Mowbray Road and Mindarie Street, Lane Cove North

Social Impact Assessment

Prepared for
Homes NSW

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HillPDA CONSULTING

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Reviewer

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INTRODUCTION

1.0 INTRODUCTION

HillPDA has been engaged by Homes NSW to prepare a Social Impact Assessment (SIA) to accompany a State Significant Development Application (SSDA) for a social and affordable housing development at 618-624 Mowbray Road and 25-29 Mindarie Street, Lane Cove North (the site).

This SIA has been prepared to align with industry best practice, including the NSW Department of Planning, Housing and Environment's Infrastructure (DPHI)'s *Social Impact Assessment Guideline for State Significant Projects* (the SIA Guideline). This report presents an analysis of the existing social environment. It scopes potential positive, negative, and cumulative social impacts associated with the proposal, and considers mitigation and enhancement measures to minimise negative impacts and maximise social benefits to the community.

1.1 Purpose

This SIA has been prepared in accordance with the requirements of DPHI, which are set out in the Secretary's Environmental Assessment Requirements (SEARs) issued for the proposal in June 2024 (SSD-71687208). The SEARs identify matters which must be addressed in the Environmental Impact Statement (EIS). The SEARs indicate that this SIA must provide the following information, as outlined in Table 1.

Table 1: Extract from the SEARs for SSD-71687208

Issue number	Issue and assessment requirements	How it is addressed
Issue 21: Social Impact	Provide a Social Impact Assessment prepared in accordance with the *Social Impact Assessment Guidelines for State Significant Projects*.	This SIA has been prepared to align with the *Guidelines*. It provides a social baseline and utilises a framework to evaluate and respond to social impacts.

1.2 Approach

The approach to preparing this SIA reflects current industry best practice, including the *SIA Guideline*. The method is summarised below in Figure 1. A full description of the SIA method is included in Appendix A.

Figure 1: Overview of the social impact assessment process

THE PROPOSAL

2.0 THE PROPOSAL

2.1 The site

The site is located at 618-624 Mowbray Road and 25-29 Mindarie Street, Lane Cove North within the Lane Cove Local Government Area (LGA). The site has an area of approximately 4,199 square metres and is legally described as Lots 17-20 and 64-66 DP 35865.

The site currently contains seven vacant detached dwellings, owned by Homes NSW. It is located within close proximity to a number of amenities including Mowbray Public School, parks and reserves, and public transport.

The site is displayed in Figure 2.

Figure 2: The site

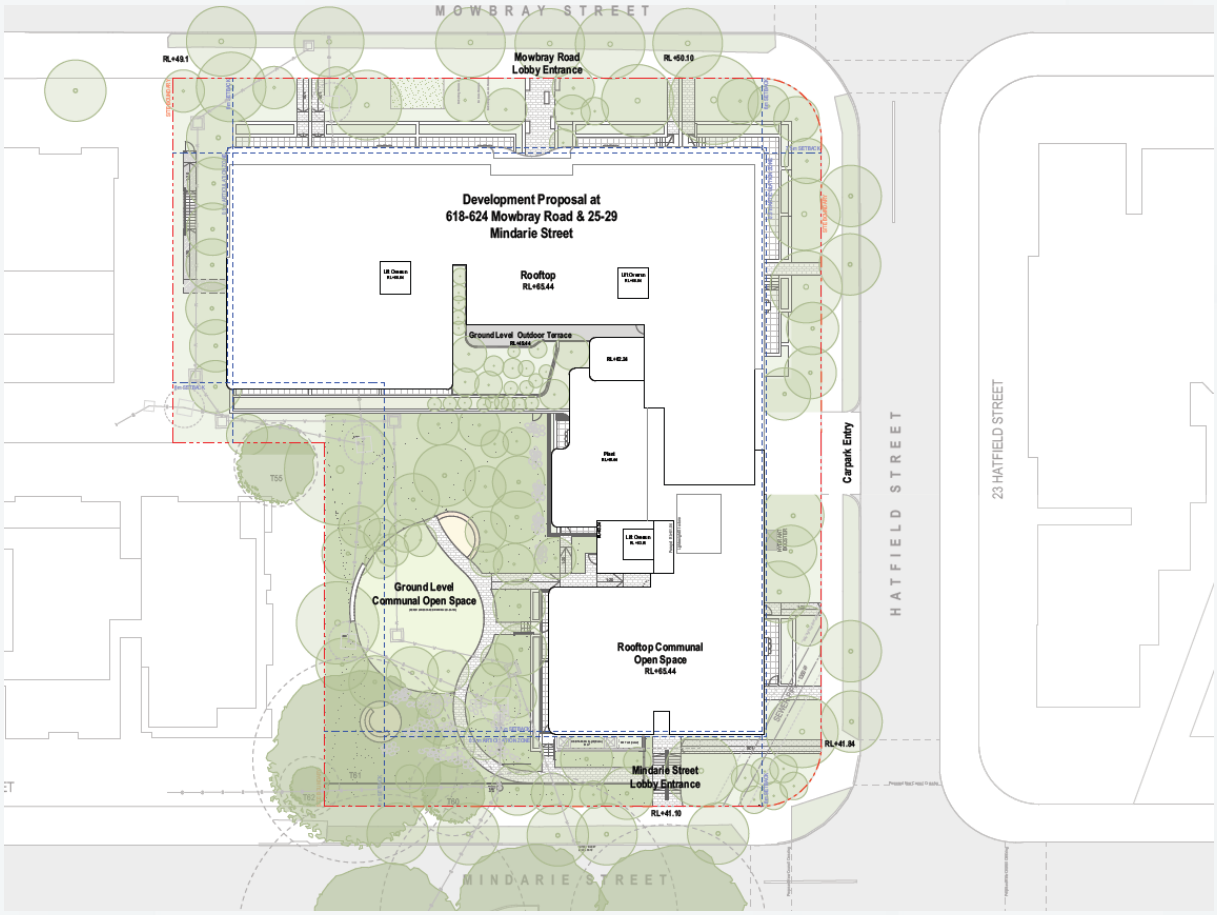
Source: HillPDA (2024)

2.2 The proposal

The proposed development comprises demolition of existing buildings and construction of a new residential flat building to accommodate 86 social and affordable housing apartments, a communal room and basement car parking including excavation, tree removal and associated landscaping and public domain works.

A site plan of the proposal is shown in Figure 3.

Figure 3: Proposed site plan



Source: DKO Architecture (2024)

SOCIAL LOCALITY

3.0 SOCIAL LOCALITY

3.1 Context

The site is bounded to the north by Mowbray Road West, beyond which is Mowbray Public School. To the east is Hatfield Street. To the south is Mindarie Street and beyond that, Mindarie Park and Batten Reserve. To the west is a five storey residential building.

While much of the surrounding area is made up of low-rise residential, six medium-density apartment buildings have been approved or built in the immediate area over the past five years.

3.2 Access

The site is situated around eight kilometres northwest of the Sydney CBD, and around 1.5 kilometres from Lane Cove town centre. It is well-positioned in terms of both vehicular and public transport connectivity. The site has a primary street frontage along Mowbray Road, which connects to key transport routes including Epping Road and the Pacific Highway, providing access to the Sydney CBD and north western suburbs.

There are two bus stops adjacent to the site, which are serviced by the following bus routes:

- 258 – Chatswood to Lane Cove West
- 292 – Marsfield to City Erskine St via Macquarie Park, Lane Cove North & Freeway
- 533 – Sydney Olympic Park to Chatswood via Rhodes & North Ryde.

The nearest railway station to the site is North Ryde Station, approximately two kilometres to the northwest, providing access to the Sydney CBD and northwest via the Metro North West and Bankstown Line. Artarmon Station is located approximately 2.5 kilometres to the east of the site, providing access to the Sydney CBD and the west, as well as the Central Coast, Newcastle, and the wider NSW rail network.

The site is also located a short distance from a small number of commercial premises along Mowbray Road, including cafes and a small specialty grocer.

Figure 4 shows the site in relation to the key features outlined above.

Figure 4: Key public transport features near the site

Source: HillPDA (2024)

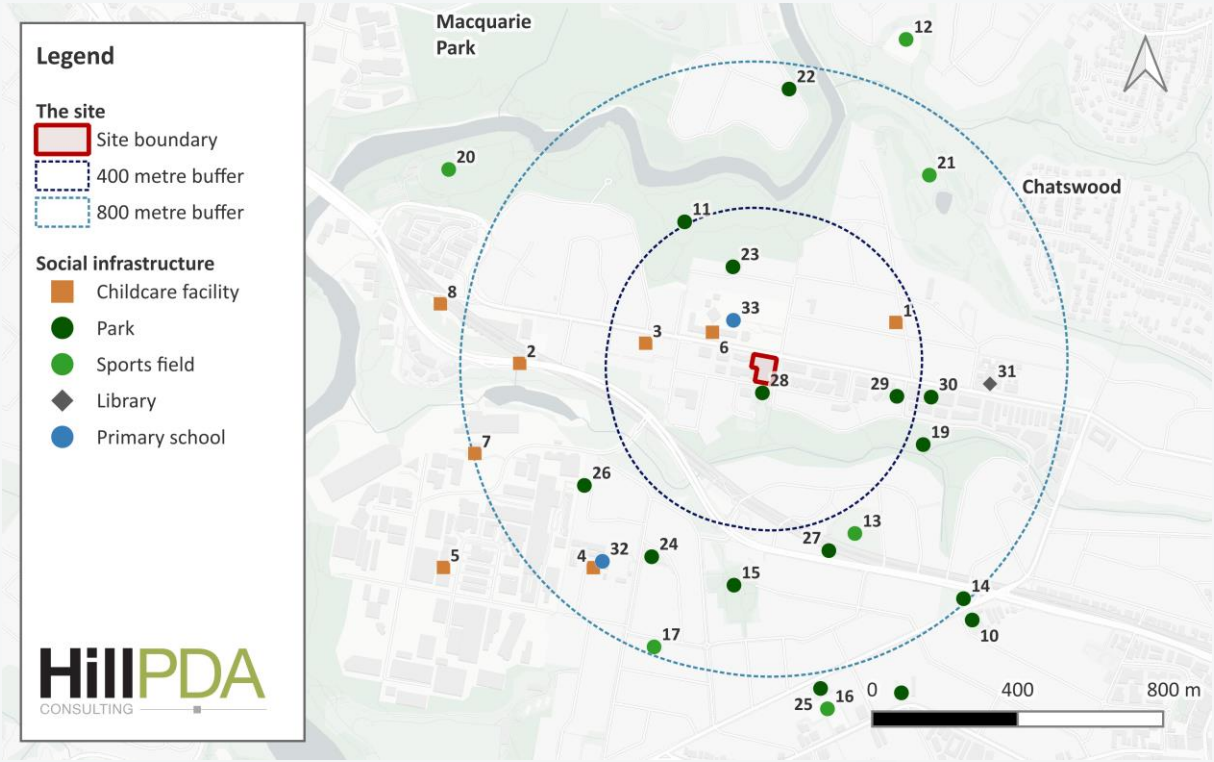
3.3 Social infrastructure

Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities.[1] Social infrastructure is important to a community as it provides the tangible infrastructure to support the safety, health and wellbeing of that community which allows individuals to be happy, safe and healthy, to learn, and to enjoy life.

A network of social infrastructure contributes to social identity, inclusion and cohesion and is invariably used by all at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all community members. To inform our understanding of the social locality, we have undertaken a desktop review of social infrastructure in the area surrounding the site, utilising GIS analysis and publicly available data. In general, we have considered social infrastructure located within approximately 800 metres of the site's boundary, though some items beyond this catchment have been included. Figure 5 below shows social infrastructure near the site, with further detail provided in Table 2.

[1] Infrastructure Australia (2019), *Australian Infrastructure Audit 2019* (p. 588)

Figure 5: Social infrastructure near the site



Source: HillPDA, CartoDB (2023).

Table 2: Social infrastructure near the site

ID	Name	Type	Note		Distance from site
1	Farran Street Quality Child Care Centre	LDC*	Approved places: 35	Current vacancy: Yes	340m
2	Genius Childcare Lane Cove	LDC	Approved places: 81	Current vacancy: No	640m
3	Happy Kids Early Learning	LDC	Approved places: 23	Current vacancy: No	300m
4	Helping Hands Lane Cove West	OSHC*	Approved places: 165	Current vacancy: Yes	680m
5	MindChamps Early Learning @ Lane Cove	LDC	Approved places: 64	Current vacancy: Yes	1,000m
6	Mowbray OSHC Centre	OSHC	Approved places: 170	Current vacancy: Yes	130m
7	Nickys Kids Town - Lane Cove	LDC	Approved places: 69	Current vacancy: No	790m
8	Possums Corner Child Care Centre	LDC	Approved places: 64	Current vacancy: No	870m
9	The Cubbyhouse Preparatory School @ Lane Cove	LDC & OSHC	Approved places: 116	Current vacancy: No	130m
10	Finlayson Playground	Park	Small local park with playground.		850m
11	Mowbray Park	Park	Large continuous area of bushland along the Lane Cove River.		410m
12	O.H. Reid Oval	Sports field	Local sports field with synthetic cricket pitch, soccer fields, and amenities block.		940m
13	Tantallon Park	Sports field	Local sports oval with parkland, playground (see map ID 27) cricket pitch, lighting, pavilion, and amenities block.		470m
14	Turrumburra Park	Park	Local park with playground.		790m
15	Hands Quarry Reserve	Park	District bushland reserve with amphitheatre and native gardens.		560m
16	Lane Cove Bowling and Recreational Club	Sports field	Lawn bowls club with 3 greens.		900m

ID	Name	Type	Note	Distance from site
17	Hallam Avenue Tennis Club	Sports field	Tennis club with two tennis courts.	780m
18	Nichols Reserve	Park	Small local park with playground.	920m
19	Batten Reserve	Park	Large bushland reserve with playground.	450m
20	Chatswood Rotary War Memorial Athletics Field	Sports field	Large reserve with grass athletics field, amenities block, club house, baseball field, and walking tracks.	980m
21	Chatswood Golf Course	Sports field	Public golf course.	660m
22	Mulhall Park	Park	Local park with enclosed playground, landscaping, and shading.	730m
23	Kingsford-Smith Park	Park	Local sports ground with turf cricket wicket, soccer field, and five tennis courts.	250m
24	Henley Playground	Park	Small local park with playground.	560m
25	Charlish Park	Park	Small local park with playground.	840m
26	Alder Ave Playground	Park	Small local park with swing set.	550m
27	Tantallon Park Playground	Park	Small local park with playground (contained within map ID 13).	480m
28	Mindarie Park	Park	Local park with playground.	30m
29	Girraween Avenue Playground	Park	Local park with playground.	340m
30	Djanaba Park	Park	Small local park with playground.	440m
31	West Chatswood Library	Library	Local branch of Willoughby City Library. Offers services including children and youth programs, Justice of the Peace services, book clubs, study spaces, and public computer and internet access.	590m
32	Lane Cove West Public School	Public primary school	Public primary school and current drawing primary school for the site. *2024 enrolment: 514.*	650m
33	Mowbray Public School	Public primary school	Public primary school. *2024 enrolment: 698.*	110m

*LDC: Long day care. OSHC: Outside school hours care.

Education

There are two schools located within 800 metres of the site, both of which are primary schools: Mowbray Public School and Lane Cove West Public School. The nearest of the two primary schools, Mowbray Public School, is the public catchment primary school for the site, and is located around 100 metres west of the site, across Mowbray Road West.

In terms of high schools, there are none within 800 metres of the site, however, the catchment school for the site (Chatswood High School) is located approximately two kilometres northeast. The most recent enrolment data indicates that Chatswood High School is a relatively large school, with total FTE enrolment of almost 1,900 students.

The nearest tertiary education facility to the site is Macquarie University, located approximately five kilometres northwest of the site.

Child care

There are a total of nine child care facilities within roughly 800 meters of the site. Of these, six are long day care centres (LDC), two are outside school hours care centres (OSHC), and one is a combined service. These facilities provide a total of 452 approved LDC places and 451 approved OSHC places near the site. A survey of vacancy

data available on StartingBlocks.gov.au indicated that five of the nine identified child care facilities near the site had no vacancies (as at July 2024).

Open space and recreation

The site is well-served by a range of open space and recreation facilities of varying size and utility. This includes within 800 metres of the site and in the area beyond, with the site's proximity to the Lane Cove River offering numerous natural areas and parks. Further, the site's proximity to Mindarie Park and Batten Reserve represents a high level of access, with these recreation and natural open space areas located adjacent to the site.

In total, within around 800 metres of the site, we identified:

- Ten playgrounds
- 1.5 hectares of parks
- 4 hectares of sporting open space
- 27.5 hectares of natural open space.

The identified facilities vary in their level of adornment, but the majority offer a high level of utility and amenity, with several having recently been redeveloped.

Whilst there are no aquatic facilities located near the site, the Lane Cove Aquatic and Leisure Centre is less than two kilometres to the southeast. This facility offers indoor and outdoor pools, swimming classes and rehabilitation programs, a gym, steam room, and sauna, as well as exercise classes and a café.

Health

There are no General Practitioners (GPs) or other healthcare facilities within 800 metres of the site. The nearest GPs are located around 1.5 kilometres to the southeast, in the Lane Cove town centre. In terms of emergency healthcare facilities, Royal North Shore Hospital, a major public hospital, is located less than four kilometres to the southeast of the site.

Community facilities and libraries

There are no dedicated community facilities near the site. Other social infrastructure facilities identified near the site (such as tennis or bowls clubs) may offer community facility-like services such as room or hall hire for events.

The site is located around 700 metres from West Chatswood Library, a local branch library of Willoughby City Library. The library offers a range of services and facilities including youth programs and study spaces.

SOCIAL BASELINE

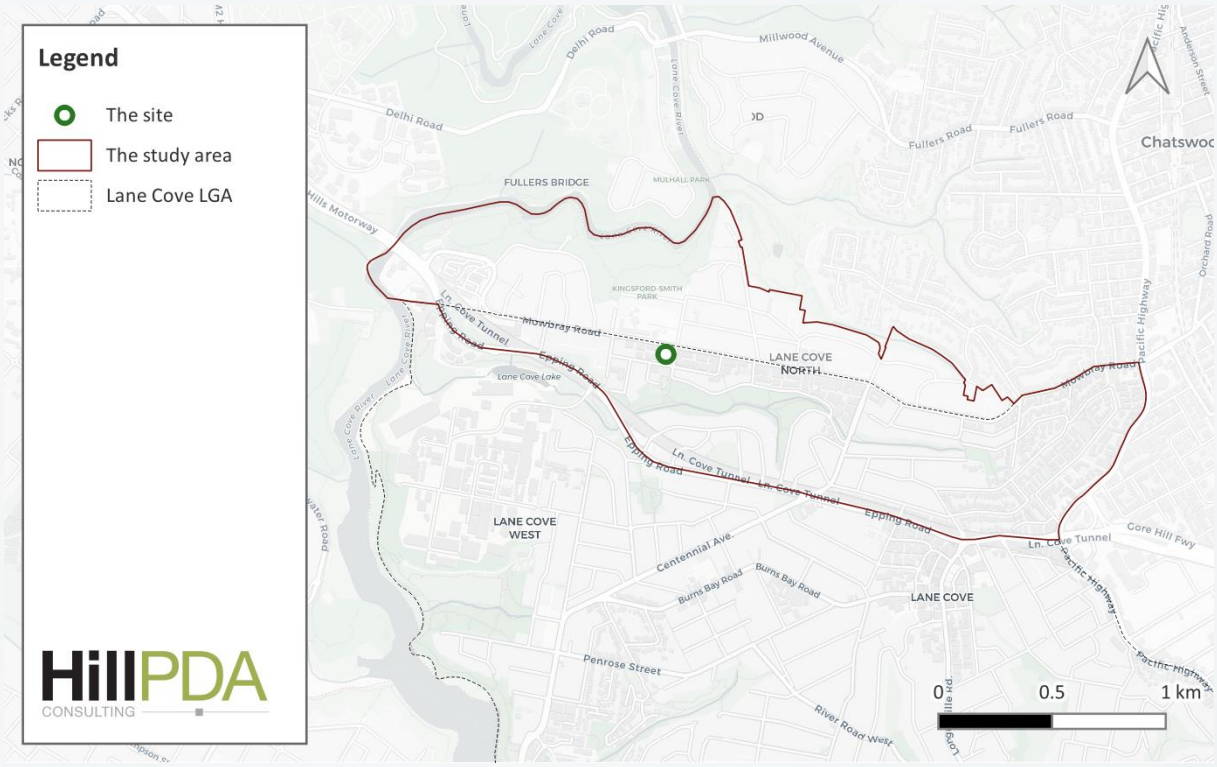
4.0 SOCIAL BASELINE

This chapter describes the study area and local demographic characteristics.

4.1 Study area

Based on the previous chapter's review of the social locality and a review of available geographic boundaries, we have selected Lane Cove North (SAL) as the demographic study area for this chapter. The study area is shown in Figure 6.

Figure 6: The study area



Source: HillPDA (2024)

4.2 Resident profile

The table below presents a summary of the salient characteristics of Lane Cove North (SAL) (the study area), in comparison to the Greater Sydney Greater Capital City Statistical Area (Greater Sydney) where relevant.

Population	• At the 2021 Census, there were 11,733 **people living in the study area**. • About 0.4 per cent of the population in the study area identified as Aboriginal and/or Torres Strait Islander, significantly less than the 1.7 per cent of Greater Sydney's population.
Median age	• At the 2021 Census, the **median age** of study area residents was 36 years, similar to the 37 years recorded across Greater Sydney.
Age profile	• In 2021, approximately 12.1 per cent of the study area's population were **over the age of 65**, a lower portion than across Greater Sydney (15 per cent). • Around 40.8 per cent of study area residents were **aged between 25 and 44 years**, significantly higher than the 30.4 per cent of Greater Sydney residents.

Population projection	• From 2021 to 2041, the population of Lane Cove LGA is expected to grow from 40,652 to 47,579. This represents an annual growth rate of 0.79 per cent. • The median age is expected to increase to 41 years.
Language spoken at home	• At the 2021 Census, 39.7 per cent of households in the study area spoke a **language other than English at home**, slightly lower than the 42 per cent recorded across Greater Sydney. • Of non-English languages spoken at home in the study area, the most common were: – Mandarin (6.3%) – Cantonese (4.8%) – Japanese (2.1%).
Need for assistance	• At the 2021 Census, 385 study area residents, or 3.3 per cent of the population, reported **needing assistance with core activities**, significantly less than the 5.2 per cent of Greater Sydney residents.
Education	• At the 2021 Census, 54.9 per cent of study area residents aged 15 years and over reported having a **Bachelor degree or above**, much higher than the 33.3 per cent recorded across Greater Sydney.
Income	• In 2021, the **median weekly household income** of the study area was $2,386, higher than the Greater Sydney median of $2,077. • In 2021, the **median weekly personal income** of the study area was $1,374, significantly higher than the Greater Sydney median of $881.

Source: Australian Bureau of Statistics (2024), *QuickStats*; DPHI (2024), *Population projections*

4.3 Household profile

The table below presents a summary of the salient characteristics of households in the study area.

Occupancy	• At the 2021 census, the study area contained 5,550 private dwellings, with an average household size of 2.3 people, smaller than the 2.7 recorded across Greater Sydney. • Approximately 91.7 per cent of private dwellings in the study area **were occupied on the night of the 2021 Census**, similar to the 92 per cent recorded across Greater Sydney.
Household type	• At the 2021 Census, 31.8 per cent of study area households were **lone person households**, much higher than the 23.2 per cent recorded across Greater Sydney. • The study area recorded a lower proportion of **family households** (63.7 per cent) compared to Greater Sydney (72.6 per cent). • The study area recorded a similar proportion of **group households** (4.5 per cent) to Greater Sydney (4.2 per cent). • In 2021, a much smaller proportion of the study area's families had **children** (56.7 per cent) compared to Greater Sydney (63.5 per cent).
Dwelling type/size	• In 2021, the majority of the study area's dwellings were **flats or apartments** (70.8 per cent), compared to 34.8 per cent across Greater Sydney. • Close to half of the study area's dwellings had **two bedrooms**, at 46.9 per cent, compared to around a quarter for Greater Sydney (25.7 per cent). • 16.9 per cent of dwellings in the study area were **one-bedroom or smaller**, compared to 9 per cent across Greater Sydney. • In 2021, the study area had a similar rate of 'dwelling suitability' to Greater Sydney, with 28.7 per cent of dwellings in both areas having **no bedrooms needed or spare**. As with Greater Sydney, it was more common for study area dwellings to have an excess than a lack of bedrooms.
Tenure and costs	• In 2021, 39.9 per cent of the study area's dwellings were **rented**, slightly higher than the 35.9 per cent recorded across Greater Sydney. • Of renter households in the study area, 28.4 per cent were **making rent payments greater than 30% of household income**, lower than the 35.3 per cent recorded across Greater Sydney. • In 2021, 36.9 per cent of the study area's dwellings were **owned with a mortgage**, higher than the 33.3 per cent recorded across Greater Sydney.

	• Of mortgage-holding households in the study area, 16.2 per cent were **making mortgage payments greater than 30% of household income**, lower than the 19.8 per cent recorded across Greater Sydney.
Dwelling demand	• The projected dwelling demand for Lane Cove LGA in 2041 is 20,991. This represents an additional 3,694 dwellings from 2021 numbers. • The average household size is projected to decrease slightly from 2.5 in 2021 to 2.4 in 2041.

Source: Australian Bureau of Statistics (2024), *QuickStats*; *TableBuilder;* DPHI (2024), *Population projections*

4.4 Social advantage and disadvantage

The Socio-Economic Indexes for Areas (SEIFA) are rankings of relative socio-economic status for different geographic areas, within each state and nationally. The indexes rank areas against others of the same geographic type (e.g. Local Government Area or Statistical Area Level 1) based on specific socio-economic metrics.

Each SEIFA index ranks areas based on a weighted sum of selected variables. SEIFA variables are derived from Census data, and cover a range of socio-economic dimensions including housing, income, education, employment and occupation, housing, and others.

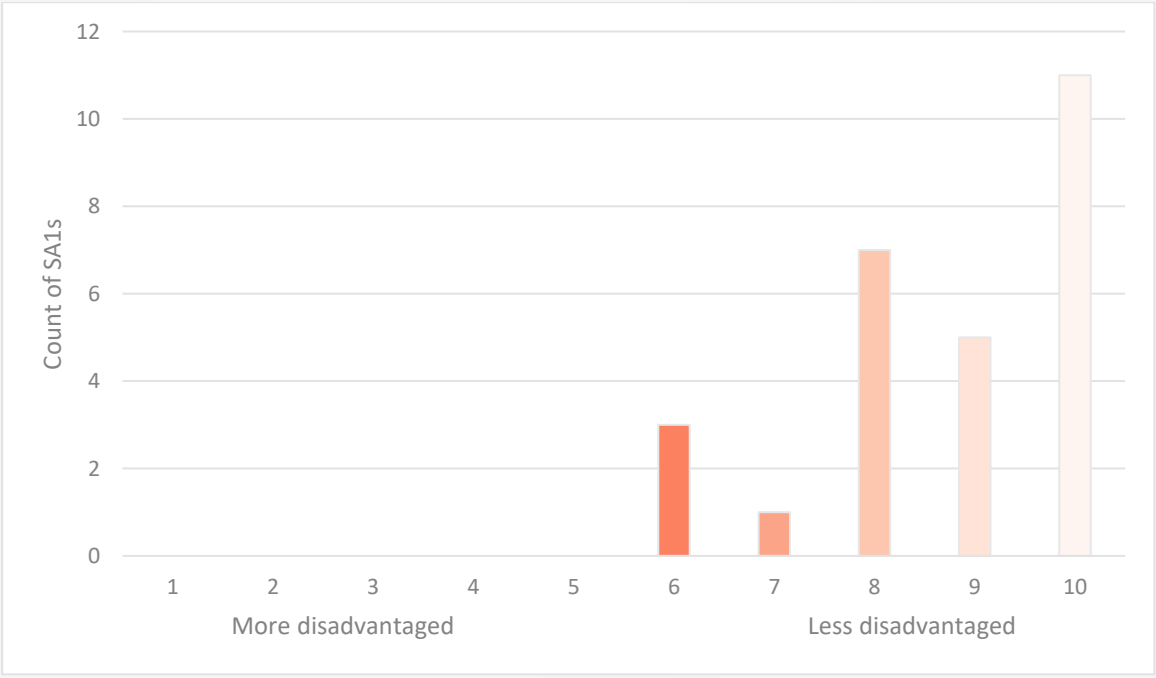
The following sections contain analysis of national rankings of Statistical Area Level 1 areas (SA1s) near the site on two of the four SEIFA indexes:

- The Index of Relative Socio-economic Disadvantage (IRSD)
- The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD).

4.4.1 Relative socio-economic disadvantage

The Index of Relative Socio-economic Disadvantage (IRSD) examines factors such as unemployment, proportion of lower income households, lower education levels or lack of internet access to compare overall levels of disadvantage in areas. Figure 7 shows the distribution of IRSD rankings for SA1s within the social locality. The SA1s surrounding the site are highly concentrated in the upper deciles, with over 50 per cent of all SA1s within the top two deciles. This indicates much lower levels of disadvantage than the national average.

Figure 7: Distribution of SA1s within Lane Cove North (SAL) on the IRSD (national)

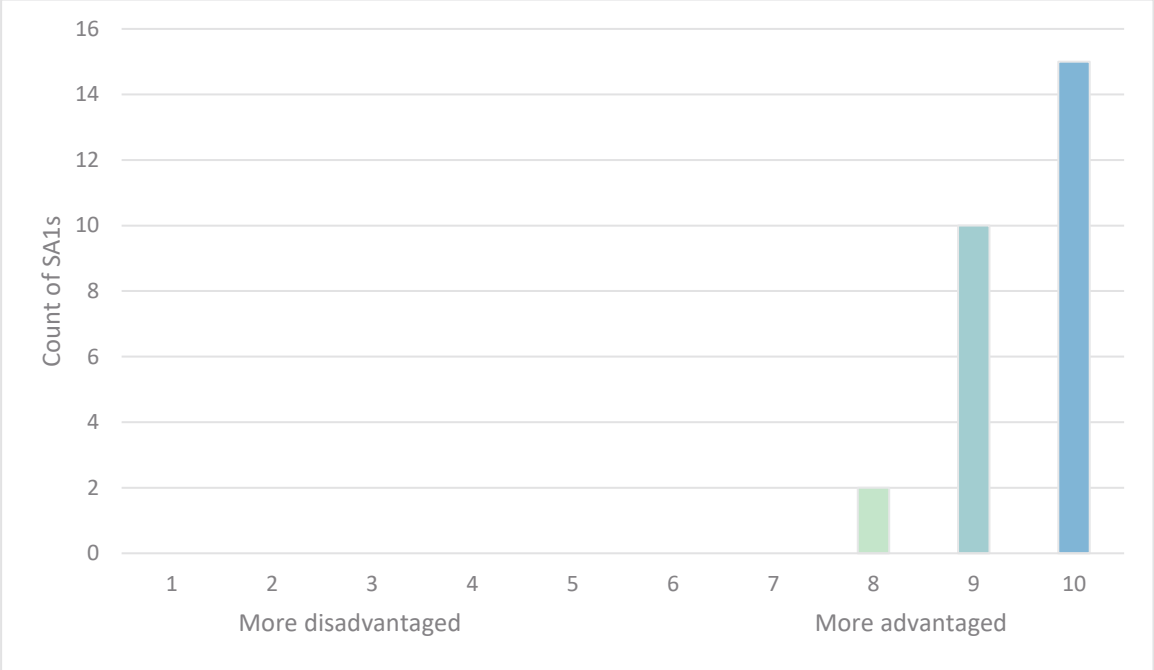


Source: ABS (2021)

4.4.2 Relative socio-economic advantage and disadvantage

The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD), in addition to the indicators of disadvantage above, examines factors such as professional occupations, high income, higher education levels, and larger houses to compare overall levels of advantage and disadvantage in areas. Figure 8 shows the distribution of IRSAD rankings for SA1s within the social locality. There are no areas of disadvantage compared with the national average, with all SA1s within the top three deciles.

Figure 8: Distribution of SA1s within Lane Cove North (SAL) on the IRSAD (national)



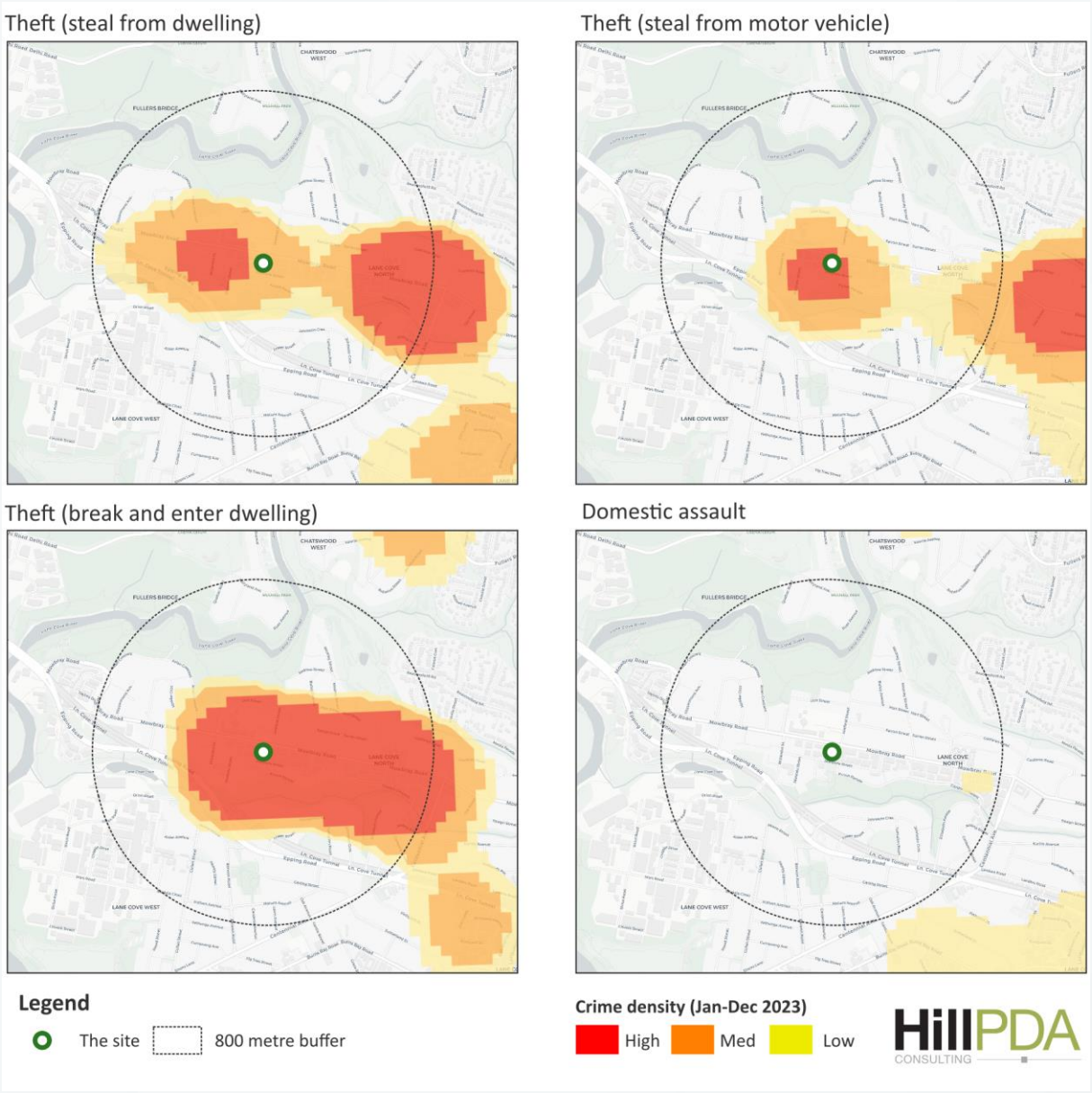
Source: ABS (2021)

4.5 Crime

The NSW Bureau of Crime Statistics and Research (BOCSAR) prepares a range of crime statistics, including their 'crime hotspots' mapping. BOCSAR's hotspots represent areas with elevated levels of crime, and this data is available across a selection of crime types.

We have undertaken a review of hotspot data for the available crime types and found that there were no hotspots near the site for the majority of crime types. For a selection of crime types, however, there were hotspots of varying degrees at or in the vicinity of the site. These are shown in Figure 9.

Figure 9: Selected crime hotspots near the site (January-December 2023)



Source: NSW BOCSAR (2024)

The crime hotspots data is useful to gain an understanding of whether crime is present in an area or not, however, to consider this issue further, it is necessary to investigate the underlying rates of crime. Table 3 shows the count and rate (per 100,000 population) of the crime offence types shown above, across Lane Cove North, the wider Lane Cove LGA, and New South Wales as a whole.

Table 3: Count and occurrence rate (per 100,000 population) of selected crimes (April 2023-March 2024)

Offence type	Lane Cove North		Lane Cove LGA		New South Wales	
	Count	Rate	Count	Rate	Count	Rate
Theft (steal from dwelling)	19	156.0	56	139.7	16,093	197.1
Theft (steal from motor vehicle)	27	221.7	57	142.2	28,650	350.9
Theft (break and enter dwelling)	24	197.1	74	184.6	20,340	249.1
Domestic assault	19	156.0	74	184.6	36,513	447.1

Source: NSW BOCSAR (2024)

Overall, both Lane Cove North and the Lane Cove LGA recorded lower incidence rates than NSW as a whole for the selected crime types during the study period. Observed rates of theft (steal from motor vehicle) and domestic

assault were significantly lower than rates across NSW, with these crime types in the Lane Cove LGA occurring at a rate less than half that of NSW.

Comparing Lane Cove North to the Lane Cove LGA, occurrence rates for theft (steal from dwelling) and theft (break and enter dwelling) were slightly elevated in Lane Cove North compared to the LGA, whilst theft (steal from motor vehicle) had a significantly higher occurrence rate. Incidents of domestic assault, however, were observed at a lower occurrence rate in Lane Cove than the LGA. Overall, the review of crime data indicates that the site and its surrounds unlikely to exposed to elevated levels of crime.

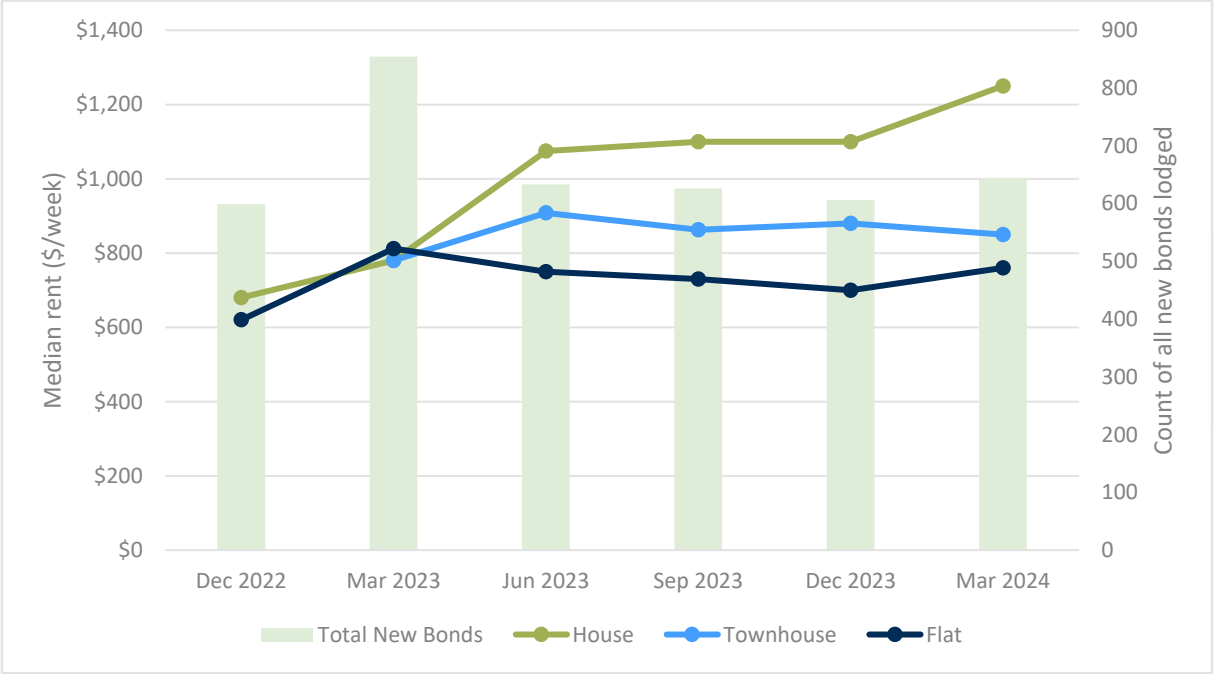
4.6 Affordable housing indicators

The provision of affordable housing suited to a diverse range of housing needs has been identified as a critical concern by Council in its *Local Housing Strategy*.[2] This section provides an overview of selected affordable housing need indicators to contextualise the proposal.

4.6.1 Residential rent trend

Figure 10 shows data for the last six quarters for residential property rentals by type in Lane Cove LGA. All dwelling types analysed here have shown growth over the observed period. Growth has been much larger for separate houses ($570 or 83.8 per cent) compared to flats ($140 or 22.6 per cent) or townhouses ($70 or 9.0 per cent). While the latter two dwelling types have somewhat flatlined in terms of price over the past four quarters, median rent for separate houses has shown consistent growth. Median rent is also much higher for houses than for other dwelling types. Also noteworthy is the March 2023 quarter peak for new bond lodgements (854), followed by a decline and then relative stability over the most recent four quarters.

Figure 10: Median weekly rent by quarter, Lane Cove LGA



Source: NSW Department of Communities and Justice (2024)

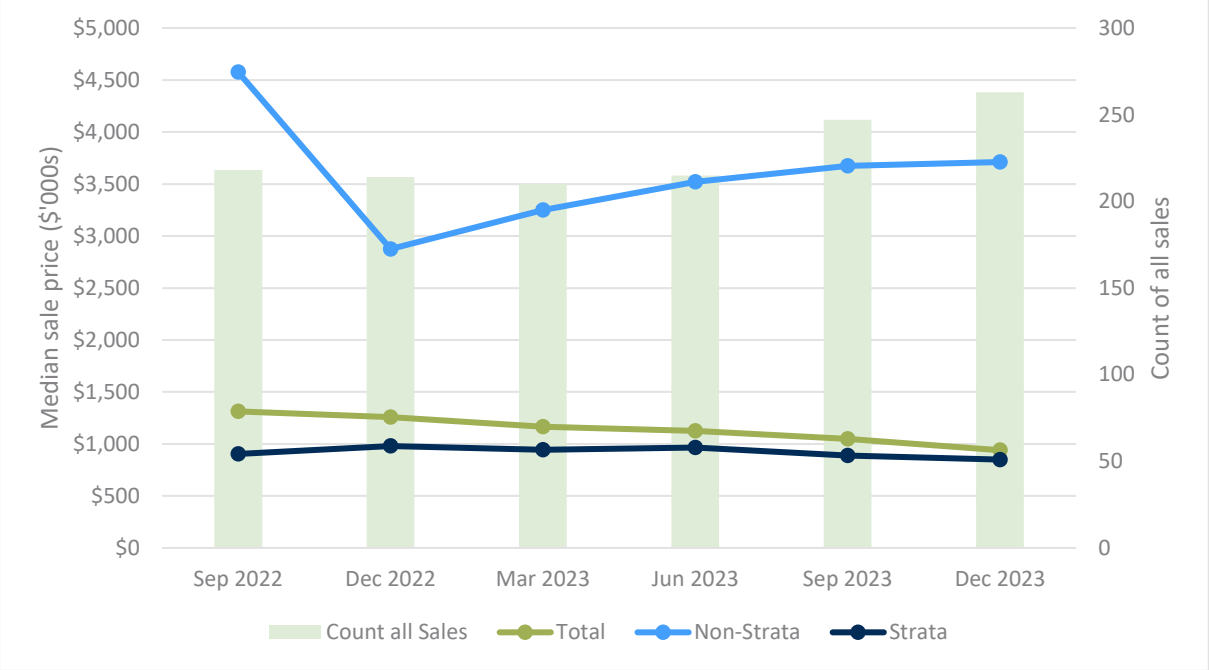
4.6.2 Residential sales trend

Figure 11 shows data for the last six quarters for residential property sales in Lane Cove LGA. Non-strata prices have been consistently much higher than strata prices across the period. Overall, median sales prices have shown

[2] Lane Cove Council (2021), *Local Housing Strategy*

a decline over the observed period (from $1,303,000 to $940,000, or -28.4 per cent). However, after a decline between September and December 2022, non-strata sales prices have risen steadily over the past four quarters. The number of all sales has also risen between June and December 2023 (by 48 sales or 22.3 per cent), after being relatively steady for the previous 4 quarters.

Figure 11: Median sale prices by quarter, Lane Cove LGA



Source: NSW Department of Communities and Justice (2024)

4.6.3 Rental and mortgage affordability

Housing stress is a metric used to describe a situation where the cost of housing is high relative to household income. As a rule of thumb, housing stress is defined as where housing costs (rent or mortgage repayments) are 30 per cent or more of gross household income. While this figure provides a useful benchmark of housing affordability, the definition of affordability varies according to a household's individual circumstances.

Our analysis finds that the study area is subject to a slightly lower degree of financial stress related to housing compared to Lane Cove LGA and Greater Sydney as a whole, with a slightly lower proportion of mortgagee households experiencing mortgage stress, and a proportion of renter households experiencing rental stress that is higher than the wider LGA but lower than Greater Sydney. Both the social locality and Lane Cove LGA households experienced lower rates of stress across payment type and dwelling type compared to Greater Sydney. As with the comparator areas, rental households in the study area experienced housing stress at greater rates compared to mortgagee households, across all dwelling types.

In terms of differentiation in housing stress between dwelling types, within the study area separate house households experienced mortgage stress at higher rates compared to other dwelling types, while townhouses experienced the highest rates of rental stress. While stress across all dwelling types within the social locality were generally similar to or lower than rates in the comparator areas, an outlier is rates of mortgage stress for townhouses, which were much higher in the social locality than in Lane Cova LGA, but lower than Greater Sydney. These findings are shown in Table 4.

Table 4: Mortgage and rental stress by dwelling type, study area and comparator areas (2021)

Locality	Affordability measure/type	Separate house	Townhouse	Flat or apartment	Total
	Mortgage repayments >30% of household income	17.3%	16.5%	16.4%	16.6%

Lane Cove North SAL	Rent payments >30% of household income	31.3%	36.3%	27.7%	28.5%
Lane Cove LGA	Mortgage repayments >30% of household income	17.4%	11.3%	17.7%	17.2%
	Rent payments >30% of household income	30.0%	36.4%	26.1%	27.2%
Greater Sydney	Mortgage repayments >30% of household income	19.0%	20.1%	22.5%	19.8%
	Rent payments >30% of household income	35.7%	35.6%	36.6%	35.3%

Source: ABS Census 2021, Tablebuilder

Table 5 shows levels of housing stress by income level in Lane Cove LGA. For low and very low income households, the majority of those making both rental payments and mortgage repayments were experiencing housing stress in 2021. In particular, over three quarters of low income renters and over 95 per cent of very low income renters experienced housing stress.

Table 5: Housing Stress by Income Level in Lane Cove LGA (2021)

Income Level	Affordability measure/type	Total
Moderate income	Mortgage repayments >30% of household income	40.0%
	Rent payments >30% of household income	42.1%
Low income	Mortgage repayments >30% of household income	56.1%
	Rent payments >30% of household income	78.8%
Very low income	Mortgage repayments >30% of household income	66.8%
	Rent payments >30% of household income	95.6%

Source: NSW Department of Communities and Justice (2024)

4.6.4 Affordable housing

Table 6 shows the amount of affordable housing stock as a percentage of all rental and purchase stock in 2021 for Lane Cove LGA and Greater Sydney. Overall, the amount of both affordable rental and purchase stock is lower in Lane Cove LGA than in Greater Sydney as a whole. Within Lane Cove LGA, only six per cent of rental stock is affordable to very low income households, about half of the rate for Greater Sydney.

No purchase stock is affordable to those households on low or very low incomes within Lane Cove LGA. Only 3.3 per cent is available to moderate income households, representing a difference of 138.3 per cent to that of Greater Sydney.

Table 6: Affordable Housing Stock (2021)

Stock Type	Income Level	Lane Cove LGA	Greater Sydney
% Affordable Rental Stock	Moderate Income	77.5%	83.1%
	Low Income	31.5%	42.5%
	Very Low Income	6.2%	12.3%
% Affordable Purchase Stock	Moderate Income	3.3%	18.1%
	Low Income	0.0%	2.3%
	Very Low Income	0.0%	0.0%

Source: NSW Department of Communities and Justice (2024)

4.7 Key insights

- A smaller portion of the population in the social locality is aged over 65 compared to Greater Sydney as a whole, and a larger segment of the population is of working age, particularly within the 25-44 age bracket.
- There is very high level of educational attainment among residents of the social locality, along with high personal and household incomes. Overall, the area shows high levels of advantage.

- Compared to Greater Sydney, there are more lone-person households, fewer families, and a smaller average household size in the social locality. This indicates a demand for smaller dwelling types. Correspondingly, it also has a larger proportion of flats and apartments, and one-bedroom and studio-sized dwellings.
- In the coming years the social locality is projected to age and experience a further reduction in household size. This may exacerbate the trend of excess bedrooms in occupied dwellings.
- While housing stress is generally low compared to Greater Sydney, for low and very low-income households, the majority of those making both rental payments and mortgage repayments experienced housing stress in 2021. The amount of affordable rental and purchase stock in the surrounding LGA is also lower than across Greater Sydney. This indicates that there is a shortage of housing options for low-income residents.
- There has been a slight decline in house prices recently, although non-strata properties have shown growth. There has been significant growth in rental prices, especially for houses, and a decline from the peak of new bond lodgements. Continuation of these trends would likely further limit housing options for low-income residents.

ENGAGEMENT

5.0 ENGAGEMENT

This chapter provides an overview of the stakeholder engagement activities undertaken to in relation to the proposed development. As outlined in the *SIA Guideline*, community engagement forms a fundamental component of social impact assessment. Understanding the views of the community and its various groups is critical to analysis how potential social impacts may be felt or perceived. It also provides a deeper understanding of which issues are important to the community, and affecting how potential impacts are considered and assessed.

Homes NSW prepared the *Lane Cove North Consultation Report* to summarise the consultation and communication activities undertaken in relation to the proposed development.[3] The report was prepared to be consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, as per the SEARs requirement. This chapter provides an overview of the community engagement works undertaken by Homes NSW, key feedback received, and how feedback was incorporated in the design of the proposal.

Further details on the community engagement process and outcomes can be found in the *Lane Cove North Consultation Report*.

5.1 Method

5.1.1 Stakeholder identification

Engagement for the proposed development was undertaken across the following stakeholder groups:

- Project working groups
- Government agencies
- Community and community interest groups.

For the purposes of informing this SIA, engagement undertaken with the latter two of the above stakeholder groups will be considered in this section. Table 7 below shows an overview of these groups and the engagement activities undertaken for each.

Table 7: Stakeholder engagement activities overview

Stakeholder group / stakeholder	Action detail
Government agencies	
Lane Cove Council	• Three meetings held between May and September 2024; email correspondence.
Government Architect NSW	• Two design review meetings held in July and August 2024.
Transport for NSW	• Email correspondence in September 2024 outlining the identified minimal traffic network impacts.
Sydney Water	• Technical enquiry undertaken in July 2024.
Ausgrid	• Technical enquiry undertaken in September 2024.
Member for Lane Cove (Anthony Roberts)	• Email correspondence distributed in August 2024; project briefing and presentation held with the Member for Lane Cove in September 2024.
NSW DPHI	• Six meetings held between May and October 2024.
Community and community interest groups	
Local residents	• Notification letter distributed to 968 households. • Community drop-in session held at West Chatswood Library on 27 August 2024. • 93 submissions were received on the proposed development, including one submission with an attached petition signed by 124 people. • 33 people attended the drop-in session.
Local businesses	• Notification letter distributed to local businesses within an identified catchment.

[3] Homes NSW (2024), *Lane Cove North Consultation Report*.

Stakeholder group / stakeholder	Action detail
Local Aboriginal Land Council and Registered Aboriginal Parties	• Registered Aboriginal Parties (RAPS) identified through the *Aboriginal Cultural Heritage Assessment Report* (ACHAR) process were invited to provide feedback on the ACHAR methodology, as well as the draft ACHAR. • Relevant stakeholders identified as part of the ACHAR process were invited to a site survey on 28 June 2024 and to a Walk on Country at the nearby Stringy Bark Creek Reserve on 20 August 2024.
Mowbray Public School	• Notification letter provided. • Phone conversation held with Mowbray Public School's Principal. • Homes NSW Director attended P&C meeting at Mowbray Public School on 10 September 2024 and delivered presentation on the proposed development and answered questions.

5.2 Outcomes

5.2.1 Government agencies

Table 8 summarises the matters raised by government agencies and how these have been addressed in the development of the proposal.

Table 8: Government agency engagement outcomes overview

Stakeholder	Matter(s) raised	Project outcomes
Lane Cove Council	• Planning controls and proposal design evolution	• No changes.
	• Waste management and collection	• No changes – Council confirmed proposed strategy is acceptable.
	• Stormwater diversion and flood impacts	• Water Management Plan revised, further coordination with Sydney Water to be undertaken at the post-approval stage.
	• Public domain and landscape strategy	• No changes.
	• Council plans to upgrade the crossing on the corner of Hatfield and Mindarie Streets	• Incorporated into the Architectural and Landscape designs.
	• Development contributions	• To be determined at the post-approval stage.
Government Architect NSW	• Connecting with Country • Site strategy, connectivity and landscape • Architecture and amenity • Sustainability, waste, and water management	• The proposed development was refined to reflect the matters outlined in the engagement with Government Architect NSW.
Transport for NSW	• No matters raised	• No changes.
Sydney Water	• Water main pressure and flow	• Available pressure factored into engineering calculations and design.
Ausgrid	• Provided details of existing technical and capacity limitations	• New substation to be designed and provided as part of the proposed development.
Member for Lane Cove (Anthony Roberts)	• Requested briefing be set up to discuss the project further	• Held briefing and provided presentation and discussed community feedback.
NSW DPHI	• SSDA briefing and SEARs requirements	• No changes.
	• Monthly meetings regarding project timing and engagement outcomes	• No changes.

5.2.2 Community and community interest groups

The following Table 9 and Table 10 summarise the matters raised by the community and community interest groups across the drop-in session, submissions received, and other engagement activities, and outline how these have been addressed in the development of the proposal.

Table 9: Local residents engagement outcomes overview

Matter(s) raised	Project outcomes
Concerns regarding the addition of social housing to the area	• No changes – rationale for additional social housing is demonstrated in the EIS and supporting technical documents (including this SIA).
Anti-social behaviour of social housing tenants	• No changes – potential anti-social behaviour would be managed in accordance with the policies of the Community Housing Provider selected to operate the proposed development once operational.
Not enough car parking spaces	• No changes – the proposed development complies with the relevant parking requirements.
Car park entry point will cause queuing	• No changes – the proposed entry along Hatfield Street has been selected due to its light traffic flow and distance away from traffic lights, bus stops, and Mindarie Park and its playground. The *Traffic, Transport and Accessibility Assessment* demonstrates that there would be no adverse impacts.
Development will increase traffic congestion in the area	• No changes – the *Traffic, Transport and Accessibility Assessment* demonstrates that there would be minimal additional traffic generation from the proposed development and no adverse impacts.
Tenure mix (50 per cent social housing too high; should include private rentals)	• No changes – the proposed tenure split (50 per cent social housing, 50 per cent affordable housing) reflects identified strategic need.
Negative impact on property prices	• No changes – there is no evidence to indicate that the proposed development would negatively affect property prices in the region.
Request for 3-bedroom units to be included in the development	• No changes – the proposed unit mix reflects identified strategic need for smaller dwellings.
Proposed height and scale of development	• No changes – the proposed development is consistent with the relevant planning controls and the established residential character of the Mowbray Precinct.
Shadowing concerns	• No changes – the proposed development has been designed to minimise overshadowing impacts through its stepped design, setbacks, and building separation. Shadowing over Mindarie Park is reduced compared to a compliant envelope.
Request for shops and other amenities	• No changes – the site is located within walking distance to existing shops. The inclusion of shops and other amenities would reduce the opportunity to provide social and affordable housing.
Construction phase impacts (noise, dust, vibration, traffic, road access)	• To be addressed prior to construction works commencing. • A Construction Management Plan would be prepared prior to construction. • The preliminary Construction Traffic Management Plan prepared as part of the *Traffic, Transport and Accessibility Assessment* would be finalised prior to construction.
Construction impacts on National Park and native trees	• The proposal has been designed to retain and protect as many high value native trees as possible. This is outlined further in the *Arboricultural Assessment Report*.
Limited public transport in the area	• No changes – the site is well-positioned in terms of vehicular and public transport connectivity. Two bus stops are located adjacent to the site.

Table 10: Other local community groups engagement outcomes overview

Stakeholder	Matter(s) raised	Project outcomes
Local businesses	• No matters raised.	• No changes.
Local Aboriginal Land Council and Registered Aboriginal Parties	• Registered Aboriginal Parties (RAPs) recommended that the proposed development include meaningful landscape elements.	• Connecting with Country principles, informed by the Walk on Country and consultation with the Aboriginal community, have been integrated into the design of the proposal including the landscape design. • Homes NSW will undertake continued consultation with the Aboriginal community to ensure the Connecting with Country principles are further considered throughout the subsequent stages of the project.
	• A selection of identified RAPs reviewed and endorsed the ACHAR methodology and the draft ACHAR.	• No changes.
Mowbray Public School (Principal)	• Mitigations for potential construction phase impacts.	• As per 'construction phase impacts' section of Table 9.
Mowbray Public School (P&C meeting)	• Various matters consistent with those outlined by local residents.	• As per Table 9.

5.3 Continuing engagement

Once the SSDA is submitted to DPHI for review, the EIS and its supporting documents (including this SIA) will be placed on public exhibition. During this period, feedback would be sought from government agencies and Council, as well as the local community. Following the exhibition period, any issues raised would need to be addressed by the proponent.

Should the proposed development be approved and constructed, once operational, engagement would be managed by the Community Housing Provider (CHP) selected to operate the site. As such, ongoing communication with the community at the site and in the immediate vicinity, as well as management and resolution of any incidents or complaints regarding the site, would be managed in accordance with the CHP's existing policies and procedures.

EFFECTS OF THE PROPOSAL

6.0 EFFECTS OF THE PROPOSAL

6.1 Physical changes

This section provides an overview of the extent of the changes to the physical environment that would be enabled by the proposal. At present, development on the site consists of seven single-storey detached dwellings constructed in the 1950s.

Figure 12: View of current development at the site

Source: Homes NSW (2024)

Should the proposed development be approved, the physical environment at the site would change significantly. This would involve the demolition of the existing structures and the construction of a new building and associated works. The current set of low-rise buildings distributed across the site would be replaced by the proposal, a single mid-rise structure of five storeys in height.

The proposed building would have its main frontage on Mowbray Road, with vehicular access via Hatfield Street. The proposal includes a central communal area, landscaping and planting, and provides a yield of 86 residential units. Figure 13 shows a render of the proposed development, as seen from Mowbray Road.

Figure 13: Render of the proposed development (view from Mowbray Road to the southwest)

Source: DKO Architecture (2024)

6.2 Demographic changes

The proposal would facilitate increasing the density of development at the site, allowing for taller residential buildings. The proposal consists of 86 units in total, with 36 one-bedroom and 50 two-bedroom units. Based on this unit yield and observed occupancy rates of existing high density dwellings in the study area, it is projected that the population on site would change from zero (currently vacant) to 152 people.[4] This is shown in Table 11.

Table 11: Projected population at the site (assuming full development of the proposal)

Unit size	Yield	Average household size	Projected residential population
1-bedroom	36	1.39	50
2-bedroom	50	2.04	102
Total	**86**	**n/a**	**152**

Source: ABS (2021) *Australian Census of Population and Housing*. Compiled using TableBuilder Pro.

The indicative projected total population for the site shown above has also been distributed according to the current population age distribution of the study area, as shown in Table 12.

Table 12: Indicative projected population at the site by five year age group (assuming full development of the proposal)

Age group	Proportion of population	Projected residential population
0 to 4	7.1%	11
5 to 9	6.0%	9
10 to 14	4.7%	7
15 to 19	3.9%	6
20 to 24	4.5%	7
25 to 29	9.1%	14
30 to 34	11.3%	17
35 to 39	11.3%	17
40 to 44	9.2%	14
45 to 49	6.8%	10
50 to 54	5.7%	9
55 to 59	4.4%	7

[4] Occupancy rates have been derived based on 2021 Census data for study area dwellings in apartment buildings of three or more storeys.

Age group	Proportion of population	Projected residential population
60 to 64	3.9%	6
65 to 69	3.7%	6
70 to 74	2.9%	4
75 to 79	1.9%	3
80 to 84	1.7%	3
85+	1.9%	3
Total	**100.0%**	**152**

Source: ABS (2021) *Australian Census of Population and Housing*. Compiled using TableBuilder Pro.

In preparing the above projections, HillPDA also reviewed average household sizes for high density dwellings rented from a State housing authority, both in the study area and across Greater Sydney. Household sizes for these dwellings were notably lower than those for dwellings of all tenure types. The eventual total resident population at the site may therefore be lower than the above estimate. These projections are indicative in nature and are intended for use in the following sections to consider potential social infrastructure needs generated by the proposal.

6.3 Projected social infrastructure demand

The additional population projected for the site would result in increased demand for social infrastructure (as well as other facilities and services) in the local area. To inform an understanding of the potential scale of this impact, this section utilises the projected resident population at the site in combination with benchmark provision rates and thresholds for social infrastructure provision.

In lieu of social infrastructure provision benchmarks specific to the Lane Cove LGA, this section adopts a selection of benchmarks from the *Parramatta Community Infrastructure Strategy* (the CIS). The CIS' benchmarks align with best practice for social infrastructure benchmarking, particularly in relation to residential development in existing urban areas.

It should be noted that the CIS' benchmarks do not include an 'access' metric for its benchmarks (i.e. distance from infrastructure). To account for this, we have considered social infrastructure within an 800-metre catchment from the site, representative of a local walking catchment. This assessment is shown in Table 13.

Table 13: Projected social infrastructure demand arising from the proposal

Type	Metric	Additional demand		Provision			Additional need assessment
		Parameter	Demand	Existing (≤800m)	Proposed w/in site	Total	
District library	1 facility: 20,000 – 35,000 residents; or 39 sqm: 1,000 residents +20% circulation	152	<0.1 or 7.1sqm	1	-	1	**Negligible**
Community space	80 sqm: 1,000 residents	152	12.2sqm	0	178sqm	178sqm	**Nil**
Long day care	1 place: 2.48 children 0-4 years + 1 place: 75 workers	11	4 places	452 places	-	452	**Negligible**
OSHC	1 place: 2.7 children 5-11 years	12	4 places	451 places	-	451	**Negligible**
Aquatic facility	1 facility: 100,000 – 150,000 residents	152	<0.1	0	-	0	**Negligible**
Play space	1 play space: 2,000 residents	152	0.1	10	-	10	**Negligible**
Parks and open space	1 ha park: 1,000 residents	152	0.2ha	1.5ha	0.13ha	1.63ha	**Nil**
	1 ha sporting: 1,000 residents	152	0.2ha	4.0ha	-	4.0ha	**Negligible**
	1 ha natural areas: 1,000 residents	152	0.2ha	27.5ha	-	27.5ha	**Negligible**

Source: City of Parramatta (2020, pp. 60-61).

In terms of education, our social infrastructure audit indicates that the site is located near two public primary schools, with the nearest high school located within around two kilometres. Whilst school infrastructure

provision is the responsibility of the State Government, it is considered likely that the additional demand for these facilities generated by the site would be able to be accommodated within the existing supply.

Regarding childcare, the quantum of demand for approved childcare places arising from the proposal is minimal compared to the existing provision in the surrounding area. The analysis undertaken earlier in this report found that around half the nearby childcare facilities had current vacancies, including long day care and outside school hours care centres. As such, the anticipated demand for four long day care and four outside school hours care places is likely to be accommodated by the existing facilities.

The additional demand for open space and recreation facilities arising from the proposal is minimal due to its relatively small scale. According to the assessed benchmarks, the projected resident population at the site of 152 results in additional demand for less 2,000 square metres of each assessed category of open space, and significantly less than one additional play space. This additional demand is considered to be negligible, particularly in relation to the significant provision available in the area surrounding the site. Further, the provision of open space and communal areas within the proposal is considered sufficient to meet the day-to-day open space needs of future residents at the site, minimising the potential for impacts on existing facilities and the community.

Healthcare provision through General Practitioner (GPs) services and hospitals is typically driven by the market and government policy, and has not been included in the above benchmarking exercise. Our audit identified that there were no GPs or other healthcare facilities within 800 metres of the site, although, there were several around 1.5 kilometres away. The demand generated by the additional resident population at the site is unlikely to significantly impact the existing supply of healthcare services in the local community.

Overall, the assessment suggests that the additional population at the site would introduce a small amount of additional demand for social infrastructure in the local area which would largely be accommodated by existing services and facilities.

SOCIAL IMPACTS

7.0 SOCIAL IMPACTS

This chapter details the potential social impacts to arise from the proposed development. The method for the social impact assessment is described in Appendix A. Each potential impact is assessed based on level of impact, the likelihood of impact, the significance of impact, and a social risk rating matrix.

7.1 Way of life

Definition

Way of life refers to how people live, how they get around, how they work, how they play, and how they interact on a daily basis. It can include:

- Impacts on people's daily routines caused by construction activities and/or operational arrangements
- Impacts on people's commuting/travelling times, their experience of travel, and their ability to move around freely
- Impacts on people's experience of privacy, peace, and quiet enjoyment, especially if affected by increased noise
- Impacts on people's general experience of life in their community, especially if the project might cause a 'tipping point' of cumulative impacts on their lives (e.g. through property acquisitions, severance of communities, or major disruption during construction).

Construction

During construction, the proposal has the potential to negatively impact local residents' way of life through construction noise and vibration, dust, and construction vehicle movements. Social impacts to way of life from the construction phase of the proposed development would be temporary, across an anticipated 1-month construction period. Such impacts (generally) only occur whilst works are being undertaken, and would cease upon commencement of the operational phase.

A *Noise and Vibration Impact Assessment* prepared by ADP Consulting predicted that construction noise would exceed 'highly noise affected' levels during standard hours for residential receivers, particularly the apartment building directly west of the proposal and dwellings across Mowbray Road/Hatfield Street to the northeast.[5] It also found potential for excavation work to result in vibration impacts upon some off-site receivers, in particular dwellings across Mowbray Road/Hatfield Street to the north-east and mixed-use receivers to the east.

It is also noted that potential impacts to way of life could arise during the construction phase due to increased vehicle movements to and from the site, including workers' vehicles and construction vehicles. This is considered further in section 7.3.

Finally, the area surrounding the site, particularly along Mowbray Road, is undergoing significant change and has numerous concurrent construction projects underway (at the time of writing), as well as recently completed projects. As such, the proposal is likely to contribute to cumulative social impacts to way of life during the construction phase.

Operation

Once operational, the proposal would deliver social benefits to way of life through the provision of additional housing in a well-located, high amenity setting. Social benefits would flow to residents at the site, and would be

[5] ADP Consulting (2024), *Noise and Vibration Impact Assessment*

particularly significant for social and affordable housing residents, who would be able to access housing of an otherwise unattainable level of amenity. The scale of this benefit would be significant, given the increase in social and affordable housing supply on the site (an additional 36 social housing dwellings, and an additional 79 dwellings in total).

Further, benefits would flow to future residents at the site through the provision of the proposed dwellings as 'gold level' (all 43 social housing units) and 'silver level' (all 43 affordable housing units) rated homes under the *Liveable Housing Design Guidelines*. This would provide a selection of dwellings that are more suitable to occupants with accessibility requirements, generating way of life benefits by allowing existing residents in the community to age in place.

Residents at and neighbouring the site may be impacted by additional noise generated from the proposed development, such as through mechanical plant, waste disposal/collection, or use of the loading dock. The scope of this impact would likely be minimal as the proposed development has been designed to meet relevant noise standards polices and guidelines. This finding is supported by the *Noise and Vibration Impact Assessment*, which found that the proposed development would be able to satisfy the relevant noise standards policies and guidelines, and operational noise would be unlikely to impact local residents.

Mitigation and management measures

Way of life impacts arising from construction work at the site (through noise, vibration, dust, and construction vehicle movements) are anticipated to be adequately managed with standard mitigation measures. These will be considered in more detail at the construction certificate stage (prior to construction works commencing at the site), wherein the following would be prepared to guide construction works:

- A Construction Noise and Vibration Management Plan
- A Construction Management Plan
- A Construction Traffic Management Plan (that expands on the preliminary CTMP provided as part of the *Traffic, Transport and Accessibility Assessment* prepared to accompany the proposal).

Further to the above, the proposed development's design requires a relatively small amount of excavation at the site. This would limit the extent of excavation works at the site, thereby minimising the potential for impacts from highly intrusive noise generating activities.

Operational impacts to way of life are anticipated to be limited in scope. Potential noise impacts arising at the site once operational would be mitigated through standard measures, design features, and measures identified in the *Noise and Vibration Impact Assessment*, including:

- Waste collection would occur entirely within the basement car park
- The use of the loading dock would be limited to the day period (i.e. between 7:00am to 6:00pm)
- Use of acoustic treatments and vibration isolators to noise- or vibration-generating plant / equipment
- Use of a sealed façade, acoustic treatments, and specified materials to minimise noise intrusion to residential units.

7.2 Community

Definition

Community refers to the composition, character, cohesion, function, and sense of place that people experience. There are several aspects to community impacts, including:

- **Composition**: impacts on demographic characteristics and community structure. Can be changed by in-migration and out-migration over time, including the presence of newcomers and loss of longer term residents or sections of the community. Also inflow/outflow of temporary residents, e.g. during construction.
- **Character:** impacts on a community's shared identity and attributes, and natural and built features that people value. Can be affected by changes to buildings, vegetation, landscapes, land uses/industries, or land ownership and management.
- **Cohesion and function:** impacts on social connections, interrelationships, networks and interactions, trust and cooperation, participation in community activities and institutions, and the potential for harmony or conflict. Lack of cohesion can result in social dislocation, alienation, division, dispossession, tensions, impoverishment, and crime.
- **Sense of place**: impacts on feelings of belonging in a place, or identity with a place, which may derive from cultural or historical connections.

Construction

As the site is not currently inhabited, construction works are not anticipated to generate any notable social impacts to community (such as through requiring relocation of existing tenants). Indirect or secondary impacts to community may be experienced as a result of construction works at the site, however, these would primarily be considered under other social impact categories.

Operation

Assuming full development of the proposal at the site, the scale of the increase in housing provision at the site would be significant: increasing from 7 dwellings to 86 dwellings, including an increase in social housing from 7 dwellings to 43 dwellings (36 additional social housing units). The remaining 43 affordable housing dwellings would also provide a significant increase in housing in the local area, contributing to increased diversity and resilience in the local community.

The proposal provides multiple communal open space areas totalling around 1,300 square metres, including:

- a central courtyard on the lower ground floor with a lawn space, landscaping and tree planting, and a nature and wild play area
- a rooftop terrace and outdoor lounge area.

This could have a positive impact on social connection amongst the residents. Whilst the use of this communal space would be for residents only, its proximity to Mindarie Park, opposite the site, could increase the likelihood of interaction between residents and non-residents, strengthening ties in the community.

Mitigation and management measures

Social impacts to community arising from the construction phase of the proposed development are anticipated to be minimal.

As indicated above, social impacts to community arising from the operational phase of the proposed development are also anticipated to be minimal, and would be accompanied by social benefits to community. The proposed development would maximise the potential social benefits to community (as well as mitigate any

minor social impacts that may arise) through the various components of the proposal that improve visual amenity and encourage socialising.

Communal spaces including outdoor decks and wild and nature play would support the development and maintenance of community cohesion and wellbeing for residents at the site.

7.3 Accessibility

Definition

Accessibility refers to how people access and use infrastructure, services and facilities, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or groups. It includes impacts on how people use roads and other access routes; severance, restrictions, and/or improvements in access. It also includes the impacts of a project (including project-related transport) on pedestrian routes and people's access to schools, medical services, community services, and businesses.

Construction

During construction, the movement of vehicles may impede traffic flow in the area. This has the potential to negatively impact residents' ability to use local roads.

The *Traffic, Transport and Accessibility Assessment* (TTAA) prepared by SCT Consulting to accompany the proposal identified that construction vehicles would access the site from the Pacific Highway and/or Epping Road, before proceeding via Hatfield Street. [6] The TTAA noted that construction worker parking would not be provided within the site, therefore any workers would need to utilise on-street parking in the surrounding area. It also notes, however, that construction workers are anticipated to access the site using public transport, and it found that there would be no impacts to surrounding on-street parking. The TTAA also found that (based on an indicative assessment) the local traffic network would be unlikely to be impacted by the additional vehicle movements generated by construction works at the site.

Construction activity also has the potential to temporarily affect access to essential infrastructure, including gas, electricity, water, sewerage, and telecommunications. Any interruptions to utilities connectivity could potentially impact neighbouring residents and businesses, though this would likely be short term in nature.

Operation

The proposal would provide significant social benefits to accessibility through providing additional housing at a well-located site, close to existing social infrastructure including a public primary school and several parks. In addition, there are two bus stops adjacent to the site which offer access to the Sydney CBD and key centres including Macquarie University and Chatswood. The *Lane Cove Local Housing Strategy* (2021) identified the area containing the site as one of high liveability, owing to walking access to public schools and the local neighbourhood centre.

Once operational, vehicular access to the site would be from Hatfield Street on the site's eastern boundary, in the form of one vehicular crossover on this road. The proposal would provide parking in accordance with the minimum rates for social and affordable housing as established under *State Environmental Planning Policy (Housing) 2021*. This would be a total of 42 parking spaces for residents, with an additional two visitor car parking spaces and 70 bicycle parking spaces.

The TTTA found that, prior to COVID-19 impacts, the area of Lane Cove North has had high bus and walking mode share. The TTAA also noted that the site is surrounded by an adequate footpath network, but limited off-road

[6] SCT Consulting (2024), *Traffic, Transport and Accessibility Assessment*

cycle paths. However, the Lane Cove North Speed Reduction Proposal, which would reduce local speed limits to 40 kilometres per hour, may support active transport access.

The TTAA concluded that, due to the site's good accessibility to public transport and restrained parking provision, the proposal is forecast to generate minimal trips. Forecasting resulted in eight trips in the AM peak hour and seven trips in the PM peak hour, representing an increase of only two trips compared to the existing trip generation. Modelling results also indicated that the proposal is expected to have minimal impact on the adjacent road network. Additionally, no significant impacts are expected on public or active transport networks. Therefore, it is unlikely to be negative impacts on how local residents use nearby access routes.

Our social infrastructure audit and projected needs assessment found that the existing and proposed provision is adequate for the anticipated population at the site. Operational phase impacts to access arising from increased demand or reduced availability of social infrastructure are considered to be unlikely.

Mitigation and management measures

It is anticipated that additional reporting detailing the potential traffic, parking, and active transport implications of the proposal would be required prior to the commencement of construction works at the site. Should the proposal be approved, a finalised version of the preliminary Construction Traffic Management Plan (CTMP) (included in the TTAA) would be developed and any recommendations implemented prior to construction works commencing at the site. Prospective mitigation measures based on the preliminary CTMP include:

- Limiting truck movements to standard construction hours
- Encourage workers to access the site through carpooling and public transport
- Ensuring primary access to the site is via Hatfield Street to minimise impacts on Mowbray Primary School and Mowbray Road.

Further to the above, a detailed Green Travel Plan (GTP) (a preliminary version of which is outlined in the TTAA) would be prepared prior to operations commencing at the site. Prospective mitigation measures based on the preliminary GTP include:

- Provide a highly permeable and safe walking and cycling network, with connections to regional routes and major transport hubs
- Have adequate, safe and accessible bicycle parking opportunities
- Provide safe and direct access to public transport services to establish a non-car travel behaviour.

Other localised construction impacts to accessibility (such as temporary impacts on utilities or restrictions on footpath and driveway access) are also anticipated to be addressed in a Construction Management Plan (CMP). A CMP would be prepared to assess and mitigation construction phase accessibility impacts prior to any works commencing at the site.

7.4 Culture

Definition

Cultural impacts refer to both Aboriginal and non-Aboriginal culture, including shared beliefs, customs, values, and stories, and connections to country, land, waterways, places, and buildings. Specifically, it encompasses impacts on people's values, customs, and beliefs associated with (or embedded in) the site or locality, e.g. as secondary effects of changes to scenic quality, landforms, or water flows. Strengthening of community values and culture through project design elements. There are also potential intangible cultural impacts, particularly concerning Aboriginal cultural heritage, with risks of 'cultural or spiritual loss' (i.e., loss or diminution of traditional attachment to the land or connection to country, or loss of rights to gain spiritual sustenance from the land).

Construction

An *Archaeological Technical Report* (ATR) by Artefact found that extensive historical disturbance and potential fill has likely greatly impacted the study area.[7] Therefore, impacts to Aboriginal objects arising from construction works at the site are considered unlikely.

An *Aboriginal Cultural Heritage Assessment Report* (ACHAR) was also prepared by Artefact to inform the assessment of the proposal.[8] The ACHAR was prepared alongside engagement with the relevant Aboriginal community. It found that there were no registered Aboriginal sites within the site or its vicinity, and that no specific Aboriginal cultural heritage values had been associated with the study area. It concluded that the proposed development would be unlikely to result in any impacts to Aboriginal cultural heritage.

A *Historic Heritage Constraints Assessment* (HHCA) was also prepared to inform assessment of the proposal (also by Artefact). The HHCA did not identify any listed heritage items within a 250-metre buffer of the site, and concluded that there would be low potential for impacts to historic heritage values.[9]

Operation

The operational phase of the proposal is unlikely to cause social impacts to culture.

Mitigation and management measures

As per the recommendations of the ATR, ACHAR, and HHCA, works at the site should be undertaken with the following mitigation measures:

- Implementation of an unexpected finds protocol
- Providing all workers on site with a heritage induction.

7.5 Health and wellbeing

Definition

Health and wellbeing concerns both physical and mental health, especially for those who are highly vulnerable to social exclusion or substantial change, plus wellbeing of individuals and communities.

This includes health impacts and well-founded concerns/fears about health impacts associated with noise, dust, odour, vibration, lighting, and toxic materials. It also includes:

- Stress, anxiety, and uncertainty - or hopes - about a project, about changes to adjacent uses, and about cumulative change to a neighbourhood
- Psychological stress and fears/hopes for the future. Potential impact of the project on social behaviours such as alcohol/drug use, domestic or other violence
- Impacts of project elements on ability to sleep, people's general health and wellbeing, and overall community health.

Construction

The proposal could have potential health and wellbeing impacts to neighbouring residents and workers during construction. Construction activities may produce a range of environmental disturbances that can produce social impacts, such as:

[7] Artefact (2024), *Archaeological Technical Report*.
[8] Artefact (2024), *Aboriginal Cultural Heritage Assessment Report*.
[9] Artefact (2024), *Historic Heritage Constraints Assessment*.

- Loud and continuous noise or vibration disturbance from activities such as piling, cutting or drilling could impact upon nearby residents' health and wellbeing.
- Illness, injury, or otherwise reduced health through exposure to hazardous materials.
- Emissions of dust, unpleasant odours, or hazardous materials arising from the operation of machinery of handling of supplies could impact upon air quality and health.
- Residents and workers could also experience impacts to mental health caused by increased stress through loss of convenience, increased noise, sleep disturbance for shift workers and loss of amenity.

In addition to the above, health and wellbeing impacts could arise during the construction phase through additional or altered vehicle movements generated by the proposed development. Changed access arrangements and increased vehicle movements to and from the site, including large construction vehicles with limited views, would increase the risk of collisions between pedestrians and vehicles in the area surrounding the site.

As stated in section 7.1, social impacts to health and wellbeing arising from construction works at the site would be generally temporary in nature, and limited to the site and its immediate vicinity. It is anticipated that the potential for impacts would be limited to residents in adjacent dwellings. These impacts would be experienced across the anticipated 18-month construction period.

Operation

Residents at the site and surrounding area could also experience health and wellbeing impacts through increased exposure to noise during operation. This could include noise generated through the site's mechanical plant, additional vehicle movements, or through waste disposal and collection, for example. Noise impacts are considered further in section 7.1.

Developments can increase or decrease perceived and actual safety. Our investigation of crime data (refer to section 4.5) revealed crime hotspots for a limited selection of offence types within the vicinity of the site, indicating that existing and future residents at the site could potentially be exposed to health and safety impacts. Further analysis suggested, however, that the occurrence rates of these crimes in the vicinity of the site were significantly lower than the rate recorded across NSW as a whole. It is therefore considered unlikely that the proposal would contribute to increased rates of crime in the area.

Once operational, the site would complete a transformation from a collection of seven lots with detached dwellings to a large residential apartment building with landscaping and an attractive design, increasing the level of activity and visual amenity of the site and its surrounds. This would contribute to improved passive surveillance, and could increase perceived safety.

To consider these matters further, A *Crime Prevention Through Environmental Design Assessment* (CPTED Assessment) was prepared by FPD Planning to inform the assessment of the proposed development.[10] The CPTED Assessment found that the proposed incorporates the CPTED principles and would deliver a high level of safety to the site and its surrounds, minimising opportunities for crime. This was achieved through the proposed design's use of landscaping, clear sightlines, delineation of entrances and public and private areas, and improved natural surveillance compared to the existing environment.

Mitigation and management measures

The proposal's noise and vibration impacts have been considered in the *Noise and Vibration Impact Assessment* and are anticipated to adequately managed with standard construction measures. Mitigation and management findings on this matter are discussed in section 7.1.

[10] FPD Planning (2024), *Crime Prevention Through Environmental Design Assessment*.

Potential safety impacts arising from construction vehicle movements and changed access arrangements during the construction phase would be considered in additional detail prior to construction works commencing at the site. An updated version of the preliminary Construction Traffic Management Plan prepared as part of the TTAA would be prepared that considers traffic volume, routes, site access points, and pedestrian/cyclist interactions and identifies appropriate mitigations and management measures.

Design and operational features of the proposed development have been informed by the findings of the CPTED Assessment, with CPTED principles incorporated into the final design.

7.6 Surroundings

Definition

Impacts to surroundings can include access to, and use of, services that ecosystems provide, public safety and security, access to and use of the natural and built environment, and its aesthetic value and amenity. It extends to impacts on:

- Anything provided by the environment and that is useful for people (e.g. food and clean water supply, flood or fire defences)
- Safety of pedestrians, children, drivers, and cyclists
- Levels of crime and violence, perceptions of crime, safety, and security (especially for women)
- Loss or enhancement of public spaces
- The perceived quality and uses of a natural or built area, including the valued features, soundscape, and aesthetics of a place and how people use or appreciate it.

Construction

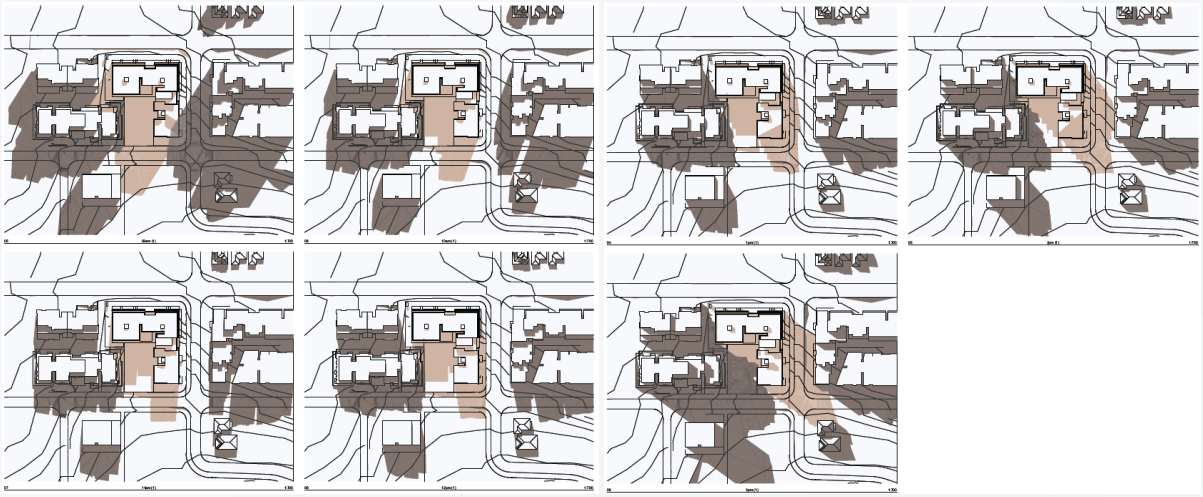
During construction, some activities may impact upon the ability of the local community, visitors, and passers-by to access and enjoy their natural environment. The site would host construction equipment and machinery, hoardings, materials and stockpiles, and so on. This would represent a significant change over the present nature of the site.

Operation

The proposal would necessitate significant changes to the physical environment at the site. It would enable an increase in the intensity of residential development at the site, through both increased height and density in comparison to the existing structures at the site. This is likely to lead to social impacts to surroundings for the neighbouring properties around the site. Most significantly, the proposal would result in several properties being subject to increased intensity and duration of overshadowing.

Shadow analysis undertaken by DKO Architecture based on the proposed development indicates that some dwellings in the residential development at 31-39 Mindarie Street, and some at 608 Mowbray Road, would be subject to overshadowing from the proposal. This is shown in Figure 14. Despite the increased shadowing from the proposal, the potential impact is limited through its use of setbacks and its height.

Figure 14: Shadow diagrams based on the proposed development (at winter solstice)



Source: DKO Architecture (2024)

An *Arboricultural Impact Assessment Report* (AIAR) was prepared by Arterra Consulting Arboriculture to inform the proposal.[11] It assessed the existing trees at (and adjoining) the site, rated them in terms of retention value, and considered the potential impact of construction works at the site on these trees. It assessed a total of 89 trees, the majority of which were rated as having low or very low retention values, including weed and invasive species. Six trees were rated as having a high retention value.

Given the nature of the site and the proposed development, it is likely that most of the trees within the site boundary will require removal to facilitate the design and construction of new buildings and landscaping. This includes small trees that are often weed species, exotic fruit trees or other small and insignificant trees. However, it is likely to impact enjoyment of surroundings for residents in the neighbouring properties. Should the proposed development be approved, the AIAR notes that 81 of the assessed trees would need to be removed (including two high retention value trees), whist 8 trees would be retained and protected (including four high retention value trees).

The replacement of single-storey dwellings with a five-storey apartment building is generally consistent with the character of the surrounding neighbourhood, with six apartment buildings of similar height built on surrounding blocks as well as four more sites currently under construction. The proposal reflects this changing character in the local area, which is already has some of the highest density within the Lane Cove LGA.[12]

The proposal is likely to improve the visual amenity of the site, by replacing the currently vacant and ageing structures with high quality housing. In addition, the design of the proposal will provide a new visual connection between Mowbray Road to the north of the site and Mindarie Park to the site.

Mitigation and management measures

Impacts to surroundings during the construction phase would be managed using standard measures such as temporary screening and hoarding.

The design of the proposed development has been informed by *Arboricultural Impact Assessment Report*. The proposal has been refined to incorporate the majority of the high retention value trees in its design. It also includes recommended setbacks and other measures to protect the retained trees during the construction phase.

[11] Arterra Consulting Arboriculture (2024), *Arboricultural Impact Assessment Report*.
[12] Lane Cove Council (2021), *Local Housing Strategy*.

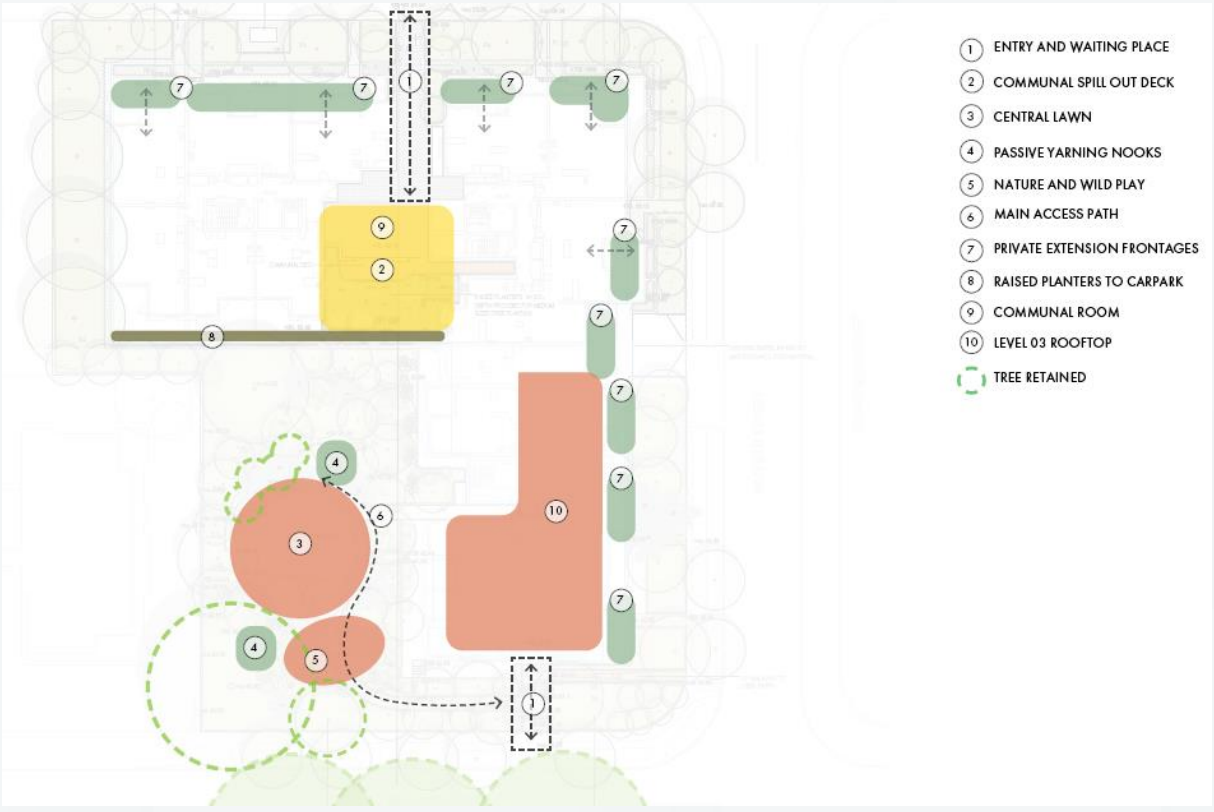
Land and Form have prepared landscape designs for the site as part of the proposed development.[13] The plans (Figure 15) indicate that landscaping works are proposed across the entire site and include significant amounts of vegetation and informal open space areas that would provide appealing views and comfortable environments for residents. Key features of the landscape design include:

- Connection to Country elements
- No net loss of tree canopy cover, with 143 new trees to be planted
- Landscaping and tree planting at ground level and within the communal open space area on Level 3
- Over 2,300 square metres of landscaped area across the site

This would further be reinforced using setbacks and edge plantings to the neighbouring. As such, although the proposal would represent significant changes to the visual environment, the incorporation of the design features and measures above would improve the public domain and reduce visual impacts on the surrounding environment.

Compared to the permissible building envelope at the site based on the existing planning controls, the proposed development is significantly smaller. A key focus of the design of the proposal has been to minimise overshadowing of Mindarie Park, reduce visual bulk, and provide a visual link between Mowbray Road and Mindarie Park. These factors reduce the potential operational impacts to surroundings.

Figure 15: Landscape plan



Source: Land and Form (2024)

[13] Land and Form (2024), *Landscape Architecture Development Application Design Report*.

7.7 Livelihoods

Definition

A person's livelihood is their capacity to sustain themselves, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits. It can include change in livelihood from new employment and business opportunities (positive), or from disruption during construction (negative). For Aboriginal people, it also includes rights to land and to gain spiritual and cultural sustenance from the land. The proposal could affect the local and regional economy both during construction and operation. The extents of economic effects are discussed in the following section.

Construction

The construction phase of the proposed development would generate significant social benefits to livelihoods in the local community and wider region, including through offering direct employment for workers, as well as indirect economic benefits arising from the procurement of materials and transport of goods (for example).

This would have a very positive impact on livelihoods, particularly for local construction workers. In addition, the construction workers will have income to spend in the general area, positively contributing to the economy of the region. The proposed development is anticipated to generate around 200 jobs over the estimated 18 month construction period. The proposed development is anticipated to have a positive impact on livelihoods during the construction phase.

Operation

The proposal would result in social benefits to livelihoods through providing additional housing that is well-served by public transport and located close to existing employment opportunities. This would offer the projected 152 residents at the site a greater range of opportunities to find employment that meets the needs of their current stage of life or that aligns with their career goals.

Mitigation and management measures

None required.

7.8 Decision-making systems

Definition

Decision making systems concerns whether people:

- Experience procedural fairness
- Can make informed decisions
- Have power to influence decisions
- Can access complaint, remedy and grievance mechanisms.

It concerns matters like the capacity of affected people to influence project decisions, including elements of project design and:

- Extent to which they can navigate large amounts of technical material and make informed decisions
- Effectiveness of engagement mechanisms at enabling all groups (especially vulnerable or marginalised groups) to participate in the assessment process. Levels of trust in the rigour and impartiality of the assessment process
- Extent to which people feel empowered to determine their futures, including after a project closes
- Opportunities for people to have a say in the project's community investment decisions
- Accessibility and effectiveness of complaint and remedy procedures/mechanisms.

Construction

Social impacts to decision-making systems arising from the proposal would generally be limited to the construction phase, within the local community in the area surrounding the site. The potential for significant impacts is limited by the site's current vacant status.

There is the potential for people in the local community to feel powerless or that they have a lack of means to have input or say on the proposal. This impact is most likely to affect the residents of adjacent dwellings, as they would be most exposed to activities at the site.

Operation

Once operational, the scope for impacts to decision-making systems would be minimal. Residents at the site or neighbouring properties may experience minor impacts through a perceived or actual inability to provide feedback or complaints regarding the proposal, or if previously identified issues are not addressed.

Mitigation and management measures

The potential for impacts to decision-making systems to arise for the community in the immediate surrounds of the site have been minimised by the engagement process undertaken by Homes NSW (as outlined in chapter 5.0). A range of community engagement activities have been undertaken alongside the preparation of the proposed development. This includes engagement with the local community, relevant Aboriginal parties, and government agencies. Further, the SSDA will be placed on public exhibition once submitted to DPHI, offering an additional opportunity for the community and any other stakeholders to provide input into the proposed development

To further minimise the risk of impacts to decision-making systems, prior to the commencement of construction works at the site, determine an approach that provides mechanisms to raise and resolve issues. This should cover both the construction and operational phases of the proposed development, and may include a communications plan, provision of contact details, and the establishment and maintenance of a complaints register (or similar).

7.9 Evaluation of impacts

This section provides the assessment of the social risk of each impact expected to result from the proposal. This section includes an assessment of the likelihood and consequences of each impact which are input into the social impact significance matrix (as described in Appendix A) to provide a significance rating. Mitigation measures have been provided for negative impacts.

7.9.1 Construction

Table 14 draws on the above sections to predict the likely social impacts arising from the proposal during the construction phase.

Table 14: Social impact evaluation and mitigation response – construction

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
Way of life				
Noise, dust, odour and vibration from construction activity could negatively affect amenity for nearby residents, impacting upon way of life, quiet enjoyment of surroundings, and health and wellbeing.	Possible + Minor = Medium	• Limit works to standard construction hours. • Where possible, control noise, dust, vibration, or odour emitting activities at the source.	• Implement the findings of the *Noise and Vibration Impact Assessment* and prepare a Construction Noise and Vibration Management Plan prior to commencing construction works at the site. This should include: – Scheduling activities to minimise noise and vibration during sensitive times – Utilising quieter equipment where possible – Scheduling respite periods for noisy activity – Monitoring noise and vibration emissions. • Prepare a Construction Management Plan prior to construction works commencing at the site, and develop mitigations to address any identified impacts arising from construction noise, vibration, or dust generation.	Possible + Minimal = Low
Changes to access arrangements and increased traffic may impact way of life and wellbeing for the local community during construction works.	Possible + Minimal = Low	• None identified	• Prior to construction works commencing at the site, finalise the preliminary *Construction Traffic Management Plan* provided in the TTAA.	Unlikely + Minimal = Low
Community				
None identified.	N/A	N/A	N/A	N/A
Accessibility				
Impacts to local traffic network due to construction and worker vehicle movements.	Possible + Minor = Medium	• None identified	• Prior to construction works commencing at the site, finalise the preliminary *Construction Traffic Management Plan* provided in the TTAA.	Possible + Minimal = Low

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
			• Access the site from Hatfield Street during construction to minimise impacts on Mowbray Primary School and Mowbray Road.	
Construction activity could cause temporary interruptions to essential infrastructure access, such as gas, electricity, water, sewerage, and telecommunications.	Unlikely + Minor = Low	• None identified	• Prior to construction works commencing at the site, develop a *Construction Management Plan* that addresses utility and infrastructure access.	Unlikely + Minor = Low
Culture				
Potential impact on community and culture through fear of impacts to sites of Aboriginal cultural significance.	Unlikely + Minor = Low	• None identified	• Implement an unexpected finds protocol prior to the commencement of any works at the site and provide all workers with an induction outlining the relevant procedures and requirements.	Very unlikely + Minor = Low
Health and wellbeing				
Changed access arrangements and increased vehicle movements to and from the site, including large construction vehicles with limited views, would increase the risk of collisions between pedestrians and vehicles in the area surrounding the site.	Unlikely + Moderate = Medium	• None identified	• Prior to construction works commencing at the site, finalise the preliminary *Construction Traffic Management Plan* provided in the TTAA.	Very unlikely + Moderate = Low
Surroundings				
Potential impacts to surroundings for neighbouring residents through visual impacts and changes to visual amenity associated with the proposed development through the presence of construction equipment, machinery, and materials and stockpiles at the site.	Almost certain + Minor = Medium	• Utilise temporary screening and hoarding.	• Prior to construction works commencing at the site, a comprehensive *Construction Management Plan* would be prepared and would include approaches to mitigating impacts to surroundings.	Almost certain + Minimal = Low
Livelihoods				
Improvements to livelihoods of local residents through employment opportunities during the construction period.	Almost certain + Minor (positive) = Medium (positive	• None required	• None required	Almost certain + Minor (positive) = Medium (positive
Decision-making systems				
Residents at the site or neighbouring properties may be impacted through a perceived or actual inability to provide feedback or complaints regarding the proposal, or if previously identified issues are not addressed.	Possible + Minor = Medium	• None identified	• Prior to construction works commencing at the site, determine an approach that provides mechanisms to raise and resolve issues. This may include a communications plan, provision of contact details, and the establishment and maintenance of a complaints register (or similar). • A broad community engagement process has been undertaken alongside the preparation of the proposed development,	Unlikely + Minor = Low

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
			affording a range of opportunities for the local community and other stakeholders to provide feedback on the proposal.	

7.9.2 Operation

Table 15 draws on the above sections to predict the likely social impacts arising from the proposal during the operational phase.

Table 15: Social impact evaluation and mitigation response – operation

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
Way of life				
Improvements to way of life for future residents at the site through increased access to high amenity, well located housing by provision of 86 social and affordable housing dwellings.	Almost certain + Moderate (positive) = High (positive)	• None required	• None required	Almost certain + Moderate (positive) = High (positive)
Improvement to way of life for future residents through high quality 'liveable' housing suited to residents with accessibility requirements.	Almost certain + Minor (positive) = Medium (positive)	• None required	• None required	Almost certain + Minor (positive) = Medium (positive)
Impacts to way of life for residents through increased noise emissions from the site.	Possible + Minimal = Low	• None identified	• In accordance with the *Noise and Vibration Impact Assessment*: – Treat all plant and equipment to comply with the relevant noise threshold at all receivers – Utilise acoustically lined ductwork, acoustic louvres, enclosures, barriers, or attenuators – Utilise vibration isolators – Employ a sealed façade and implement the identified acoustic treatments and material specifications. • Waste collection would be contained within the basement car park. • The use of the loading dock would be limited to the day period (i.e. between 7:00am to 6:00pm).	Unlikely + Minimal = Low
Community				
The provision of additional housing at the site across affordable, and social housing dwellings would support community resilience and diversity.	Almost certain + Minor (positive) = Medium (positive)	• None required	• None required	Almost certain + Minor (positive) = Medium (positive)
Accessibility				
Improved accessibility through provision of 86 well-located dwellings, near services and public transport.	Almost certain + Moderate (positive) = High (positive)	• None required	• None required	Almost certain + Moderate (positive) = High (positive)

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
Increased traffic volumes on local roads could impact accessibility and way of life for surrounding residents, workers, and visitors, and livelihoods for nearby businesses who rely on local traffic access.	Unlikely + Minor = Low	• None identified	• Revise and implement the preliminary *Green Travel Plan* prepared for the site to identify interventions or strategies to maximise uptake of public and active transport by residents at the site. • The *Traffic, Transport and Accessibility Assessment* found that the proposed development would generate few additional vehicle trips and that the existing road network can accommodate the proposed development without significant impacts to traffic.	Unlikely + Minimal = Low
Improved accessibility through provision of 1,295 square metres of communal open space within the site.	Almost certain + Minor (positive) = Medium (positive)	• None required	• None required	Almost certain + Minor (positive) = Medium (positive)
Culture				
None identified.	N/A	N/A	N/A	N/A
Health and wellbeing				
The proposal could contribute to elevated crime levels in the area.	Unlikely + Minor = Low	• None identified	• The proposed development has been informed through the preparation of a *Crime Prevention Through Environmental Design Assessment*. • The final design for the proposed development incorporates the findings of this assessment and reflects the CPTED principles, minimising the risk of the proposed development contributing to increased crime.	Very unlikely + Minor = Low
Improvements to safety through the replacement of ageing, vacant dwellings with a high-quality development, increasing activation within and around the site and passive surveillance.	Almost certain + Minimal (positive) = Low (positive)	• None required	• None required	Almost certain + Minimal (positive) = Low (positive)
Surroundings				
The proposal would result in increased overshadowing of neighbouring properties, impacting their enjoyment of surroundings and solar access. This would be limited to a small number of dwellings on Mindarie Street and Mowbray Road.	Almost certain + Minor = Medium	• None identified	• The setbacks and heights utilised by the proposal minimise the potential overshadowing impact.	Almost certain + Minimal = Low

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
Social benefits would flow from landscaping and canopy planting arising at the site from the proposal. These would benefit existing and future residents at the site, as well as residents in the neighbouring area.	Almost certain + Minor (positive) = Medium (positive)	• None required	• The proposal would increase the tree canopy coverage at the site to over 40 per cent of the total site area. • There would be no net loss of canopy cover at the site.	Almost certain + Minor (positive) = Medium (positive)
Livelihoods				
Social benefit to livelihoods through access to employment opportunities in the area surrounding the site.	Almost certain + Minimal (positive) = Low (positive)	• None required	• None required	Almost certain + Minimal (positive) = Low (positive)
Decision-making systems				
Residents at the site or neighbouring properties may be impacted through a perceived or actual inability to provide feedback or complaints regarding the proposal, or if previously identified issues are not addressed.	Possible + Minor = Medium	• None identified	• Prior to operations commencing at the site, determine an approach that provides mechanisms to raise and resolve issues. This may include a communications plan, provision of contact details, and the establishment and maintenance of a complaints register (or similar). • The Community Housing Provider (CHP) selected to operate the site would manage communication and dispute resolution in accordance with its established policies and procedures.	Unlikely + Minor = Low

8.0 ENHANCEMENT, MITIGATION AND RESIDUAL IMPACTS

The proposal is likely to generate a range of social impacts and benefits. This section contains a summary of the resultant benefits and residual impacts arising from the proposal and the implementation of mitigations discussed in the previous chapter.

The proposal would result in a range of social benefits, including:

- Improved access to employment and benefits to livelihoods for local workers arising from construction works at the site.
- The delivery of additional well-located, appropriately-sized, and high quality housing, benefiting way of life, accessibility, health and wellbeing, and livelihoods. This would be a highly significant social benefit.
- The provision of additional housing across a mix of tenure types including affordable and social housing, benefiting community resilience and diversity. This would be a highly significant social benefit.
- The provision of communal and open space areas within the site providing benefits to accessibility and community for future residents.
- Improvements to surroundings for the local community and future residents at the site through landscaping and tree planting at the site.

The proposal could also result in social impacts including:

- Impacts to way of life and health and wellbeing through exposure to increased noise, vibration, dust, and construction vehicle movements during the construction phase.
- Increased traffic volumes on local roads could impact accessibility and way of life for surrounding residents, workers, and visitors.
- The proposal would result in increased overshadowing of neighbouring properties, impacting their enjoyment of surroundings and solar access. This would be limited to a small number of dwellings immediately to the west of the site and on Hatfield Street.

Despite this, following the application of mitigation and management measures, all identified negative social impacts were assessed as having a low level of residual impact significance. Construction phase mitigation and management measures include:

- The design of the proposal minimises the amount of noise- and vibration-generating excavation works required at the site.
- Implementing an unexpected finds protocol and providing all works on site with a heritage induction.
- Implementing the recommendations of the *Noise and Vibration Impact Assessment*, including preparing a Construction Noise and Vibration Management Plan (CNVMP) prior to commencing construction works at the site. The CNVMP should identify measures which may include scheduling activities to minimise noise and vibration during sensitive times, utilising quieter equipment where possible, scheduling respite periods for noisy activity, and monitoring noise and vibration emissions.
- Prior to the commencement of construction works at the site, a Construction Management Plan would be prepared that considers impacts relating to noise, vibration, dust generation, utility and infrastructure access, and provides site-specific mitigations and management measures.
- Prior to the commencement of construction works at the site, finalise and implement the preliminary Construction Traffic Management Plan provided in the *Traffic, Transport and Accessibility Assessment*.
- A range of stakeholder engagement activities have been undertaken during the development of the proposal and would continue up to and throughout the construction process.

Operational phase mitigation and management measures include:

- Implementing the recommendations of the *Noise and Vibration Impact Assessment*, including providing acoustic treatments to plant and equipment, employing a sealed façade, ensuring that waste collection is contained within the basement car park, limiting use of the loading dock to daytime hours, and utilising appropriately specified materials to minimise noise intrusion.
- Finalise and implement the preliminary Green Travel Plan prepared as part of the *Traffic, Transport and Accessibility Assessment*.
- The Community Housing Provider selected to operate the site would manage incidents and complaints as well as ongoing communication and engagement with the local community in accordance with its established policies and procedures.
- The setbacks, heights, and massing used in the design of the proposal minimise the potential for overshadowing and visual impacts.
- CPTED principles have been incorporated into the proposed design to minimise the potential for crime or antisocial behaviour.

CONCLUSION

9.0 CONCLUSION

This SIA has considered the potential social impacts of a proposed development located at 618-624 Mowbray Road and 25-29 Mindarie Street, Lane Cove North. The proposed development comprises the demolition of the seven existing social housing dwellings at the site the construction of a new residential flat building. The development would consist of the construction of a five-storey building that would accommodate 86 social and affordable housing apartments, communal open space areas, significant landscaping and public domain works, and a basement car park.

The below provides a summary of the findings of the SIA.

Social context

We have examined the site, its surrounds, and its social context, noting that:

- Residents in the social locality are generally younger than those of Greater Sydney as a whole, with a larger proportion within the 'working age' bracket (25-44 years).
- The higher proportion of lone person households and smaller average household size present in the social locality compared to Greater Sydney indicates a demand for smaller dwelling types.
- The average age in the social locality is projected to increase in the near future, alongside a projected decrease in household sizes.
- There is a high level of educational attainment in the social locality, as well as relatively high personal and household incomes overall.
- Housing affordability for low and very low income households is an issue for the LGA, with few affordable dwellings available and a high proportion of such households experiencing rental stress.
- There were few significant crime hotspots in the area surrounding the site, and observed crime rates were far lower than those recorded across NSW as a whole.

Key changes

The proposal would enable significant change to the physical environment at the site. This would include demolition of existing buildings and construction of a new residential flat building to accommodate 86 social and affordable housing apartments, a communal room and basement car parking including excavation, tree removal and associated landscaping and public domain works.

Based on the proposal and existing demographic data for the social locality, we project a residential population of 152 residents at the site following the development of the proposal.

Social infrastructure

We have reviewed social infrastructure provision in the social locality, utilising best-practice provisioning benchmarks. We identify that there is a wide range of social infrastructure located near the site, including community, open space, education, and healthcare facilities. In particular, the site is located within a short walking distance of a public primary school, high quality open space areas at Mindarie Park and Batten Reserve, and a local branch library.

Based on our population projections and social infrastructure benchmarking, we anticipate that the existing provision near the site would be sufficient to accommodate the small amount of additional demand generated by the proposal across all assessed social infrastructure types. The provision of communal open space areas alongside significant tree planting and landscaping works within the proposal is considered to minimise the potential impact of additional demand from residents at the site on existing infrastructure, with these provisions meeting their day-to-day needs.

Community engagement

A range of community engagement activities were undertaken to inform the development of the proposal, including with government agencies, the local community, and representatives of the Aboriginal community.

The design of the proposed development was informed by the engagement activities undertaken, most notably through engagement with Lane Cove Council, NSW DPHI, and the Government Architect NSW. These activities informed architectural elements of the proposal's design, as well as refining the proposed solutions for the site's water, wastewater, and electricity utilities infrastructure.

Engagement with the local community resulted in almost 100 submissions (one of which included a petition signed by over 120 people) and over 30 drop-in session attendees. A session held with Mowbray Public School's P&C was also held, providing additional feedback from community members. Matters raised with the project team included concerns regarding social housing and anti-social behaviour, negative impacts on property prices, construction impacts on local residents, the scale of the proposed development, overshadowing impacts, and the lack of provision of commercial floorspace and other amenities within the proposal. These matters were considered to be adequately addressed by the proposed development, and are detailed in the Consultation Report, as well as in relevant technical reports.

Engagement with the Aboriginal community was undertaken both as part of the wider engagement process and through the preparation of the *Aboriginal Cultural Heritage Assessment Report* (ACHAR). Registered Aboriginal Parties (RAPS) identified through the ACHAR process were invited to provide feedback on the ACHAR methodology, as well as the draft ACHAR. In both cases, those RAPs that provided a response endorsed the methodology and/or draft findings of the ACHAR. RAPs were also invited to attend a site visit and a Walk on Country in a nearby natural area, and to offer any recommendations to the project team. It was suggested that the proposed development include meaningful landscape elements. The proposed development has been informed by this process, and the design refined through Connecting with Country principles, which have been incorporated into the landscape design.

The community engagement process will continue once the application is submitted to DPHI, through a public exhibition process. Government agencies and the general public will be offered the opportunity to provide input into the proposal, with any issues raised being considered by DPHI and the proponent. Should the proposal be approved, the Community Housing Provider operating the site would be responsible for ongoing communication with the community at the site and in the immediate vicinity, and would manage and resolve any incidents or concerns raised regarding the site in accordance with its existing policies and procedures.

Potential impacts

The proposal was shown to have a range of significant potential social benefits, most notably through the provision of additional well-located housing across a mix of social and affordable housing, in proximity to a range of existing services and facilities. The proposal would also provide social benefits though the provision of new communal landscaped open spaces at the site, as well as significant tree planting and landscaping to public-facing areas.

Whilst there is the potential for some negative impacts to arise as a result of the proposal, all were considered to be of low residual impact significance following the implementation of mitigation measures. These include noise impacts, increased traffic and congestion, and visual impact and overshadowing. Technical reports prepared to accompany the proposal indicate that mitigations and management measures would sufficiently address these potential impacts.

Overall, the proposal is anticipated to have a positive social outcome and is supported by this SIA.

APPENDICES

APPENDIX A : SIA METHOD

The approach to conducting this SIA reflects current industry best practice including DPHI *SIA Guideline*.

The SIA aims to scope, assess, and enhance or mitigate potential positive and negative impacts that may arise from the project. The method for this SIA is divided into four phases as shown in Figure 16 below.

Figure 16: SIA process

Source: HillPDA, DPHI (2023), *Social Impact Assessment Guideline*.

A.1 Defining social impacts

A social impact can be defined as the net effect of an activity on a community and the wellbeing of individuals and families. Figure 17 outlines the types of social impacts, according to the *SIA Guideline*.

Figure 17: Types of social impact

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

Source: Adapted from DPHI (2023), *Social Impact Assessment Guideline*.

A.2 Scoping

Social impacts arising from a development may be positive, negative, or cumulative. Table 16 presents the types of outcomes of impact scoping undertaken for the project. The table identifies high level key impact areas for detailed investigation, that may be affected by the project.

Table 16: Types of social impacts

Type of impact	High level scoping of issues
Negative social impacts	Negative social impacts result from changes to the physical or social fabric that make it worse (in any of the impact categories) than before the project took place. These may include: • Increased dust or noise levels affecting health • Decreased amenity during construction • Alterations to community character through land use changes.
Positive social impacts	Positive social impacts result from changes to the physical or social fabric that make it better (in any of the impact categories) than before the project took place. These may include: • Increased access to jobs in the local area • Improved amenity through provision high quality communal areas and facilities for residents • Stronger sense of community through provision of aged care facility enabling retention of community and family ties.
Cumulative social impacts	Cumulative social impacts result from changes to the physical or social fabric that occur from multiple projects or activities that need similar resources or affect similar impact categories. These may include: • Increased traffic level from construction vehicles for multiple projects in one area • A shortage of workers in an area due to multiple similar projects • Health impacts from persistent noise or dust levels due to ongoing projects.

Source: HillPDA, DPHI (2023), *Social Impact Assessment Guideline.*

A.3 Evidence base

To assess the social impacts accurately, an SIA must also provide an accurate assessment of the social baseline of the project surrounds. This means that the existing surrounds of the project must be considered through the collection of data to establish benchmarks against which the impacts of the project can be assessed. The social baseline is provided in Chapter 3.0.

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

A.4 Predicting, analysing and evaluating impacts

The impact assessment framework presented in this report identifies and evaluates changes to the social baseline due to the project. This includes the assessment of positive, negative, and cumulative impacts as outlined in Section A.1. Changes can be tangible or intangible; qualitative or quantitative; direct or indirect; and subjectively experienced.

The likelihood of social impacts arising from each matter is assessed as part of the scoping process. Matters which are identified as having potential social impacts are then assessed. Professional judgement and experience is applied on a case-by-case basis to identify the significance of impact on the social environment. The likelihood of a potential impact is a primary element of considering each social impact and its risk rating. The criteria used to determine the likelihood of any potential impact are described in Table 17.

Table 17: Likelihood of impact

Likelihood	Description	Indicative probability
Almost certain	Definite or almost definitely expected	Greater than 90 per cent
Likely	High probability	70 per cent
Possible	Medium probability	50 per cent
Unlikely	Low probability	30 per cent
Very unlikely	Improbable or remote possibility	Less than 10 per cent

Source: DPHI (2023), *Social Impact Assessment Guideline*. Adapted from Esteves A.M.et. al. (2017)

The magnitude of a potential impact is a key consideration to determine a risk rating. In determining the magnitude of a potential impact there are five key characteristics that must be considered. These are shown below in Table 18.

Table 18: Dimensions of social impacts

Characteristic	Details needed to enable assessment
Extent	Who is expected to be affected? Will any vulnerable groups be impacted? Which locations and people are affected?
Duration	When is the impact expected to occur? Will it be temporary or permanent?
Intensity or scale	What is the likely scale or degree of change?
Sensitivity or importance	How sensitive/vulnerable or adaptable/resilient are affected people to the impact, or (for positive impacts) how important is it to them?
Level of concern/interest	How concerned or interested are people?

Source: DPHI (2023), *Social Impact Assessment Guideline*. Adapted from Esteves A.M.et. al. (2017)

Table 19 below identifies the overall magnitude level of impact rating.

Table 19: Magnitude of impact

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

Source: DPHI (2023), *Social Impact Assessment Guideline*. Adapted from Esteves A.M.et. al. (2017)

Potential impacts identified in the scoping process are analysed based on the nature of the impact and its predicted severity. The resulting impacts are assigned a level of significance in line with Table 20.

Table 20: Social impact significance matrix

		Magnitude				
		Minimal	Minor	Moderate	Major	Transformational
Likelihood	Almost certain	**Low**	**Medium**	**High**	**Very high**	**Very high**
	Likely	**Low**	**Medium**	**High**	**High**	**Very high**
	Possible	**Low**	**Medium**	**Medium**	**High**	**High**
	Unlikely	**Low**	**Low**	**Medium**	**Medium**	**High**
	Very unlikely	**Low**	**Low**	**Low**	**Medium**	**Medium**

Source: Adapted from DPHI (2023), *Social Impact Assessment Guideline.*

A.5 Social impact management

Where impacts are identified, the SIA provides mitigation and/or enhancement measures. For potential negative impacts, measures are identified to avoid or minimise impacts by amending the project or its delivery. For potential positive social impacts, the SIA identifies measures to retain or enhance the benefit of that impact. Social impact management is an ongoing process.

APPENDIX B : AUTHOR DECLARATION

The *Social Impact Assessment Guideline for State Significant Projects* (SIA Guideline) prepared by the Department of Planning, Housing and Infrastructure requires authors of SIAs to provide a declaration. The required declarations are below.

Declaration by Alexander Peck

This Social Impact Assessment (SIA) relates to a proposed development by Homes NSW for the demolition of existing structures and construction of a residential flat building including 86 social and affordable housing units at a site in Lane Cove, NSW. This SIA has been prepared to accompany the State Significant Development Application for the project (SSD-71687208).

The SIA was completed on 8 October 2024.

It is my opinion that the SIA contains all relevant information as specified in the *Social Impact Assessment Guideline for State Significant Projects*.

I understand the legal and ethical obligations set out in the SIA Guideline and confirm that none of the information in the SIA is false or misleading.

I satisfy the requirements for lead authors of SIAs as set out in the SIA Guideline as follows:

- Qualifications: Bachelor of Science, Bachelor of Social Science, Master of Planning
- Experience: Five years preparing Social Impact Assessments
- Professional memberships: Member of Planning Institute of Australia

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APPENDIX C : SIA REVIEW QUESTIONS

Appendix C of the *Social Impact Assessment Guideline for State Significant Projects* sets out review questions. This appendix indicates where the required information sits within this report.

Table 21: SIA review questions and relevant report sections

	Impact area	Section
General		
1	Does the lead author meet the qualification and experience requirements?	Yes, Appendix B.
2	Has the lead author of provided a signed declaration?	Yes, Appendix B.
3	Would a reasonable person judge the SIA report to be impartial, rigorous, and transparent?	Yes, HillPDA has been engaged as an independent expert and Appendix A details the approach taken.
Project's social locality and social baseline		
4	Does the SIA report identify and describe all the different social groups that may be affected by the project?	Yes, Chapters 3.0 and 4.0.
5	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, Chapters 3.0 and 4.0.
6	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, Chapters 3.0 and 4.0.
7	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, Chapters 3.0 and 4.0.
8	Does the social baseline study demonstrate social-science research methods and explain any significant methodological or data limitations?	Yes, Chapters 3.0 and 4.0.
Identification and description of social impacts		
9	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, the method and approach for preparing the SIA is described in Appendix A.
10	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, the precautionary principle is applied in Chapter 7.0.
11	Does the SIA report describe how the preliminary analysis influenced both the project design and EIS Engagement Strategy?	Yes, the design of the engagement approach is summarised in Chapter 5.0.
Community engagement		
12	Were the extent and nature of engagement activities appropriate and sufficient to canvass all relevant views, including those of vulnerable or marginalised groups?	Yes, Chapter 5.0.
13	How have the views, concerns and insights of affected and interested people influenced both the project design and each element of the SIA report?	Community engagement outcomes and project refinements/responses are described in Chapter 5.0.
Predicting and analysing social impacts		
14	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, Chapter 7.0.
15	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, Chapter 7.0.
16	Does the SIA report identify its assumptions, and include sensitivity analysis and alternative scenarios? (including 'worst-case' and 'no project' scenarios where relevant)	Yes, Chapter 7.0.
Evaluating significance		
17	Do the evaluations of significance of social impacts impartially represent how people in each identified social group can expect to experience the project, including any cumulative effects?	Yes, Chapter 7.0.

	Impact area	Section
18	Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?	Yes, however no significant impacts to vulnerable groups have been identified.
Responses, monitoring and management		
19	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, Chapters 7.0 and 8.0.
20	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?	HillPDA has been engaged as an independent expert. Evidence presented here is from impartial sources.
21	Does the SIA report demonstrate how the proponent will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?	The SIA identifies the need to monitor and manage potential social impacts across the construction and operational phases of the proposed development. This is outlined in Chapters 7.0 and 8.0.

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