail and commercial areas of the proposal.
- Implement an engagement program and notify residents before any scheduled noisy works. Provide grievance channels so stakeholders can raise concerns.
- Consider the use of artwork that reflects local values and character in the public art strategy to increase vibrancy along the foreshore.
- Further consider using local artists and promote community cohesion within changes to visual amenity.
- Consider implementing local employment/procurement strategies and programs that provide opportunities to source locally and/or support marginalised groups in the community. This should also consider opportunities for local retailers and partnerships with local education providers for training purposes.

- There are opportunities to enhance community and stakeholder participation throughout the entire development process. This includes:
  - Consider developing and implementing a community engagement strategy outlining the appropriate communication channels for residents to provide feedback throughout the construction period.
  - Provide clear and accurate information about the proposal, facilitate a transparent and accountable consultation process with multiple opportunities for community input, capture feedback to shape the design and planning phases, guide the proposal's development based on documented community input, and address significant community issues and concerns through proactive engagement.
  - Continued presence and consultation in the community during planning stages to increase perception of influence.

## 8. ACRONYMS

| Acronym | Term                                                   |
|---------|--------------------------------------------------------|
| ABS     | Australian Bureau of Statistics                        |
| ACHA    | Aboriginal and Cultural Heritage Assessment            |
| BOCSAR  | NSW Bureau of Crime Statistics and Research            |
| CBD     | Central Business District                              |
| CC      | Construction Certificate                               |
| CHP     | Community Housing Provider                             |
| CPTED   | Crime Prevention Through Environmental Design          |
| CTPMP   | Construction Traffic and Pedestrian Management Plan    |
| CSP     | Community Strategic Plan                               |
| DA      | Development Application                                |
| EDC     | Estimated Development Cost                             |
| DPHI    | NSW Department of Planning, Housing and Infrastructure |
| EIS     | Environmental Impact Assessment                        |
| EP&A    | Environmental Planning and Assessment                  |
| GTP     | Green Travel Plan                                      |
| LEP     | Local Environmental Plan                               |
| LGA     | Local Government Area                                  |
| LHS     | Local Housing Strategy                                 |
| LSPS    | Local Strategic Planning Statement                     |
| NSW     | New South Wales                                        |
| NVIA    | Noise and Vibration Impact Assessment                  |
| PLR     | Parramatta Light Rail                                  |
| SAL     | Suburbs and Localities                                 |
| SEARs   | Secretary's Environmental Assessment Requirements      |

|       |                                           |
|-------|-------------------------------------------|
| SEIFA | Socio-Economic Indexes for Areas          |
| SEPP  | State Environmental Planning Policy       |
| SIA   | Social Impact Assessment                  |
| SSD   | State Significant Development             |
| SSDA  | State Significant Development Application |
| TIA   | Traffic Impact Assessment                 |
| VIA   | Visual Impact Assessment                  |

## 9. REFERENCES

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

### **Demographic, crime and health data**

Australian Bureau of Statistics, Census of Population and Housing, 2021, Greater Sydney, City of Canada Bay (LGA) and Rhodes (SAL) data.

NSW Bureau of Crime Statistics and Research, Rhodes, City of Canada Bay LGA and NSW hotspot maps and crime rates.

NSW Department of Planning, Housing and Infrastructure, 2022, NSW population projections.

Profile id. Rhodes community profile.

Forecast id. Rhodes Population Forecast.

### **Policy documents**

City of Canada Bay, 2019, City of Canada Bay Local Housing Strategy (LHS).

City of Canada Bay, 2020, City of Canada Bay Foreshore Access Strategy.

Canada Bay, 2020, Local Strategic Planning Statement (LSPS).

City of Canada Bay 2021, City of Canada Bay Affordable Housing Contribution Scheme.

City of Canada Bay, 2022. City of Canada Bay Community Strategic Plan (CSP) – Our Future 2036.

Greater Sydney Commission, 2018, Greater Sydney Region Plan – A Metropolis of Three Cities.

Greater Sydney Commission, 2018, Eastern City District Plan.

NSW Department of Planning, Housing and Infrastructure, 2023, State Environment Planning Policy (Housing).

NSW Department of Planning, Industry and Environment, 2021, Housing 2041 NSW - Housing Strategy.

NSW Department of Planning, Industry and Environment, 2021, Rhodes Place Strategy.

Transport for NSW, 2022, Future Transport Strategy.

### **Technical studies prepared for this proposal**

ARC, 2025, Preliminary Construction Transport Management Plan (CTMP)

ARC, 2025, Transport and Traffic Impact Assessment (TIA)

Bangawarra, 2025, Connecting and Designing with Country Report

E-LAB, 2025, Noise and Vibration Impact Assessment (NVIA)

FJC Studios, 2025, Architectural Design Report

NBRS, 2025, Heritage Impact Assessment

Rider Levett Bucknall, 2025, EDC Report

SJB, 2025, Design Report

Urbis, 2025, Aboriginal Cultural Heritage Assessment Report (ACHAR)

Urbis, 2025, Visual Impact Assessment (VIA)

Urbis, 2025, Crime Prevention Through Environmental Design (CPTED)

## Other

NSW Department of Planning, Housing and Infrastructure, 2023, Social Impact Assessment Guideline and Technical Supplement.

NSW Department of Planning, Housing and Infrastructure, 2022, Cumulative Impact Assessment Guidelines for State Significant Projects.

## 10. DISCLAIMER

This report is dated 10 September 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Billbergia Pty Ltd (**Instructing Party**) for the purpose of template (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

## **APPENDIX A**

## **COMMUNITY NEWSLETTER**



# Proposals for affordable housing and key worker housing in Rhodes



## Introduction

Billbergia is preparing proposals to include affordable housing at four sites in Rhodes in response to recent NSW Government's reforms to increase the supply of housing for low-income households.

Under amendments to the State's housing policy, the Government is encouraging the private sector to deliver more key worker and affordable housing by providing an additional floor space and height bonus of up to 30% at sites where a proposal provides 15% of the floor area for affordable housing.

The sites have been designated as State Significant Developments (SSD) and will be assessed by the NSW Department of Planning, Housing and Infrastructure (DPHI).

## Rhodes Place Strategy

The Rhodes Place Strategy was developed by Government in collaboration with City of Canada Bay Council, State agencies, the community and industry in 2021, drawing on an extensive analysis, public consultation and master planning that commenced in 2015.

Plans for additional affordable housing remain consistent with the vision and objectives of the Rhodes Place Strategy. This includes maintaining the cap of 3,000 additional dwellings, until more infrastructure is on track for delivery.

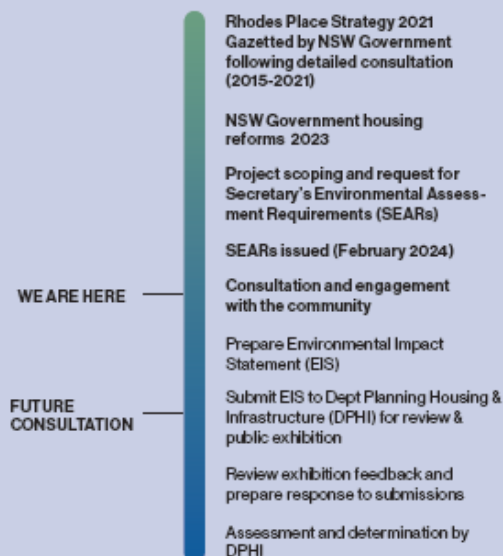
## Locations

The proposals have the capacity to accommodate 1,590 dwellings including approx. 272 affordable housing dwellings across the four sites located at:

- Leeds Street:**  
approx. 337 dwellings (51 affordable and 286 private market) across six mixed use residential buildings.
- Blaxland Road:**  
approx. 313 dwellings (61 affordable and 252 private market) within one mixed use residential building
- Marquet Street:**  
approx. 270 dwellings (50 affordable and 220 private market) within one mixed use residential building.
- Llewellyn Street:**  
approx. 670 dwellings (110 affordable and 560 private market) across four residential buildings
- Rhodes Place Strategy Boundary**



## Planning Process



## Find out more

The proposals are still in the early stages and the current process is an opportunity for you to provide your input before plans are finalised.

You're invited to attend a community drop-in session, where you can find out more and speak with members of the project team.

## Come along

**Wednesday 8 May 2024**  
**5 pm - 7 pm**  
**The Connection Rhodes**  
**(Event Space 1)**

**Saturday 11 May 2024**  
**10 am - 12 noon**  
**The Connection Rhodes**  
**(Event Space 1)**

## Social Impact Assessment

Billbergia has engaged Urbis to assist with community engagement and prepare Social Impact Assessments (SIA) for each of the four sites to be included in Environmental Impact Statements (EIS).

We are seeking community feedback to better understand the needs of the local area, identify potential impacts and recommend appropriate management measures.

You can provide feedback by filling in an online survey via the QR Code or link below  
<https://urbis.questionpro.com.au/BillbergiaRhodesSSDProjectsSIASurvey>



The project team is committed to keeping you informed during the planning process and you will also have the opportunity to make a submission when each SSD proposal is placed on public exhibition.

In the meantime you can email or call us on  
**engagement@billbergia.com.au**  
**1800 867 102**

## APPENDIX B SIA SURVEY

### Social Impact Assessment (SIA) Survey – Billbergia Rhodes SSD projects

Urbis Ltd, on behalf of Billbergia Group, are preparing Social Impact Assessments (SIAs) to accompany each state significant development application (SSDA) for four sites across the Rhodes precinct:

- 25 – 27 Leeds Street (Leeds Street)
- 9 Blaxland Road and 424 Concord Road (Blaxland Road)
- 23 – 29 Marquet Street (Marquet Street)
- 2A Llewellyn Street (Llewellyn Street)



Picture: Billbergia sites across Rhodes Precinct: No. 1: Leeds Street; No. 2: Blaxland Road; No. 3: Marquet Street; and No. 4: Llewellyn Street.

Details of each site are outlined below:

- **Leeds Street:** seeking approval for approximately 313 dwellings (61 affordable and 252 private market) across six mixed use residential towers. The development also includes through site links, foreshore park and promenade, and onsite car parking. More information about the proposal can be found [here](#).
- **Blaxland Road:** seeking approval for approximately 337 dwellings (51 affordable and 286 private market) within one mixed use residential tower with onsite car parking and loading. More information about the proposal can be found [here](#).
- **Marquet Street:** seeking approval for approximately 270 dwellings (50 affordable and 220 private market) within one mixed use residential tower with onsite parking and loading. A publicly accessible space (forecourt) will be in front of the building. More information about the proposal can be found [here](#).
- **Llewellyn Street:** seeking approval for approximately 670 dwellings (110 affordable and 560 private market) across four residential buildings with onsite parking and loading. A new stub road is proposed for the northern portion of the site. More information about the proposal can be found [here](#).

The sites have been deemed eligible for assessment under the NSW Government's housing reforms, which aim to increase the supply of social and affordable housing for low-income households and essential workers. As a result, assessment for each site will occur through a State Significant Development (SSD) pathway.

Development applications (DAs) for Blaxland Road and Leeds Street sites have been submitted to the City of Canada Bay, which will be considered as part of the SSD pathway process. The other two sites (Marquet Street and Llewellyn Street) are currently in the process of being considered, or are, undergoing a design competition process. The SSDAs for the 4 Billbergia sites will likely be lodged in mid-2024.

## What is a Social Impact Assessment

A Social Impact Assessment (SIA) is an objective independent study undertaken to identify and assess potential positive and negative social impacts associated with a proposed development. Social impacts can be understood as the consequences that people (individuals, households, groups, communities and organisations) experience when a new development brings change.

A SIA considers social impacts in relation to your: way of life; community; accessibility; culture; health and wellbeing; surroundings; livelihoods; and decision-making systems. When completing this survey, please consider how each of these elements may be impacted for you or your community.

The SIA process is being guided by the NSW Department of Planning, Housing and Infrastructure's [Social Impact Assessment Guideline](#) (2023). Additional information about each of the social impact categories can be found in the Guideline.

## About this survey

This survey aims to gather insights on how the development of the four Billbergia sites may impact you. Your response will feed into the preparation of the SIAs for each SSDA pathway.

The survey is structured in two parts:

- Part One: Seeks your feedback on the Rhodes area and housing supply in the area.
- Part Two: Seeks your feedback on how the development sites may impact you, both positively and negatively. It will also help to identify enhancement measures for positive social impacts and mitigation measures for negative social impacts.

The survey should take approximately 5 – 10 minutes to complete, and all responses will be kept anonymous. Please contact the Urbis Engagement Team on 1800 244 863 or [engagement@urbis.com.au](mailto:engagement@urbis.com.au) if you have any questions or would like to speak with us directly about the SIA.

Thank you in advance for your contribution.

## Questions

### **Part One: About Rhodes and its housing supply**

1. Which of the following best describes you? *Please select all that apply*
  - (i) Local resident of Rhodes



- (ii) Local resident of suburbs around Rhodes
- (iii) Worker or business owner in Rhodes
- (iv) Worker or business owner in suburbs around Rhodes
- (v) Regular visitor to Rhodes
- (vi) Regular visitor to suburbs around Rhodes
- (vii) Other (please specify): \_\_\_\_\_

Tick box – select all that apply

2. In a few words, what do you value about living in Rhodes and/or the surrounding suburbs?
3. In a few words, what do you like about working in Rhodes and/or the surrounding suburbs?
4. In a few words, what do you like about visiting Rhodes and/or surrounding suburbs?

Comment boxes for Questions 3 – 5

Question 2 is for respondents to Q. 1(i) and 1(ii) only

Question 3 is for respondents to 1(iii) only

Question 4 is for respondents to 1(iv) only

5. Approximately 1,590 new apartments (including 272 affordable units and 1,318 private market dwellings) are proposed across the four Billbergia sites. How do you expect the development of more houses in the suburb will impact the Rhodes community?

- (i) Positively
- (ii) Negatively
- (iii) Both positively and negatively
- (iv) Neither positively nor negatively
- (v) Unsure
- (vi)

Tick box – select one

6. In a few words. can you tell us why you feel this way?

Comment box

## 1. Part Two: Social impacts

The following questions relate to understanding how the four Billbergia sites may impact you to inform the assessment of likely social impacts.

7. Which of the following Billbergia sites do you think will have a **positive** impact on the community?  
*Please select all that apply*

- (i) Leeds Street
- (ii) Blaxland Road
- (iii) Marquet Street
- (iv) Llewellyn Street
- (v) None
- (vi) Unsure

Tick box – select all that apply

8. Please describe any **positive** impacts you anticipate will be generated by the site/sites and how they can be enhanced.

*These could include impacts to you, other members of the community, short- and long-term impacts, impacts during construction and/or impacts during the operation of the solar farm.*

*Positive impacts may be in relation to: Way of Life; Community; Accessibility; Culture; Health and Wellbeing; Surroundings; Livelihoods; and Decision-making Systems*

Comment box

Question 8 is for respondents to Question 7(i) – 7(v)

9. Are there any specific groups or members of the community that you think will be **positively impacted** by the site/sites? If so, please describe.

[Comment box](#)

Question 9 is for respondents to Question 7(i) – 7(v)

10. Which of the following Billbergia sites do you think will have a **negative** impact on the community?  
*Please select all that apply*

- (i) Leeds Street
- (ii) Blaxland Road
- (iii) Marquet Street
- (iv) Llewellyn Street
- (v) None
- (vi) Unsure

11. Please describe any **negative** impacts you anticipate will be generated by the site/sites and how they could be mitigated (reduced).

*These could include impacts to you, other members of the community, short- and long-term impacts, impacts during construction and/or impacts during the operation of the solar farm.*

*Negative impacts may be in relation to: Way of Life; Community; Accessibility; Culture; Health and Wellbeing; Surroundings; Livelihoods; and Decision-making Systems*

[Comment box](#)

Question 11 is for respondents to Question 10(i) – 10(v)

12. Are there any specific groups or members of the community that you think will be **negatively impacted** by the site/sites? If so, please describe.

[Comment box](#)

Question 12 is for respondents to Question 10(i) – 10(v)

13. The Leeds Street site proposes the development of a foreshore public domain, consisting of a park and promenade. Through site links will be provided as a walking connection along the foreshore and provide a space for people to gather and socialise. Are there any key facilities or uses you would like to see prioritised or included in this space?

[Comment box](#)

14. The Marquet Street site proposes the development of a publicly accessible space (forecourt) at the front of the building. Retail proposed on the ground floor will activate the edges of the forecourt. Are there any key facilities or uses which you would like to see prioritised or included in this space?

[Comment box](#)

Thank you for your participation.

# APPENDIX C

# SIA DISCUSSION GUIDE QUESTIONS

## City of Canada Bay Council Interview Questions

### Social and site context

The four Billbergia sites are located within the Rhodes precinct. Three sites are located in Rhodes East and one site is located in Rhodes West. 33.2% of dwellings in Rhodes (East) and 99.8% in Rhodes (West) are classified as medium or high-density dwellings (compared to 64% in City of Canada Bay). Rhodes is serviced by a train station and a large shopping centre in the south of the precinct. The closest major hospital is Concord Hospital, which is located in the adjacent suburb of Concord Hospital.

Details of each site is outlined in the 'Project Overview' section of this guide.

- What makes Rhodes a great place to live? How would you describe the local area and community?
- From Council's perspective, in what ways does the proposed Billbergia sites align with:
  - The strategic vision of Rhodes and City of Canada Bay LGA more broadly?
  - The Rhodes Place Strategy?
- Are there any issues with local services and/or infrastructure that should be considered as part of the assessment? (e.g. access to transport and road networks, difficulty accessing services)
- Approximately 1,590 new apartments (including 272 affordable units and 1,318 private market dwellings) are proposed across the four Billbergia sites. How do you expect the development of approximately 1,590 more dwellings will impact the Rhodes community?
- Are there any vulnerable people or groups that you think may be impacted by the proposal site/sites?
  - *Prompt: When thinking of vulnerable people or groups, consider each of the following sites: Leeds Street, Blaxland Road, Marquet Street and Llewellyn Street*

### Potential positive social impacts

- Do you anticipate there will be any positive impacts generated by the site/sites?
  - *These could include impacts to nearby residents, businesses, workers, students, visitors and other stakeholders, including short or long term impacts, impacts during construction and/or impacts during the operation of the building.*
- How could these impacts be further enhanced?

### Potential negative social impacts

- Do you anticipate there will be any negative impacts generated by the site/sites?
  - *These could include impacts, nearby residents, businesses, workers, students, visitors and other stakeholders, including short or long term impacts, impacts during construction and/or impacts during the operation of the building.*

- How could these impacts be mitigated (reduced)?
- **Other**
- Do you have any other comments on the proposal or feedback to inform the SIA?



## **APPENDIX D**

## **COMMUNITY DROP-IN PROJECT BOARDS**

# Rhodes Place Strategy 2021

The Rhodes Place Strategy was developed by Government in collaboration with City of Canada Bay Council, State agencies, the community and industry in 2021, drawing on an extensive analysis, public consultation and master planning that commenced in 2015.

The Strategy outlines the development of homes and infrastructure needs in the suburb over 20 years up to 2041.

-  **4,200**  
new homes
-  **More than 1,100**  
new jobs
-  **23,000sqm** of new  
public space
-  **A new**  
**primary school**
-  **Upgrades to**  
Rhodes station
-  **3km of new**  
**walking and cycling**  
connections

## 02

### Dwelling Caps

Importantly the Place Strategy limits development to maximum of 3,000 dwellings until major transport services are on track for delivery such as:

- New ferry service
- Intersection upgrades to intersections of Concord Road and Homebush Bay Drive.
- Sydney MetroWest and Parramatta Light Rail Stage 2
- Upgrades and additional capacity to Rhodes station





# Government Reforms To Increase Affordable Housing

03

In late 2023 the NSW Government introduced a number of housing reforms in response to the current housing crisis. Amendments to the State's Environmental Planning Policy (SEPP) Housing 2021, aim to increase the supply of social and affordable housing for low-income households and essential workers.

The reforms include a new bonus floor space bonus of up to 30% where a proposal provides 15% of the floor area affordable housing.

Sites eligible under the reforms will be designated as State Significant Developments (SSD) and assessed by the Department of Planning Housing and Infrastructure (DPHI)

## Affordable housing

Affordable housing applies to very low, low, and moderate-income households as prescribed in the Housing reforms.

It is managed by an accredited Community Housing Provider (CHP) for the first 15 years of the development.

Under the Government reforms affordable housing rental is charged at no more than 30% of gross income.



# Billbergia Sites in Rhodes for Assessment

Four Billbergia sites in Rhodes have been identified for assessment under the Government's housing reforms to include 15% of the floor area as affordable housing.

The proposals have the potential to deliver a combined total of approximately 1,590 new apartments (including 272 affordable and 1,318 private market dwellings).

## Relationship with existing planning controls including the Rhodes Place Strategy

The existing planning controls for traffic, parking and overshadowing, remain in place and will be covered in detailed reports to support lodgement of the Environmental Impact Statement (EIS).

The Place Strategy limit of 3,000 additional residential dwellings also remains unchanged until essential public transport and road upgrades are on track for delivery.

- Leeds Street:**  
approx. 337 dwellings (51 affordable and 286 private market) across six mixed use residential buildings.
- Blaxland Road:**  
approx. 313 dwellings (61 affordable and 252 private market) within one mixed use residential building
- Marquet Street:**  
approx. 270 dwellings (50 affordable and 220 private market) within one mixed use residential building.
- Llewellyn Street:**  
approx. 670 dwellings (110 affordable and 560 private market) across four residential buildings
- Rhodes Place Strategy Boundary**



04



# Leeds St

## 05

- Ref: SSD-6741 9241
- Six mixed-use residential buildings (ranging from 7 storeys to 17 storeys)
- Onsite car parking
- Through-site pedestrian link, foreshore park and promenade
- Status: Existing DA under assessment



51 Affordable dwellings in SSDA



337 Total dwellings in SSDA



# 9-13 Blaxland Rd

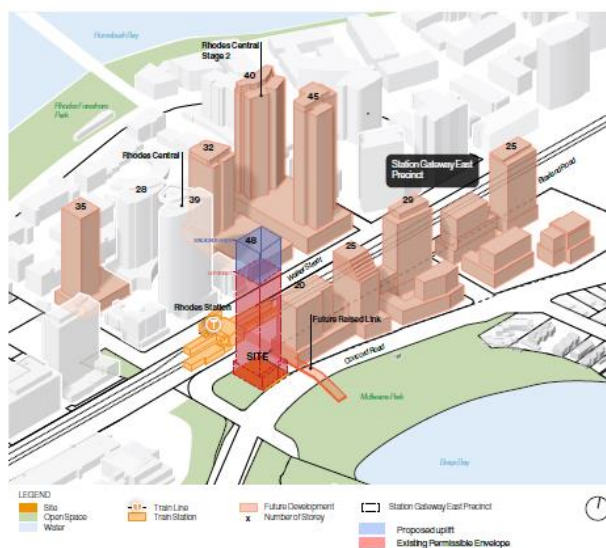
- Ref: SSD-6742 4709
- One mixed-use mixed use residential building (48 storeys)
- Onsite car parking and loading.
- Status: Existing DA under assessment



61 Affordable dwellings in SSDA



313 Total dwellings in SSDA



## 06



# 23-29 Marquet St

- Ref: SSD-6763 6458
- One mixed-use residential building (42 storeys)
- Onsite parking and loading
- Public forecourt, through-site pedestrian connections
- Status: Subject to design excellence competition process

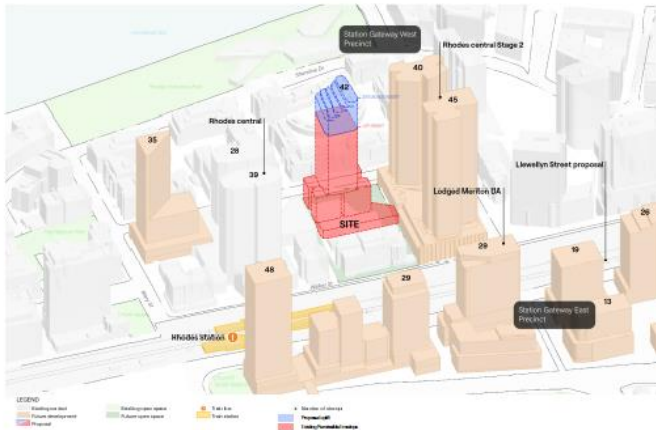


50 Affordable dwellings in SSDA



270 Total dwellings in SSDA

07



# Llewellyn St

- Ref: SSD-6750 8739
- Four residential buildings (12-26 storeys)
- Onsite parking and loading.
- New road connection to northern portion of the site.
- Status: Subject to design excellence competition process

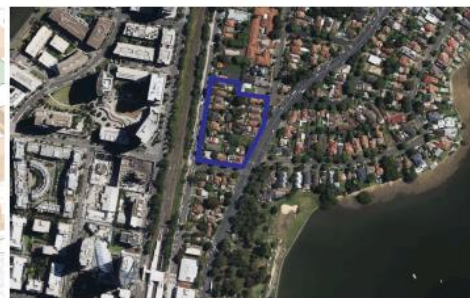
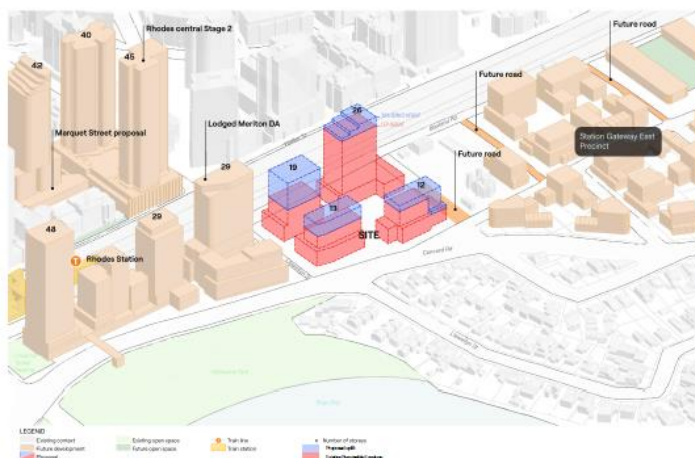


110 Affordable dwellings in SSDA



670 Total dwellings in SSDA

08



# Environmental Impact Statement & Social Impact Assessment 09

As State Significant Developments (SSD), all proposals need detailed analysis including an Environmental Impact Statement (EIS)

In addition to a detailed description of the proposal, including any approved development, or existing use rights, the EIS also requires detailed studies and reports, including:

- Justification and alignment with relevant Government policies
- Design -including built form, urban design and accessibility
- Environmental Amenity -including shadow diagrams, view analysis, wind assessment and visual impact, Ecologically Sustainable Development (ESD) report
- Public spaces, street activation, landscape plans and crime prevention through environmental design (CPED)
- Social Impact Assessment
- Transport and Accessibility Impact Assessment, including Construction Traffic Management and Green Travel Plan
- Environmental and Aboriginal Cultural Heritage
- Water Management, Contamination and Remediation, Noise and Vibration
- Engagement and consultation

A Social Impact Assessment (SIA) is an independent study to identify and assess potential positive and negative social impacts that people experience when a new development brings change.

## Have your say

To inform the SIA, Urbis has been engaged to seek community feedback to better understand the local community's needs, identify potential positive or negative impacts, and recommend appropriate management measures.

You can play your part by completing the online survey. The survey is structured in two parts:

**Part One:** Seeks your feedback on the Rhodes area and housing supply in the area.

**Part Two:** Seeks your feedback on how the development sites may impact you, both positively and negatively.

The survey should take approx. 5 – 10 minutes to complete, and all responses will be kept anonymous.

Scan the QR Code to complete the survey!



You can also contact the Billbergia team on 1800 867 102 or [engagement@billbergia.com.au](mailto:engagement@billbergia.com.au) if you have any questions or would like to speak with the team directly about the SIA.

## Delivering Social Infrastructure

Billbergia recognises the need for community open space, facilities and transport infrastructure, outlined in the Place Strategy.

As the major landowner in the precinct, Billbergia is the single largest provider of privately funded social infrastructure and services, including Phoenix Park, Rhodes Central Shopping Centre, and the new \$70 million Rhodes Recreation Centre – due to open in 2025.

In addition to the 15% affordable housing in the SSD proposals, future development is subject to more than **\$130 million** in contributions or levies to support State and local government infrastructure. This is made up of:

- Affordable Housing Contributions to Council
- State infrastructure contribution / Housing Productivity Contribution
- Local Voluntary Planning Agreement for local infrastructure

### Delivering Affordable Housing

Billbergia also plays a lead role working with the NSW Government and Community Housing Providers (CHPs) such as Evolve Housing and St George Community Housing to deliver mixed-tenure housing projects across Sydney.

- 'Lidcombe Rise' and 'The Parade' West Ryde – with a combined total of almost 38% dedicated to social and affordable housing.
- Billbergia has also commenced work on a mixed-tenure residential development at 'Arncliffe Central' with a total of more than 70% social and affordable housing



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# Next Steps

The proposals are still in the early stages and the current process is an opportunity for you to provide your input before plans are submitted for review by DPHI, before being placed on public exhibition.

You will also have an opportunity to make a submission, during future public exhibition by DPHI.



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## Planning Process

