

Social Impact Assessment
Proposed Mixed Use Development
93-107 Cecil Avenue & 9-10 Roger
Avenue, Castle Hill

SSD - 78156221

Prepared for:
Alton Property Group

DECEMBER 2024

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Sarah George Consulting acknowledges the traditional custodians of the lands on which we work. We pay our respects to Elders past, present and emerging.

Declaration

Table 1: Author's Qualification and declaration

This SIA has been prepared by:	
Name	Sarah George
Role	SIA Author
Qualifications	<ul style="list-style-type: none"> • Bachelor of Arts (Sociology & Psychology) (Macquarie University) • Certificate IV Youth Work (TAFE NSW) • Certificate IV in Workplace Training and Assessment (Family Planning NSW)
Memberships	Member, International Association of Impact Assessment
Relevant experience	<ul style="list-style-type: none"> • SSDA – North Byron Parklands (SIA & Community Engagement) • SSDA – William Clarke College, Kellyville (SIA & Community Engagement) • Proposed new Hotel – Albion Hotel, Smith Street, Parramatta – SIA & CPTED • Lot 110, Lachlans Line, Macquarie Park – SIA • Proposed SDA development, Blackwall Road, Woy Woy – SIA • Prince Hotel, Kirrawee SIA & CPTED • Expert Witness – NSW Land and Environment Court & NSW Civil and Administrative Tribunal
Declaration	<p>The SIA contains the required information, as suggested in the Department of Planning, Housing and Infrastructure's <i>Social Impact Assessment Guidelines for State Significant Projects</i> (February 2023) and the supporting <i>Technical Supplement</i>. The information included comprises baseline data of the local area sourced from the 2016 Census and the 2021 Census; crime data compiled by BOSCAR; feedback from the local community and key stakeholders gathered during the community engagement processes; and considers the likely positive and potentially negative social outcomes of the proposal, including enhancement and mitigation measures.</p> <p>I confirm my understanding of my legal and ethical obligations as a consultant and confirm that none of the information in the SIA is false, or misleading.</p>
Signature	
Date	13 December 2024

Additional detail on the Author's experience and qualifications is included at Appendix C.

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Executive Summary

Sarah George Consulting has been engaged by Alton Property Group to prepare a Social Impact Assessment (SIA) to accompany a State Significant Development Application (SSD – 78156221) to the NSW Department of Planning, Housing and Infrastructure for a proposed mixed use development at 97-103 Cecil Avenue & 9-10 Roger Avenue, Castle Hill.

This SIA has been prepared to satisfy the requirements as set out in the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing and Infrastructure (the Department), identifies the requirement for a Social Impact Assessment to be prepared in accordance with the Departments *Social Impact Assessment Guidelines 2023* (the *Guidelines*) and the associated *Technical Supplement*.

The assessment considers the potential impacts to people's way of life, community, accessibility, culture, health and wellbeing, livelihoods, surroundings, and the extent to which people have had a say in the decision-making process for the project. For the purposes of this assessment, 'people' refers to individuals, households, groups, communities, organisations and other stakeholders.

This report includes data on the existing social baseline of the community in which the site is located, and of potentially affected communities and groups in the projects identified social locality and assesses the potential social impacts and benefits of constructing and operating the proposed development, and includes recommended measures to enhance, mitigate and manage the identified social impacts.

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

Potential positive impacts:	
Area of impact	Detail:
Way of life Wellbeing Accessibility Community Health and wellbeing Livelihoods	<ul style="list-style-type: none"> • Provision of a well-located development in terms of access to public transport, shops, education and services • Provision of a range of dwelling sizes, types and costs • Employment generation in construction and ongoing maintenance of the premises and management of affordable rental housing. • Access to public services, and adaptable dwellings • Health and wellbeing through provision of communal open space • Opportunities for community participation. • Improved visual presentation of the site.

Potentially negative impacts:	
Area of impact	Detail:
Way of life Wellbeing	<ul style="list-style-type: none"> • Noise and disturbance impacts during construction. • Dust and pollution during demolition and construction. • Increased traffic associated with construction vehicles. • Increased traffic on completion with increased population – this is not anticipated to be significant

	<ul style="list-style-type: none">• Overlooking/privacy impacts• Overshadowing• Change to visual presentation of the site.
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The proposed development is unlikely to generate any long term negative social impacts in the identified social locality. Temporary negative impacts are likely to be associated with construction which are able to be controlled and minimised through conditions of development consent and through the application and implementation of mitigation measures set out in the supporting assessments.

Mitigation and enhancement measures proposed include:

- Inclusion of the recommendations noted in the technical reports accompanying the application and detailed in Chapter 8.0;
- Application of recommendations included in the CPTED report to ensure the development reduces the potential for crime.

The proposed development represents a positive social impact in respect of the provision of a range of housing options including affordable housing in a location close to public transport, employment and services.

There are no reasons from a Social Impact perspective, to refuse the application.

1.0 INTRODUCTION

Sarah George Consulting has been engaged by Alton Property Group (the Applicant) to prepare a Social Impact Assessment. It accompanies an Environmental Impact Statement (EIS) in support of State Significant Development Application (SSD – 78156221) for a proposed new mixed use development at 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill.

This table identifies the SEARs and relevant reference within this report.

Table 1 – SEARs and Relevant Reference

SEARs Item	Report Reference
Social Impact 20 Provide a Social Impact Assessment that: <ul style="list-style-type: none"> Is prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i> Is targeted and proportionate to the projects context and likely impacts 	This Social Impact Assessment

This Social Impact Assessment (SIA) is required by the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Environment (the Department), identifies the requirement for a Social Impact Assessment to be prepared in accordance with the Departments *Social Impact Assessment Guidelines 2023* (the *Guidelines*) and associated *Technical Supplement*.

The *Guidelines* note that an SIA should include a combination of findings from Phase 1 and Phase 2 of the SIA. Phase 1 of the SIA will typically include:

- an understanding of the project's social locality;

- initial analysis of the defining characteristics of the communities within the project's social locality, including any vulnerable groups (described as the social baseline);
- initial evaluation of likely social impacts for different groups in the social locality;
- any project refinements or approaches to project development in the early phases of project planning that will be undertaken in response to likely social impacts;
- how the EIS Engagement Strategy will help to identify and assess social impacts;
- the proposed approach for undertaking the remainder of the SIA process.

Phase 2 of the SIA report typically includes:

- predict and analyse the extent and nature of potential social impacts against baseline conditions using accepted social science methods;
- evaluate, draw attention to and prioritise the social impacts that are most important to people;
- develop appropriate and justified responses (i.e. mitigation and enhancement measures) to social impacts and identify and explain residual social impacts;
- propose arrangements to monitor and manage residual social impacts, including unanticipated impacts, over the life of the project (including post-closure phases for mining projects).

An essential component of the preparation of an SIA to satisfy the *Guidelines* is community engagement and this was undertaken by the report author as part of the preparation of this SIA. Details of feedback received as part of the engagement process is included in Chapter 5.0.

The *Technical Supplement* for the *Guidelines* note that for the redevelopment of an urban estate with new residential units, the following the following impact categories should be considered:

Social Impact Category	Definition/considerations
Way of life	<ul style="list-style-type: none"> How will people's daily lives change during construction? What are the long-term impacts (potentially positive and negative) of altered urban form on how people live, work, get around, and interact socially?
Community	<ul style="list-style-type: none"> Will community cohesion be impacted during construction? Will there be changes to community character, composition, and sense of place following development?
Accessibility	<ul style="list-style-type: none"> Will accessibility of services be disrupted during construction? What are the likely improvements to accessibility of services and facilities following development? Will the project impact accessibility of or demand for community facilities, services and public space?
Culture	<p>Aboriginal and non-Aboriginal cultural impacts.</p> <ul style="list-style-type: none"> Will there be changes to the cultural composition of the community? Will cultural heritage values be impacted? Will there be opportunities for cultural expressions (e.g. through design)?
Health and wellbeing	<ul style="list-style-type: none"> How will urban densification impact people's psychological health? Could the development exacerbate or reduce social exclusion of marginalised groups? How will the new development meet the needs of residents, workers and visitors for open space, active travel and access to health and community services?
Surroundings	<ul style="list-style-type: none"> Will there be material changes to environmental values, visual and acoustic landscape, or aesthetic values? What changes will there be to public open space, public facilities or streets?
Livelihoods	<ul style="list-style-type: none"> How will livelihood impacts and benefits be distributed?
Decision-making systems	<ul style="list-style-type: none"> Are there adequate and responsive grievance and remedy mechanisms in the event of complaints? Can affected people make informed decisions and feel they have power to influence project decisions, including elements of project design.

In addition to the above, issues raised during the community and stakeholder engagement process and public interest benefits are also considered.

Site and area inspections were carried out as part of the preparation of this report.

2.0 PROPOSED DEVELOPMENT

2.1 Subject site & History

The subject site has the street address of 93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill. The sites are currently occupied by single storey residential dwellings of differing ages, and associated structures.

The site is irregular in shape and has overall site has a total area of 17,623.6m².

Figure 1 – Subject site



Development around the site is a mix of commercial uses to the north, education establishments to the north-east, commercial premises and places of worship to the west, and predominantly low and medium density residential uses to the south.

The site is located within walking distance to shops, services and public transport and is located to the south of the Castle Hill Town Centre. The site is located approximately 650m walking distance from Castel Hill Metro Station and bus interchange.

The site is also serviced by buses, with the nearest bus stop being located on Old Northern Road, approximately 180m walking distance from the site (Old Northern Road after Cecil Avenue), providing access to Routes 600, 603, 610X & 612X with bus access to Parramatta Station & Sydney CBD.

The site is located in close proximity to a range of retail premises including the Castle Mall Shopping Centre which includes a range of specialty retail, food and beverage offerings and medical services, and the large Castle Towers Shopping Centre is located approximately 600m walking distance from the site, which includes supermarkets, department stores, cinemas and specialty retail.

The subject site has been the subject of a Planning Proposal which received gateway approval in 2016 which resulted in a change in zoning of the site from part *R3 – Medium Density Residential* and Part *R1 – Low Density Residential*; removal of the height limits and the creation of a site-specific DCP and changes to the Floor Space Ratio.

The current site zoning is *MU1 – Mixed Use* under The Hills Local Environmental Plan 2019.

Figure 2 - LEP Zoning

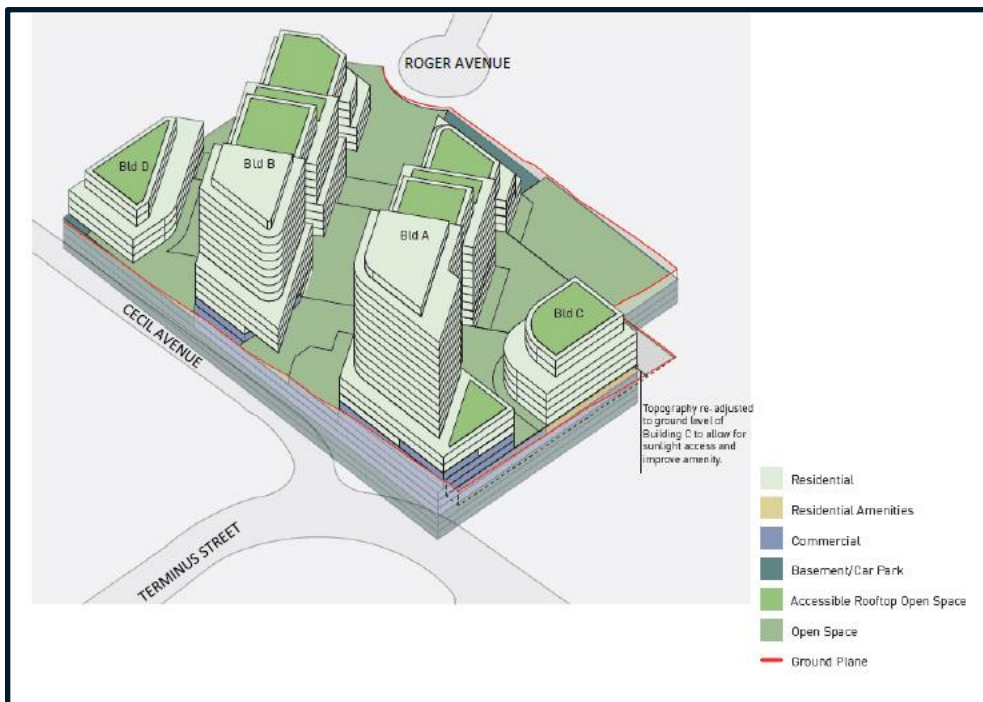
The site specific DCP (DCP 2012, Part D, Section 21, 93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill) includes the following objectives for future development on the site:

- i. *To provide a clear vision and desired future character of the site.*
- ii. *To encourage innovative and high quality architectural outcomes and public spaces that will enhance the built form environment of Castle Hill.*
- iii. *To ensure buildings are sited, angled and designed to provide high levels of solar access to the subject site and surrounding residential development.*
- iv. *To provide density, height, bulk, scale, textures and colours that enhance the streetscape and respect the surrounding topography and nearby development, with taller buildings located adjacent to Cecil Avenue, transitioning to lower heights to the outer edges of the site.*
- v. *To provide excellent pedestrian connectivity and amenity within the site, and to and from the surrounding locality including a site through link from Cecil Avenue to Roger Avenue.*
- vi. *To encourage a mix of uses on the site with the focus on residential development, whilst activating key frontages and thoroughfares through the site.*
- vii. *To ensure the development is sympathetic with, and does not impact upon the heritage significance of adjoining heritage items.*

- viii. To ensure that the development incorporates the principles of Ecologically Sustainable Development (ESD).
- ix. To ensure the development promotes the principles of Crime Prevention Through Environmental Design (CPTED).

The DCP permitted a maximum of 460 apartments on the site, and development on the site was to be generally located in line with the following:

Figure 3: DCP site layout



2.2 Proposed development

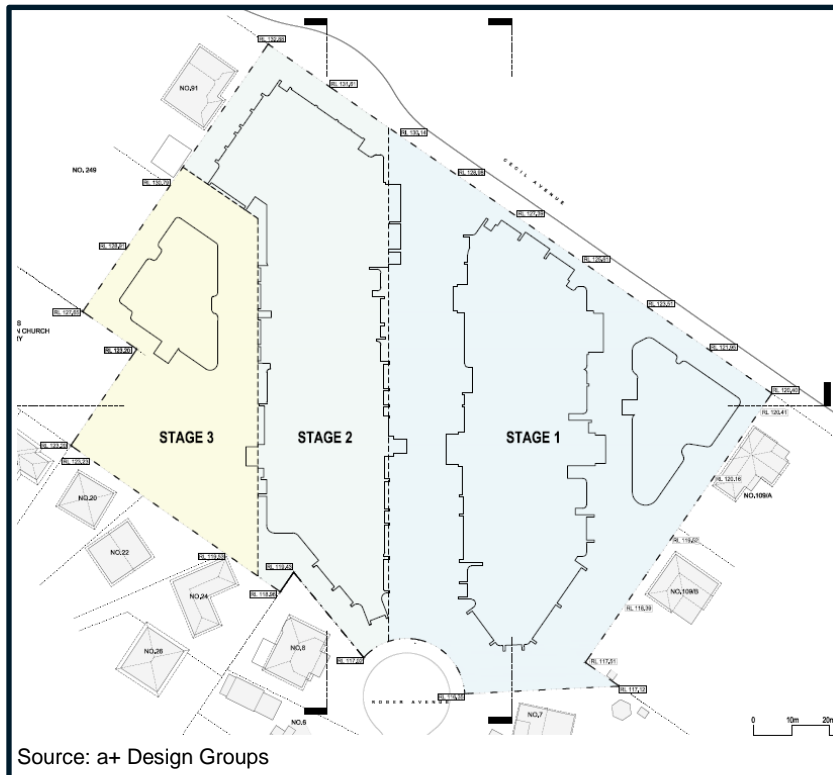
The proposal seeks consent for:

- Demolition of existing structures on the site
- Excavation to provide basement car parking.
- Staged construction of the site over 3 stages for a mixed-use development comprising:
 - 4 buildings (A, B, C & D) ranging between 6-25 storeys

- Approximately 615 apartments 15% of gross floor area will be dedicated affordable rental accommodation managed by a registered Community Housing Provider (approximately 169 apartments)
- 4 levels of basement car parking for approximately 981 vehicles:
 - 524 resident parking spaces
 - 123 visitor parking spaces
 - 332 commercial parking spaces
- Commercial uses on the ground, upper ground, level 1 and 2.
- A through site link between Cecil Avenue and Roger Avenue
- Site landscaping

Stage 1 proposes the construction of Building A & B, and the public through site link; Stage 2 proposes the construction of Building C; and Stage 3, the construction of Building D. The proposed staging is illustrated in Figure 4 below.

Figure 4 - Proposed staging



Plans of the proposed development prepared by a+ Design Group accompany the application.

3.0 SCOPE AND METHODOLOGY

3.1 Scope of this report

The SIA process has been guided by the Department of Planning, Housing and Infrastructure's *Social Impact Assessment Guidelines for State Significant Projects February 2023* (the *Guidelines*); the *Technical Supplement – Social Impact Assessment Guidelines for State Significant Projects February 2023*; and *Undertaking Engagement Guidelines for State Significant Projects October 2022*.

The assessment considers the potential impacts to people's way of life, community, accessibility, culture, health and wellbeing, livelihoods, surroundings, and the extent to which people have had a say in the decision-making process for the project. For the purposes of this assessment, 'people' refers to individuals, households, groups, communities, organisations and other stakeholders.

The SIA:

- Has been prepared to address the relevant SEARs.
- Describes the existing social baseline characteristics of affected communities and groups in the project's identified social locality.
- Assesses the potential social impacts and benefits of constructing and operating the project.
- Recommends measures to enhance, mitigate and manage identified social impacts.

Opportunities for the local community to participate in the process through community engagement activities are discussed in Chapter 6.0.

3.2 Approach to Social Impact Assessments

Social impact assessment methodologies focus on traditional models of sociological research which include the use of both quantitative data – in this case statistical data; and qualitative data (observations, case studies, consultation).

The SIA process has been guided by the Department of Planning and Environment's the *Social Impact Assessment Guidelines for State Significant Projects February 2023* (the *Guidelines*); the *Technical Supplement – Social Impact Assessment Guidelines for State Significant Projects February 2023*; and *Undertaking Engagement Guidelines for State Significant Projects October 2022*.

The *Guidelines* set out the framework to identify, predict and evaluate likely social impacts to people, as well as identifying mitigation and enhancement measures.

As outlined in the *Guidelines*, developments should include consideration of a proposed development in respect of:



3.3 Data and information sources

Primary data was sought through the community engagement methods undertaken as part of the preparation of this SIA (see Chapter 5.0).

Secondary data was also utilised to inform this SIA, including:

Source	Data/Plans/Documents
Australian Bureau of Statistics	<ul style="list-style-type: none"> • 2021 Census Data including QuickStats and Community Profiles • 2016 Census Data including QuickStats and Community Profiles
Profile ID	<ul style="list-style-type: none"> • Population projections • Socio-Economic Indexes for Areas (SEIFA)
The Hills Shire Council	<ul style="list-style-type: none"> • The Hills Local Environmental Plan 2019 • The Hills Development Control Plan 2012
NSW Department of Planning, Housing and Infrastructure	<ul style="list-style-type: none"> • Social Impact Assessment Guidelines February 2023 • SIA Technical Supplements
Mapping	<ul style="list-style-type: none"> • Google maps • Six maps
Bureau of Crime Statistics and Research (BoCSAR)	<ul style="list-style-type: none"> • Crime data and hotspot maps
Other	<ul style="list-style-type: none"> • State Environmental Planning Policy (Housing) 2023 • NSW Housing Kit

Secondary data is presented in Chapter 5.0

Other information relied on for the preparation of this report includes:

- Environmental Impact Statement prepared by Sutherland and Associates Planning
- Architectural plans prepared by a+ Design Group
- *Transport Assessment* prepared by CPT Consulting Engineers
- *Statement of Compliance Access for people with a Disability* prepared by Ergon Consulting
- *Noise and Vibration Impact Assessment* prepared by Rodney Stevens Acoustics
- *Access Report* prepared by Ergon Consulting

- *Connecting with Country Report* prepared by Everick Heritage
- *Heritage Impact Assessment* prepared by Weir Phillip Heritage
- *Community Engagement Report* prepared by Sarah George Consulting
- *Crime Prevention Through Environmental Design Report* prepared by Harris Crime Prevention Services

4.0 POLICY AND PLANNING CONTEXT

In addition to the site specific DCP, detailed in Chapter 2.1, the following plans, policies and issues are of relevance to the social context of the proposal:

4.1 State Environmental Planning Policy Amendment (Housing) 2023

The amendments to the Housing SEPP are a response by the NSW Government to tackle the housing crisis by enabling more social and affordable housing for low-income households and essential workers.

The amendments provide bonuses in height and floor space ratio allowances for developers who include a minimum of 15% of affordable housing for a minimum of 15 years, within a new residential development.

Accessible and affordable housing in a location close to shops and transport provides significant social benefit. The inclusion of affordable housing provides housing options for key workers and those on very low, low and medium incomes ensuring a diverse and inclusive community.

The need for additional housing in NSW has been well publicised in recent years to accommodate the existing and growing population and to enable people to purchase homes in a market that excludes many. Of particular need is affordable rental accommodation.

5.0 BASELINE INFORMATION

5.1 Social Locality

The *Guidelines* note:

There is no prescribed meaning or fixed, predefined geographic boundary (e.g. the local suburb, or 'within 500m') to a social locality; rather, the social locality should be construed for each project, depending on its nature and its impacts. The term 'social locality' is similar to 'area of social influence' that is commonly used in social impact practice.

In addition, the *Guideline* identifies the social baseline study as describing “*the social context without the project*”.

The area most likely to be affected by the proposal in the short term is the area immediately surrounding the subject site, in particular, the existing residential properties immediately surrounding the subject site, and those who regularly utilise the roads surrounding the subject site.

Typical likely impacts associated with a development such as the proposal will relate to short term, temporary impacts associated with demolition and construction including noise, dust, truck movements and vehicles associated with the construction process.

Impacts associated with the development on completion are likely to relate to:

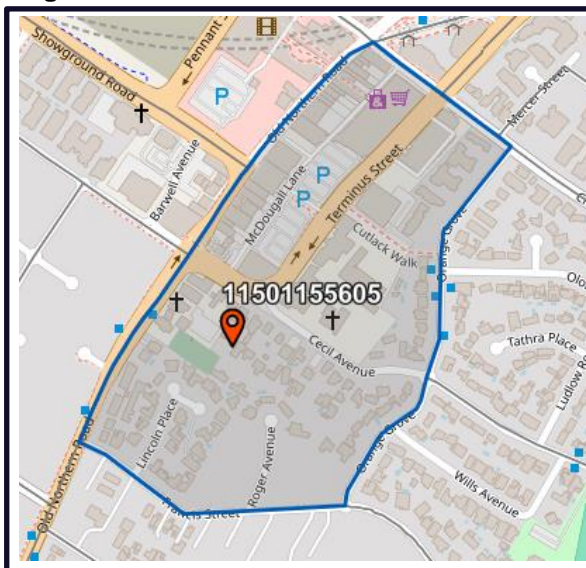
- Increased population on the site;
- Increased traffic on local roads;
- Change in visual presentation of the site;
- Overshadowing/overlooking
- Waste generation and removal.

The key groups potentially affected by the proposed development include:

- Residents/Tenants of buildings immediately surrounding the subject site;
- Future residents of the area;
- Those on very low, low to moderate incomes;
- Services that require staff such as hospitals, Police, teachers, cleaning staff etc;
- People who commonly utilise roads around the subject site
- Residents and businesses in the local area;
- Community housing providers.

The primary social locality has been identified as the Statistical Areas Level 1 – 11501155605 in which the subject site is located. This area has been identified as the area that is most likely to experience impacts as a result of the proposal associated with construction impacts, and increased population, demand for public transport, education services, healthcare and other services. The suburb of the extent of the suburb is illustrated on Figure 5 below:

Figure 5 – SAL1 - 11501155605



Impacts associated with the proposal may be felt at a broader level, however, it is expected that the further from the subject site, the less these impacts will be experienced. As such, the secondary social locality has been identified as the suburb of Castle Hill.

Positive social impacts such as employment generation during construction, and on completion within the commercial and retail spaces, are likely to be experienced at a broader level, including across The Hills LGA, and further.


5.2 Existing socio-economic and demographic characteristics









The subject site is located within the suburb of Castle Hill, an area which has undergone significant resident growth in the years between the 2016 & 2021 Census, in line with high density residential developments in the area, and with additional growth forecast.


A *Demographic Profile Table* including Census data from the 2016 and 2021 Census for the identified social locality, the suburb of Castle Hill and The Hills Local Government Area compared to Greater Sydney and NSW is included at Appendix A.

The socio-economic and demographic profile reveals:

Table 2 – Demographic profile

	<ul style="list-style-type: none"> • A minor increase in population in the social locality of 3.1% between 2016 and 2021 • A greater proportion of the population who identify as Aboriginal and/or Torres Strait Islander in the Social Locality (1.4%) compared to the suburb of Castle Hill (0.4%) and the Hills Shire (0.6%), but less than that in Greater Sydney (1.7%) and NSW (3.4%) • A greater proportion of the population born overseas in a non-English speaking country in the Social Locality (52.8%) compared to the suburb of Castle Hill (43.7%) and the Hills LGA (39.8%), Greater Sydney (32.8%) and NSW (30.3%)
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	<ul style="list-style-type: none"> A greater proportion of the population who speak a language other than English in the Social Locality (55.9%), compared to the suburb of Castle Hill (45.6%), the Hills LGA (41.4%), Greater Sydney (37.4%) and NSW (26.5%)
	An older median age of residents in the suburb of Castle Hill (42), compared to the Social Locality (38), the Hills LGA (38), Greater Sydney (37) and NSW (39).
	A greater median weekly household income in the Social Locality (\$2,263), the suburb of Castle Hill (\$2,551) and in the Hills Shire (\$2831) compared to Greater Sydney (\$2077) but greater than that in NSW (\$1829)
	A greater median weekly rent in the Social Locality (\$550), the Castle Hill Suburb (\$560) and in the Hills Shire LGA (\$580), compared to Greater Sydney (\$470), but greater than that in NSW (\$420)
	Higher unemployment rates in the Social Locality (6.3) compared to the suburb of Castle Hill (4.4), the Hills LGA (4.1), Greater Sydney (5.1) and NSW (4.9)
	A larger proportion of the population who are married in the suburb of Castle Hill (60.1%), The Hills LGA (61.3%) compared to the Social Locality (52.4%), Greater Sydney (48.3%) and NSW (47.3%)
	<p>The majority of families are couple families with dependent children in the Social Locality (51.3%), the suburb of Castle Hill (55.8%) and in the Hills LGA (59.2%) compared to Greater Sydney (48.4%) and NSW (37.9%).</p> <p>A greater proportion of one parent families in the social locality (19.3%), compared to the suburb of Castle Hill (10.7%), the Hills LGA (10.0%), Greater Sydney (15.1%) and NSW (15.8%)</p>
	The majority of households report owning one car in the Social Locality (44.4%), compared to the suburb of Castle Hill (32.4%), the Hills LGA (28.4%), Greater Sydney 39.5%) and NSW (37.8%)
	<p>The majority of dwellings are separate dwellings in the Social Locality (56.8%), the suburb of Castle Hill (73.7%) and in the Hills LGA (81.2%) compared to Greater Sydney (55.8%) and NSW (65.6%).</p> <p>The majority of residents are renting their dwellings in the Social Locality (43.9%), compared to the suburb of Castle Hill (22.9%), the Hills LGA (20.4%), Greater Sydney (32.6%) and NSW (29.4%)</p> <p>The majority of dwellings are three bedroom in the Social Locality (56.1%), compared to the suburb of Castle Hill (22.7%), the Hills LGA (20.2%), Greater Sydney (30.9%) and NSW (25.6%). Larger four or more bedroom</p>

	dwellings are more common in the suburb of Castle Hill (59.9%) and in the Hills LGA (67.5%).
	The majority of employed residents work in professional roles in the Social Locality (35.1%), the suburb of Castle Hill (34.7%), the Hills LGA (32.5%), Greater Sydney (29.3%) and NSW (25.8%).

As is evident from the socio-economic and demographic characteristics of residents of the Social Locality are generally older, culturally diverse, married with children, residing in separate dwellings and working in well-paying occupations.

The proposed development will contribute to the diversity, type and style of housing in the area.

SEIFA Index

The Socio-Economic Indexes for Areas (SEIFA) measures the relative level of socio-economic disadvantage and/or advantage based on a range of Census characteristics.

There are two key Indexes that are commonly used to determine advantage or disadvantage:

- Index of Relative Socio-Economic Disadvantage (IRSD) which contains only disadvantage indicators (unemployment, income levels, education levels) which is best used to distinguish disadvantaged areas but doesn't differentiate between those areas which are highly advantaged, and those that may be lacking a lot of disadvantage.
- Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD) which contains indicators of disadvantage as well as indicators of advantage (professional occupations, high incomes, high levels of education attainment, larger dwellings).

A high SEIFA index means a lower level of disadvantage, whereas a lower score indicates a higher level of disadvantage.

Percentile scores are also created to indicate an approximate position of a small area compared to other Australian suburbs and localities. The higher the percentage indicates the higher the socio-economic status.

	Castle Hill 2021	The Hills LGA 2021	Greater Sydney 2021	NSW 2021
SEIFA Score	1090.2	1098.1	1010.0	1000.0
Percentile	94	96	48	42

Source: profile.id.com.au

Data from the 2021 Census shows that the suburb of Castle Hill, and the is slightly less advantaged than the wider The Hills Shire LGA and significantly more advantaged than residents of Greater Sydney and NSW.

The proposed development is unlikely to generate any negative social outcomes for people with specific socio-economic or demographic characteristics as it is a mixed-use development located in an area earmarked for high density residential development, close to public transport and that will include a proportion of affordable housing which ensures Community Housing managed accommodation for those on very low, low and moderate incomes.

5.3 Population Projections

Data compiled by Profile ID for The Hills Shire Council suggests the LGA is anticipated to experience modest growth of 29.5% to 2036. Profile ID notes that

the Castle Hill suburb is likely to experience population growth of around 19.7% to 2036¹.

5.4 Crime data

The NSW Bureau of Crime Statistics and Research prepares crime *rate maps* and *hotspot maps* which identify densities of crimes in an area. The crime maps for the suburb of Castle Hill and the Hills Shire LGA indicate that the suburb and the LGA generally have low rates and low densities (compared to NSW) of crimes compared.

Table 3: Crime rate table:

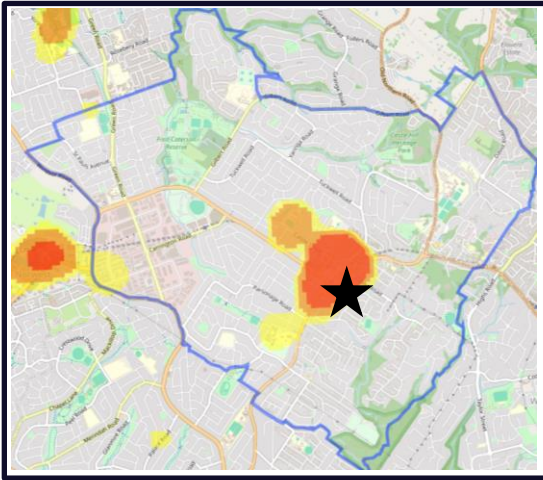
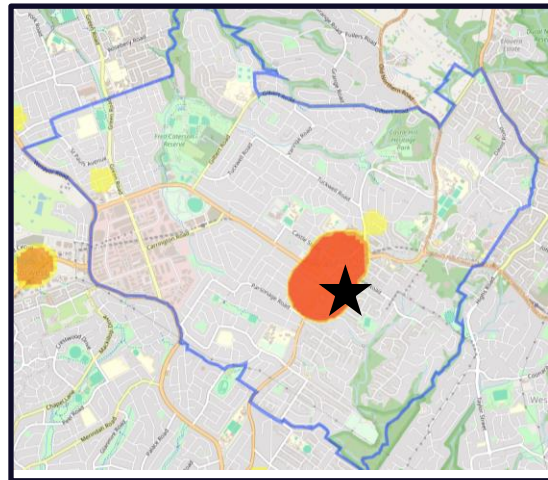
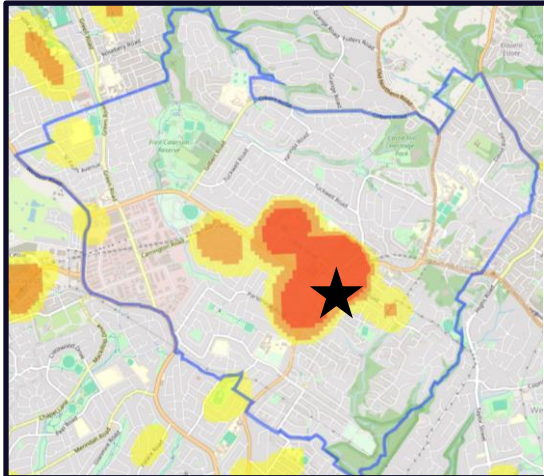
Crime	Castle Hill suburb	The Hills Shire LGA	NSW
Assault	298.0	302.1	916.5
Domestic Assault	135.5	145.0	457.2
Non-domestic assault	155.2	150.1	427.9
Assault Police	7.4	7.0	31.5
Robbery	41.9	25.1	24.5
Theft	1650.1	1202.5	2336.8
Malicious damage to property	256.1	240.4	611.6
Sexual offences	142.8	99.4	226.7

July 2023 to June 2024 - <http://crimetool.bocsar.nsw.gov.au/bocsar/>

The proposed development is unlikely to result in any change to the existing crime rates in the area.

BOCSAR also prepares 'hotspot' maps, that geolocate crimes close to where they occur. The subject site is within a medium to high density 'hotspot' for non-domestic related assault, robbery and malicious damage to property.

¹ <https://forecast.id.com.au/the-hills/about-forecast-areas?WebID=150>

Non-domestic related assault**Robbery****Malicious damage to property:**

5.5 Affordable Housing

Affordable housing is housing that is open to people on a wider range of incomes than social housing.²

² <https://www.nsw.gov.au/housing-and-construction/renting-a-place-to-live/renting-a-property-nsw/low-cost-housing-options#toc-affordable-housing>

Affordable housing is often managed by charities, not-for-profits or community organisations.

Affordable rental housing is housing that meets the needs of people on very low to moderate incomes and is priced so that they can afford other basic living costs such as food, clothing, transport, medical care and education.

Affordable housing may include a range of accommodation types and sizes, including single or multi-bedroom units, houses and studio apartments.

Many people need affordable rental housing for lots of different reasons, including people who work full or part time in lower paying jobs. It can also include people who are experiencing change in their lives with impacts on their financial situation such as having a baby, divorce or leaving home for the first time.

Affordable housing is ideally located throughout a community, but, like other forms of affordable housing such as boarding house accommodation, it is best place in areas with good access to public transport, retail (supermarkets), recreation opportunities and medical/allied health services (hospitals, medical centres, dentists, pharmacies etc). Locating affordable housing close to transport and services reduces the reliance on private cars, encourages walking, allows for the retention of established community links and relationships and contributes to residents being able to age in place.

Rent for affordable housing is typically set in two ways, the first being rent set at a discount on current market rent. The usual discount is between 20% to 25% below market rent. The second is to set rent as a proportion of a households before tax income. In this instance, households may be charged between 25% and 30% of their before income tax for rent.

Data from the *NSW Government Local Housing Kit* based on data from the 2021 Census identifies that The Hills Shire Council area had a total of 247 affordable rental properties.

The kit notes the following in terms of the percentage of affordable rental stock in the area:

Table 4– Affordable rental stock

The Hills Shire Council	% of affordable rental stock
Very low incomes	1.98
Low incomes	20.35
Moderate incomes	72.41

The data highlights that of the 1,565 renters on very low incomes, 1,529 (97.7%) are experiencing rental stress. For the 1,823 renters on low incomes, 1,333 (73.1%) report rental stress.

Housing targets for The Hills Shire to 2029 seek to build a total of 23,330 new homes, with a target of 4,660 homes per year³.

5.6 Existing services and infrastructure

Table 5 - Existing services and facilities:

Service	Distance to site	Ability to accommodate additional demand
Child care centres		
Castle Hill Montessori Academy, 230 Old Northern Road	400m	Vacancies on all days for all ages

³ <https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-targets/the-hills-councils-housing-snapshot>

Hills Adventist College Early Learning Centre, 84-88 Cecil Avenue	130m	No vacancies
Papilio Early Learning Castle Hill, 1 Kerrs Road	750m	Vacancies on all days for all ages
First Grammar Castle Hill, 1 Rowallan Avenue	1.3km	No vacancy
Castle Hill Early Learning Centre, 79 Showground Road	1.2km	No vacancy
Alphabet Cottage, 30-32 Brisbane Road	1.1km	No vacancy
Hills Kidz Early Learning Centre, 83 Showground Road	1.2km	No vacancy
Milestones Early Learning Centre, 14 Garthowen Cres	1.2km	Vacancies on all days for all ages
Heritage House Castle Hill Childcare & Early Learning Centre, 45 Fishburn Cres	1.4km	No vacancy
Genius Childcare Castle Hill, 35 Walsh Avenue	1.9km	Vacancies on all days for all ages
Keen Kiddies Early Learning Centre, 160-162 Excelsior Ave	1.3km	Vacancies on all days for all ages
Excelsior Ave Child Care Centre, 189 Excelsior Avenue	1.5km	No vacancy
The Discovery House, 8 Bounty Avenue	2.0km	Vacancies on all days for all ages
Kids @ Little School, 112 Parsonage Road	2.2km	Vacancies on all days for all ages

Service	Distance to site
Education Establishments	
Excelsior Public School, Rondelay Drive, Castle Hill	2.1km
Gilroy Catholic College, 17-37 Marie Street	1.2km

Castle Hill Public School, 5 Les Shore Pl, Castle Hill	1.2km
Oakhill Drive Public School, 1-5 Oakhill Drive Castle Hill	3.8km
Samuel Gilbert Public School, Ridgescrop Drive Castle Hill	3.5km
Hills Adventist College, 84-88 Cecil Avenue Castle Hill	130m
St Bernadette's Primary School, 357 Old Northern Road, Castle Hill	1.0km
Oakhill College, 423/513 Old Northern Road, Castle Hill	2.4km
St Angela's Primary School, 40 Harrington Ave, Castle Hill	4.5km
Castle Hill High School, 76-100 Castle Street, Castle Hill	1.6km
St Gabriel's School, 190 Old Northern Road Castle Hill	800km
Redeemer Baptist School, 215-219 Old Northern Road, Castle Hill	600km
Medical/Hospitals	
Castle Hill Medical Centre, The Mall, Level 1, Castle Mall 4, 16 Terminus Street	1.4km
MyHealth Castle Towers, Shop 258A Castle Towers Shopping Centre, 6-14 Castle Street	1.51km
Lakeview Private Hospital, 17/19 Solent Cct Norwest	5.5km
The Hills Private Hospital, 499 Windsor Road, Baulkham Hills	3.2km
Health Zone Barwell Medical Centre, Suit 16, 1/9 Barwell Ave	350m
The Hills Community Health Centre, 183-187 Excelsior Ave Castle Hill	1.5km
Inbalance Health, 77 Castle Street Castle Hill	1.5km
Public Transport	
Castle Hill Metro (future station)	650m

Bus stop, Old Northern Road	180m
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Sources: startingblocks.gov.au; google maps; wayahead directory

5.7 Similar projects

A review of the NSW Planning Portal identified a number of existing SSD projects for mixed use developments located in The Hills Shire LGA. None of the identified SSD projects are in the vicinity of the subject site.

A review of consultation undertaken to inform the SIA for each project was undertaken, summarised in Table 6 below, outlining the social impacts identified as being associated with each of the studies.

Table 6 – Similar projects

Project description & consultation activities	Impacts identified
The Hills Project East – SSD-62802207 – under assessment	
Staged construction of the site comprising residential towers (3-18 storeys) over three lots with 873 dwellings and associated basement parking, landscaping, civil and stormwater works, and stratum subdivision.	<ul style="list-style-type: none"> Increased crowding Issues with local infrastructure – e.g. school availability Traffic and congestion
Old Castle Hill Road – SSD74239777 – Prepare EIS	
Residential development comprising a 23 storey building with 194 apartments, including 29 affordable, with basement car parking.	
Hills Showground Precinct – 29/01/2021 (SSD – 9653) (Approved)	
Masterplan application for development of the area within the Station Precinct including up to 1,900 dwellings with a minimum of 5% of affordable housing, Doran Drive Plaza (minimum 1,400m ²) and a pocket park (minimum 3,500m ²), road and pedestrian path areas and up to 13,600m ² of non-residential uses.	<ul style="list-style-type: none"> Increased traffic on existing local road network and parking impacts associated with the new Metro station and new residents. Safety and accessibility of new pathways Building heights may detract from the amenity of the area

<p><i>A Stakeholder Engagement Outcomes Summary Report</i> prepared by Landcom accompanied the application. This included a summary of the statutory and community engagement activities undertaken and the outcomes of that engagement.</p> <p>An information session was held, advertised via newspaper notices, a letterbox drop, social media advertisements and e-news.</p>	<ul style="list-style-type: none"> • Need for drought tolerant landscaping, the provision of mature trees, and the need for consideration of safety when designing landscaping.
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It is noted that none of the identified SSD projects are located within close proximity to the subject site.

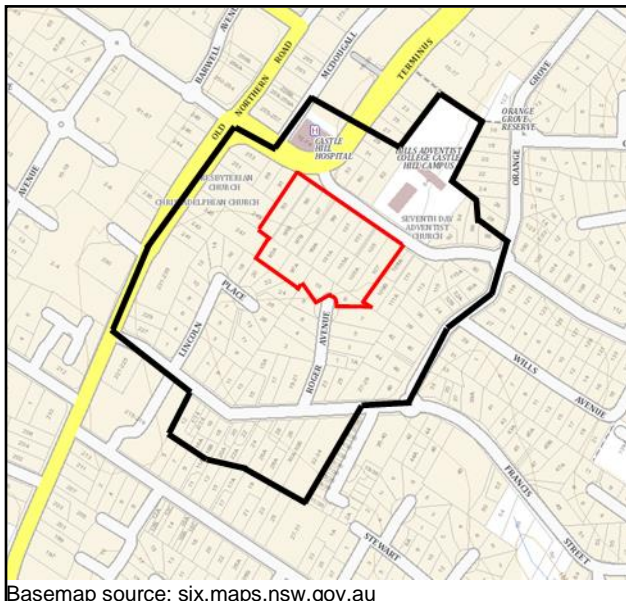
6.0 COMMUNITY & STAKEHOLDER ENGAGEMENT

As required under the *Guidelines*, community engagement was undertaken as part of the preparation of the application.

Residents and tenants of properties immediately surrounding the subject site were advised of the proposal by way of notice delivered to their letterboxes on 17 October, 2024. A copy of this notice is included at Appendix B. The properties notified are those considered most likely to experience impacts as a result of the proposed development as a result of physical proximity.

In total, 160 notices were distributed to occupied properties in the area illustrated on Figure 6.

Figure 6 – Notification Area



Recipients of the notice were requested to comment within 28 days of the date of the notice. Recipients were also invited to seek out additional information about the proposal, and a community information package was sent on request.

Recipients were also invited to register for a *Community Information Webinar* to find out additional information on the proposal.

At the time this report was finalised, 30 days after the end of the notification period, a total of 18 responses (phone calls and emails), had been received. The following issues were raised during the consultation process:

- Proposed height – impact on sunlight and overshadowing
- Traffic impacts & road safety
- Noise and vibration impacts during construction
- Air quality and dust management, dirt from construction
- Impact on property values
- Population growth impacts particularly on infrastructure such as schools
- Type of resident in affordable housing
- Queries regarding how this is permissible (increased height and number of dwellings)
- How is this permissible in R3 zone?
- Drainage issues
- Out of character with area (scale and landscape)
- Safety issues/increased crime
- Noise impacts on completion
- Environmental and wildlife impacts

Notices were also sent to:

- The Hills Shire Council
- Deerubbin Local Aboriginal Land Council
- NSW Health
- NSW Police
- Sydney Hills Business Chamber
- University of Canberra – Sydney Hills Campus

No local newspaper was identified as being in publication in the area, and this was confirmed by local residents. The broader community will have the opportunity to comment on the proposal once the application is lodged and placed on exhibition.

A *Community Information Webinar* was held on 18 November, 2024, facilitated by the report author, and co-presented by A+ Design Group, Sutherland & Associates Planning & CJP Consulting Engineers. In total 18 participants logged into the Webinar, which ran for an hour.

Issues raised during the Webinar included:

- Traffic on local roads and existing congestion
- Affordable housing – who will manage it and who will live there
- Overshadowing impacts – impacts on solar panels and backyards
- Compensation for residents for impacts on property values
- Construction related impacts such as noise & runoff
- Vehicle access
- Construction timing and staging
- Heat and reflection impacts and whether assessment of these will be undertaken
- tree removal
- What commercial uses are proposed
- What will the Roger Avenue access serve?
- Cumulative impacts of other significant developments in the area.
- Whether the impact on schools, hospitals etc has been considered,
- Whether visitors to places of worship, elderly residents and funeral business have been considered.
- Concerns around development not being completed if developer goes bankrupt.
- Inundation and drainage to properties down from the site.

A meeting was held with members of the project team and representatives of The Hills Council on 8 November, 2024. The following matters were discussed:

- Compliance with The Hills Shire LEP (height, floor space ratio, number of dwellings)
- The need for compliance with the Apartment Design Guidelines
- Requirement for the through site link between Roger Avenue & Cecil Avenue to be undertaken as per the previous Voluntary Planning Agreement (CPA)
- Consideration of Crime Prevention Through Environmental Design (CPTED) principles in the design
- Consideration of nearby heritage items
- Engineering requirements
- Tree and landscaping requirements
- Resource recovery.

A separate *Community Engagement Outcomes Report*, prepared by Sarah George Consulting, accompanies the application.

Other reports accompanying the application include:

- Environmental Impact Statement prepared by Sutherland & Associates Planning
- Architectural plans prepared by a+ Design Group
- *Transport Assessment* prepared by CJP Consulting Engineers
- *Statement of Heritage Impact* report prepared by Wier Phillips Heritage
- *Landscape Plans* prepared by Site Image
- *SSDA Acoustic Assessment* prepared by Rodney Stevens Acoustics;
- *Access Review* prepared by Ergon Consulting
- *Connecting with Country Report* prepared by Everick Heritage

- *Crime Prevention Through Environmental Design Report* prepared by Harris Crime Prevention Services.

7.0 SOCIAL IMPACT ASSESSMENT

Social impacts refer to the social or community consequences of a proposed development. Social Impact Assessments typically involve processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of developments, and consideration of any social change processes generated by developments.

To inform a SIA, consideration is made of the existing socio-economic and demographic characteristics of the area in which a proposed development is situated; identification of the likely changes to that population brought about by the proposed development; whether the potential impacts of a proposed development are likely to be short or long term; and whether a development is likely to generate unreasonable or unexpected social impacts in the local community, when balanced against the potentially positive social impacts generated.

The proposed development is assessed against the following areas of potential impact:

7.1 Way of Life

As detailed the in *Guidelines*, consideration should be made of the potential impacts on way of life of existing residents, in particular:

- *How will people's daily lives change during construction?*
- *What are the long-term impacts (potentially positive and negative) of altered urban form on how people live, work, get around, and interact socially?*

The proposed development will result in short-term disruption to the daily way of life of existing residents, and those who regularly utilise local roads around the

subject site. This disruption will most likely relate to noise associated with truck movements, demolition, dust and construction and only likely to be present during the construction period and are therefore considered temporary impacts.

Noise generated as a result of the construction/fit out process are temporary impacts and are able to be addressed through conditions of consent limiting the time that works can be undertaken on the site.

It is not anticipated that noise emissions from the proposal, once complete, will generate any unreasonable or unexpected noise impacts. Noise from residential apartments will be indistinguishable from other residential uses.

A Noise Impact Assessment prepared by Rodney Stevens Acoustics accompanies the application. That Report considers potential noise associated with demolition and construction, as well as considers noise emissions and intrusions associated with the proposal on completion.

The *Noise Impact Assessment* includes a number of material and operational recommendations to reduce noise emissions associated with the operation of the proposed development.

The *Noise Impact Assessment* concludes:

Rodney Stevens Acoustics has conducted a noise impact assessment of the Proposed Mixed-Use Development at 93-107 Cecil Avenue, Castle Hill. The noise impact assessment has assessed the noise generation and intrusion of the site and compared it with the noise criteria required by The Hills Shire Council and other relevant standards.

A noise survey has been conducted and the processed data has been used to determine traffic noise from the surrounding area at the project site.

A preliminary DA mechanical plant assessment has been provided and operational noise criteria established. A full mechanical plant assessment must be carried out by a qualified acoustic consultant during the detailed construction certificate stage when architectural and mechanical plans have been finalised.

Based on the noise impact study conducted, the proposed development is assessed to comply with the SEPP (Transport and Infrastructure) 2021 noise criteria with recommendations from this report. It is therefore recommended that planning approval be granted for the proposed development on the basis of acoustics.

With the addition of the proposed residential development, there are likely to be increases in traffic on local roads associated with both the residential and commercial/retail component of the proposal. Increased traffic on local roads can lead to changes in people's way of life in respect of how and when they leave for work or school, and the potential need to adjust this to accommodate changes in traffic.

Traffic congestion and road safety were issues raised during the community engagement process with feedback noting existing congestion on local streets, particularly at school drop off and pick up times, as well as issues with access to Old Northern Road. Concern was expressed about the potential volume of resident vehicles entering and exiting the site on Roger Avenue.

Based on feedback from the community, the final design has all vehicles entering and exiting the site from Cecil Avenue.

The socio-economic and demographic characteristics of existing residents of the Social Locality indicates that the majority of households report owning one car (44.4%). It is relevant to note the predominant form of housing in the area are

separate four or more bedroom dwellings. It is likely that future residents of the accommodation on the site may have lower rates of car ownership due to the proximity of the site to Castle Hill Train Station and the Castle Hill Metro Station, and bus services.

However, given the number of units proposed and the likely significant increase in resident population on the site, it is likely that there will be a cumulative increase in traffic congestion on local roads, compared to existing levels. Increased congestion on local roads may result in changes to the way people live and how they plan their day.

The *Transport Impact Assessment* Report prepared by CJP Consulting assesses the traffic and parking implications of the proposed development.

That *Assessment* includes the following summary:

Based on the findings within this report, the following conclusions are made:

- *the site is located within the Castle Hill Strategic Centre and within easy walking distance to Castle Hill Metro Station as well as multiple bus services which also provides access to other railway stations*
- *the proposed SSDA scheme is expected to result in a theoretical nett increase of just 23-30 vehicle trips during the weekday AM and PM peak periods when compared to the approved Planning Proposal scheme*
- *the proposed nett increase in traffic activity is minimal and not expected to result in any unacceptable traffic implications to the surrounding road network, nor any further road upgrades required beyond what is already envisaged*
- *the proposed development makes provision of 981 car parking spaces across multiple basement levels, along with motorcycle and bicycle parking all of which satisfy the relevant requirements*

- *the on-site loading and service area has been designed to allow 12.5m long HRVs (e.g. waste truck) to turn around, thereby entering and exiting the site in a forward direction at all times*
- *the proposed vehicular access, parking and loading area design complies with the relevant requirements of the AS2890 series*
- *a future emphasis will be placed on alternate forms of transport to/from the site, for residents, visitors, staff and customers*
- *a detailed Construction Traffic Management Plan will be developed at the Construction Certificate stage in order to minimise impacts to the public and surrounding residents and businesses and ensure a high level of safety in the vicinity of the works area.*

The *Traffic Impact and Parking Assessment* also notes proposed road upgrades being planned by Council and Transport for NSW including additional traffic lights, road widening and pedestrian overpasses for Old Northern Road, Cecil Avenue & Francis Street. These proposed future works will assist in addressing some of the identified traffic congestion and access issues in the area.

The proposed development is unlikely to result in any impacts on how existing, or future residents interact socially. The proposal includes a landscaped pedestrian though site link from Roger Avenue to Cecil Avenue which will provide opportunities for the community to interact.

No public spaces are removed as a result of the proposal.

The proposed development is located on a site that has been zoned for and assessed to be suitable for a high-density mixed-use development and as such, development on the site is expected. The subject application is unlikely to generate any significant or long-term impacts requiring mitigation in terms of the way of life of existing or future residents, workers or visitors to the area.

7.2 Community

The *Guidelines* note consideration should be made to the following areas of the community:

- *Will community cohesion be impacted during construction?*
- *Will there be changes to community character, composition, and sense of place following development?*

The proposed development is unlikely to result in any impacts for community cohesion during construction. The site is located away from public open spaces.

The proposed development is unlikely to generate any negative impacts in terms of community cohesion.

The proposed development proposes a total 169 dedicated affordable rental housing units, providing housing for those on very low, low and moderate incomes. Provision of a proportion of the accommodation to those on low incomes is unlikely to result in any negative impacts in the area. The mix of accommodation types and costs will contribute to a diverse population.

The proposed development represents a positive social impact in terms of the provision of more diverse housing types in the area, on a site that has easy access to bus and train transport. The proposed development is unlikely to result in any material changes to the composition of the local community, nor are they likely to result in any increased demand for community facilities.

The through site link will contribute to a sense of place, providing a new link between properties to the south, and Cecil Avenue, facilitating ease of access to the Castle Hill Town Centre and the Castle Hill Metro Station.

7.3 Accessibility

The *Guidelines* note that in respect of accessibility, the proposed development should be considered in respect of:

- *Will accessibility of services be disrupted during construction?*
- *What are the likely improvements to accessibility of services and facilities following development?*
- *Will the project impact accessibility of or demand for community facilities, services and public space?*

It is unlikely that access to services will be disrupted during construction. The construction will be confined to the site area, with the exception of some impacts on the local roads associated with trucks and deliveries. These impacts can be controlled to an extent through conditions of consent, and application of Construction Management and Traffic Management Plans.

There should be no impediment to access by emergency services on local roads.

The subject site is unlikely to impact access to public transport, education, community or health services.

It is acknowledged that the proposed development is likely to result in increased traffic on local roads, during construction and on completion. The traffic generating potential of development on the site was considered in the development of the site specific DCP. The *Traffic Impact Assessment* accompanying the application notes that the proposed development is unlikely to result in any material changes over and above what was determined at the Planning Proposal stage.

While it has been assessed that the local road network has capacity to accommodate this additional demand, it may result in delays on local roads.

The proposed development does not remove any community or recreation facilities or services from the area. The additional resident population may increase demand for services and facilities in the area including child care, education, libraries, healthcare & waste removal.

A list of existing services and, where relevant, their capacity to accommodate additional demand, where available, is included in Chapter 5.6.

Information on the School Infrastructure NSW websites notes proposed upgrades to both Castle Hill Primary School and Samuel Gilbert Public School. A new primary school, North Kellyville Primary School for 1000 students is proposed.

Accessibility in and around the site has been considered in the design of the overall development and lift access is provided to all levels.

63 adaptable/accessible apartments are included in the proposal, including a mix of one, two and three bedroom dwellings. Accessible parking spaces are provided within the parking areas.

An *Access Review* prepared by Ergon Consulting accompanies the application, detailing the compliance of the proposed development in respect of the relevant legislation and codes for access. That report assesses the proposed development for accessibility and provides recommendations for amendments to ensure compliance with the relevant codes.

The *Access Report* concludes:

This statement concludes accessibility can be appropriately achieved within this development with the provided comments and recommendations. This report

confirms the client's commitment to providing an equitable and accessible environment for all.

As such, we believe the state significant development approval may be issued as the development can achieve a reasonable level of access and meet statutory requirements subject to further assessment of the construction design documentation.

7.4 Culture

The *Guidelines* recommend consideration of impacts on culture, in particular:

- *Will there be changes to the cultural composition of the community?*
- *Will cultural heritage values be impacted?*
- *Will there be opportunities for cultural expressions (e.g. through design)?*

As detailed in Chapter 4.2, the existing community in the Social Locality and in the suburb of Castle Hill is a diverse community.

The proposal includes a mix of 1 x studio, 65 x one bedroom, 420 x two-bedroom, 127 x three-bedroom, and 2 x 4-bedroom dwellings, which, based on the average number of people per bedroom for the suburb of Castle Hill at the 2021 Census of 0.8, will result in a likely population on the site of approximately 1,036 people.

The incoming population may result in some changes to the cultural composition of the community, however, there is nothing about this change that is unexpected, or likely to result in any negative social impacts.

Cultural heritage values have been considered in the *Environmental Impact Statement* prepared by Sutherland & Associates Planning.

In respect of cultural expression, a *Design with Country* Report prepared by Everick Consulting accompanies the application. That Report identifies that the best themes that embrace local Indigenous connection to country include:

- Working with the site to portray the landscape of Castle Hill including its sandstone, plants and animals.
- Incorporating the colours of country
- Incorporating the textures of country into surfaces and in the materials used
- Naming each building after a native tree species found in the Dharug region and connecting the place to Country through language
- Using planters and hanging gardens
- Incorporating native species in the landscape design to reflect the significance of the Dharug people's relationship to the landscape
- Using representations of water and movement through the public open space and landscape.

7.5 Health and wellbeing

The *Guidelines* pose the following questions in respect of potential impacts on health and wellbeing:

- *How will urban densification impact people's psychological health?*
- *Could the development exacerbate or reduce social exclusion of marginalised groups?*
- *How will the new development meet the needs of residents, workers and visitors for open space, active travel and access to health and community services?*

Residents of surrounding properties expressed distress at the scale and potential impacts of the proposal, particularly as it related to overshadowing and potential impacts on property values. It was noted in feedback that a number of residents were unaware that the site was zoned for mixed-use with high-density residential.

To balance the urban densification, and to provide opportunities to enjoy landscaped open space, and recreation opportunities, the proposal includes landscape areas for residents, including:

- Communal open space on the upper ground floor
- Landscaped public through-link connecting Roger Avenue (Lower Ground) and Cecil Avenue (Level 2)
- Communal rooftop spaces on Level 10, 12 & 16 of Building B and Levels 4, 11, 15, & 19 of Building C.

The aim of the open space is to encourage people out of their homes, and to enjoy outdoor spaces and meet their neighbours.

Psychological health will also benefit from opportunities to secure a range of housing options and sizes in the current environment where there is an acknowledged housing crisis, with limited rental vacancies, and high demand for rentals pushing prices up. In addition, the provision of dedicated affordable housing, managed by a Community Housing Provider provides secure and affordable housing for people on very low, low, and moderate incomes. A sense of housing security can reduce psychological stress associated with insecure housing.

The dedicated affordable housing dwellings, ensuring a socio-economically diverse population. The proposal also includes 63 adaptable dwellings, ensuring people of all abilities have access to accommodation.

Active travel is encouraged through the provision of 207 residential and 62 visitor bicycle parking spaces through the development. Bus and rail transport options are located within close proximity to the subject site. A *Green Travel Plan* has been prepared as part of the Traffic Impact Assessment, highlighting the accessibility of the site to public transport options, reducing dependence on private vehicles.

The proposed development does not remove any community services, nor does it impede access to community services in the area.

7.6 Surroundings

The *Guidelines* suggest consideration of the potential impacts of a development on its surroundings, in particular:

- *Will there be material changes to environmental values, visual and acoustic landscape, or aesthetic values?*
- *What changes will there be to public open space, public facilities or streets?*

The proposed development is likely to result in some short-term environmental impacts associated with noise and dust from excavation and construction. The design of the buildings and individual units has been undertaken to ensure compliance with relevant codes and regulations in respect of access to sunlight, and ventilation.

As previously noted, the proposed development, on completion, is unlikely to result in any unexpected or distinguishable noise impacts in the area.

The proposed development does represent a departure from the current situation in terms of the visual impact. As detailed in Chapter 6.0, some community members raised concerns regarding the change in the visual character of the area. It is noted that the change in visual presentation is not unexpected given the overall zoning and desired future character of the site as detailed in the site specific DCP.

Project architects, a+ Design Group, in their *Architectural Report*, note that the design of the buildings has been undertaken in line with that envisaged in the site specific DCP.

Nearby residents and tenants may experience disturbance associated with the staged construction. As detailed in Chapter 6.1, these impacts are temporary and are able to be controlled through conditions of development consent, as well as adoption of the recommendations provided in the *Noise and Vibration Impact Assessment*.

The proposed works will be contained wholly within the site and it is not envisaged that the construction process will result in any impacts in respect of public safety for drivers, or cyclists.

No public space or public facilities are impacted by the proposed development. Local streets may experience some impacts associated with truck movements during construction, and some increased traffic associated with operation of the proposed commercial, retail and residential uses. The extent of this impact is considered in the *Traffic Impact Assessment* accompanying the application which identified that the proposal is unlikely to result in any significant changes to the assessed traffic impacts envisaged under the Planning Proposal.

A Crime Prevention Through Environmental Design (CPTED) Report prepared by Harris Crime Prevention Services accompanies the application. That report includes a range of recommendations to ensure that the proposal minimise the potential for crime, including separation of uses and access control measures, maintenance of sightlines and landscaping, and management and maintenance of the overall development.

7.7 Livelihoods

The Guidelines note that consideration should be given to livelihoods, specifically:

How will livelihood impacts and benefits be distributed?

The proposal provides a number of positive impacts in respect of livelihood through the generation of employment. Employment will be generated in the following areas:

- Demolition, excavation & construction including workers, trades, labourers suppliers, & contractors
- Fit out of residential dwellings
- Employment opportunities related to the ongoing maintenance of the site
- Employment opportunities for staff of the Community Housing Provider in managing the affordable rental housing
- Employment opportunities in the retail and commercial uses on the site.

The proposal will create employment opportunities across all stages and into the future, representing a positive social benefit for the local community. The positive employment and livelihood benefits are likely to be distributed across a range of areas with construction related employment benefits likely to be drawn from a wide area across Sydney.

7.8 Decision-making systems

The *Guidelines* highlight the importance of opportunities for the local community to be informed about decisions:

- *Are there adequate and responsive grievance and remedy mechanisms in the event of complaints?*
- *Can affected people can make informed decisions and feel they have power to influence project decisions, including elements of project design.*

As detailed in Chapter 6.0, the local community were invited to comment on the proposed development via a variety of communication avenues. The intent of the

community engagement was to ensure that the local community and key stakeholders had the opportunity to gain information about the proposal, and comment on potential impacts and raise any concerns.

Contact details for the site manager will be on display during construction and the local community will be able to contact them if there are any issues with the operation of the site. Centre management will be responsible for the operation of the commercial and retail spaces.

The Affordable Housing component of the development will be managed by a community housing provider, details of which are to be on display in the residential foyer.

7.9 Issues raised during community engagement

As detailed in Chapter 6.0, the following issues were raised during the community engagement processes:

- Proposed height and impact on sunlight and overshadowing & privacy
- Traffic impacts, road safety and vehicle access
- Noise and vibration impacts during construction
- Air quality and dust management, dirt from construction
- Impact on property values
- Population growth impacts in particular on local infrastructure such as schools
- Type of resident in affordable housing
- Queries regarding how this is permissible (increased height and number of dwellings)
- How is this permissible in R3 zone?
- Drainage issues
- Out of character with area (scale and landscape)
- Safety issues/increased crime

- Noise impacts on completion
- Environmental and wildlife impacts
- Compensation for residents for impacts on property values
- Construction timing and staging
- Heat and reflection impacts and whether assessment of these will be undertaken
- Tree removal
- What will the Roger Avenue access serve?
- Cumulative impacts of other significant developments in the area.
- Whether visitors to places of worship, elderly residents and funeral business have been considered.
- Concerns around development not being completed if developer goes bankrupt.
- Inundation and drainage to properties down from the site.

Impacts on way of life brought about increased traffic and congestion, and construction related impacts (noise, vibration, dust, air quality, dirt etc) have been addressed in Chapter 7.1. Potential noise emissions on completion of the development are also discussed in Chapter 7.1.

Infrastructure and existing services have been considered in Chapter 7.3 where it is noted that existing local public schools have been earmarked for upgrades, and a new 1000 place public school is proposed for Kellyville. Further investment in schools and other infrastructure will be required to support the planned increase in housing in The Hills LGA as envisaged by the State Government.

Visual impacts are discussed in Chapter 7.6.

Proposed height

As detailed elsewhere in this report, the site specific DCP permits high rise development on the site. The additional height sought as part of the subject application is permissible under the Housing SEPP.

Overshadowing/overlooking:

A number of community members were concerned about loss of sunlight, overshadowing and the impact of the proposal on solar panels.

Shadow diagrams accompany the application and illustrate the extent to which the proposal will cast shadow. It is noted that the subject proposal has been designed based on the site layout identified in the site specific DCP, and the additional height added in such a way as to minimise shadow impacts on adjoining properties.

Privacy and overlooking have been considered in the proposed development and privacy louvres and screens are included to mitigate any potential overlooking.

Road safety

It is acknowledged that the proposal will result in increased traffic on local roads associated with the residential population, and commercial and retail uses, the Traffic Assessment determined that the increased traffic generated by the proposal is not significantly different to that assessed during the development of the site-specific DCP.

Road safety and pedestrian safety may be improved through the provision of the through site link, providing a safe and convenient new access point from properties to the south, to Cecil Avenue and the traffic and pedestrian lights on Cecil Avenue.

Impact on property values

It is outside of the scope of a SIA to determine potential future economic impacts, or impacts on property values, however, the distress this can cause is acknowledged.

Population impacts

As detailed in Chapter 7.4 the proposal may result in an increase in population of approximately 1038 residents. This represents a significant increase in population in the Social Locality of approximately 60% and a minor increase in population of approximately 2.5% in the suburb of Castle Hill.

It is noted that this increase in population was envisaged when the site specific DCP for the site was developed, though the subject proposal seeks an additional 156 units over and above what was envisaged in the DCP, permissible under the Housing SEPP.

As noted, The Hills Shire is expected to accommodate an additional 23,300 dwellings by 2029 and the subject proposal contributes to this future housing need. While the proposal does result in an increase in population on the site, that population increase is not unexpected nor is it likely to result in any material changes to the population.

Type of resident

There was some concern that the affordable housing component of the development would attract a type of resident that was not in keeping with the existing population.

As detailed in Chapter 5.5, affordable housing provides subsidised housing for a range of residents and is different to social or public housing. Residents of affordable housing must be registered with a Community Housing Provider and often include students, key/essential workers such as Police, Healthcare workers, child care workers etc and single parent families.

The inclusion of affordable housing is unlikely to result in significant changes to the existing population which, based on data from the 2021 Census, includes a diverse range of residents.

Permissibility

As discussed in this report, the proposal is permissible, with consent, under the current mixed use zoning of the site as detailed under The Hills Shire LEP, the site specific DCP, and under the Housing SEPP.

Drainage & inundation

Drainage is addressed in the Civil Engineering report prepared by Stellen Consulting accompanying the application.

On site detention tanks will be installed to collect stormwater and slow down its entry into the local stormwater system to reduce impacts associated with runoff and inundation to properties to the south of the site.

Out of character

The proposed development is in line with the desired future character of the site as detailed in the site-specific DCP which permits the use of the site for mixed use development including high-rise residential.

The proposed development does represent a change from the existing character of low-density residential, this change is not unexpected.

Crime and safety

Some concern was raised regarding the increase in population on the site and the potential for increases in crime and safety concerns.

As detailed in Chapter 5.4, the suburb of Castle Hill generally records low rates of crime and the proposed development is unlikely to result in any significant changes to existing crime rates.

The proposed development has been assessed against CPTED principles as detailed in the *Crime Prevention Through Environmental Design Report* prepared by Harris Crime Prevention Services.

That report notes that the proposal may reduce the potential for crime as a result of the casual and electronic surveillance provided on the site, and the increased activity on the site.

Environmental impacts & impacts on wildlife

Environmental impacts and impacts on local wildlife have been assessed in detail in the Biodiversity Development Assessment Report (BDAR) Waiver prepared by Narla Environmental accompanying the application.

Compensation

A number of residents raised the matter of compensation for loss of value of their properties as a result of the proposed development.

It is outside the scope of a SIA, and the planning process, to consider individual compensation to nearby homeowners.

Cumulative impacts

Cumulative impacts are discussed in Chapter 7.10.

Tree removal

A number of established trees will be removed as a result of the proposed site clearing works. Extensive site landscaping, including the planting of mature trees is proposed to mitigate the loss of existing trees.

7.10 Cumulative impacts

Cumulative impacts likely to be generated relate to those associated with construction, and those that may arise on completion of the subject application and other similar projects currently under construction in the area.

The potential for cumulative impact is addressed through the implementation of management and mitigation measures provided in the specialist investigations including the *Acoustic Impact Assessment*, *Traffic Impact Assessment*, among others.

The nature of development on the site will result in a change to the site and an increase in resident population, however this change is not unexpected given the zoning of the site and the future character of the site as detailed in the site specific DCP. The change is further supported by government as articulated through strategic and statutory planning for The Hills Shire LGA. The change to the site is considered to be desirable as it creates significant employment, economic growth and provides diversity and quantities of housing and contributes to the future housing needs of the area.

7.11 Public interest benefits

The proposed development, will provide a number of public interest benefits, including:

- Construction of a mixed use development on a site earmarked and zoned for such development, in an area that has been identified as a growth area;
- Development of the site in line with the objectives and aims of the site-specific DCP;

- Provision of affordable housing for those on very low, low to moderate incomes in a location that is close to public transport, shops and services;
- Employment generation in the planning, implementation, and construction of the proposed development, and in the operation of the retail and commercial spaces.

8.0 ENHANCEMENT, MITIGATION AND MONITORING

The proposed development is unlikely to generate any long term or significantly negative social impacts that require mitigation. While it is acknowledged that the proposed development and resultant increase in activity and population represents an intensification of use of the site, that intensification of use is not unexpected given the recent approval for high density development on the site.

Potential impacts associated with construction noise are short term in nature. These are able to be controlled through conditions of consent around work and delivery times and construction practices. The proposal does not result in the loss or addition of any housing and as such, it is unlikely that there will be any changes to the character or composition of the local community.

As detailed in Table 6 of the Department of Planning and Environment's *Social Impact Assessment Guidelines – Technical Supplement*, social impacts can be considered in respect of their significance utilising the following matrix:

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

The following table highlights the potential social impacts associated with the proposed works, including the increase in student population:

Identified impact	Likelihood	Magnitude level	Duration	Social impact significance	Proposed mitigation/enhancement/monitoring
Positive					
Housing diversity and type	Certain	High	Ongoing	High	No enhancement measures identified.
Housing affordability	Certain	High	Ongoing	High	No enhancement measures identified.
Employment	Certain	High	Both short term and ongoing	High	No enhancement measures identified.
Accessibility	Certain	High	Ongoing	High	No enhancement measures identified.
Negative					
Construction impacts (noise, vibration, dust, traffic & parking)	Likely	Moderate	Short term-associated with construction only	High	<p>Best practice measures to minimise construction noise should be implemented as part of the Construction Noise and Vibration Management Plan.</p> <p>The recommendations included in the <i>Noise Impact Assessment</i> should be implemented.</p> <p>Traffic control mitigation measures should be included as part of the Construction Traffic Management Plan.</p>
Increased population	Certain – intended outcome of application	Moderate	Ongoing	High	<p>The subject application relates specifically to the construction of a high density mixed-use development and as such, the proposal will result in an increase in population on the site.</p> <p>While the potential impact is high, there is nothing about the increase in population on the site that requires specific mitigation measures.</p>
Noise impacts	Likely	Minimal	Ongoing	Low	Resident noise is unlikely to require any mitigation measures.

Identified impact	Likelihood	Magnitude level	Duration	Social impact significance	Proposed mitigation/enhancement/monitoring
					It is recommended that the noise mitigation measures and treatments proposed in the <i>Noise Impact Assessment</i> be implemented including permissible hours for deliveries and waste removal, to reduce any noise impacts for residents on the site, and at surrounding premises.
Traffic and parking impacts	Likely	Moderate	Ongoing	High	<p>No specific mitigation measures identified.</p> <p>The recommendations noted in the <i>Traffic Impact Assessment</i> should be applied to the development to reduce traffic impacts. Green Travel Plan is to be supported and future residents encouraged to participate in the plan.</p>
Visual impact	Likely	Moderate	Ongoing	Low	No mitigation measures identified.
Overlooking and overshadowing	Likely	Moderate	Ongoing	Medium	<p>It is recommended that the architectural window treatments proposed are included in the final design to ensure privacy of surrounding properties is maintained, and privacy into proposed new apartments, is enhanced.</p> <p>As noted in the Architectural Report prepared by a+ Design Group, the building forms are aligned with the site specific DCP.</p> <p>The buildings have been designed to maximise solar access to adjoining residential properties.</p>

Identified impact	Likelihood	Magnitude level	Duration	Social impact significance	Proposed mitigation/enhancement/monitoring
					The shadow diagrams accompanying the application illustrate the extent of shadow cast by the proposal.
Crime	Unlikely	Low	Ongoing	Low	<p>It is recommended that CPTED principles are applied at the detailed design stage with consideration of CCTV monitoring of building and car park entrances and exits, foyers, mail areas and lift lobbies.</p> <p>Recommendation for adequate lighting of building entrances and exits, paths, car parking area, and common open spaces at night.</p> <p>Clear street signage recommended, including directional signage to direct visitors to different building entrances and areas.</p> <p>Regular maintenance of common spaces and landscaping recommended.</p>

Any impacts generated by the intensification of use of the site are likely to be associated with noise and traffic, which have been separately addressed in reports accompanying the application (including Noise and Vibration and Traffic and Parking).

Negative, temporary impacts that may be generated are likely to arise with construction and fit out of the buildings, should the application be approved. Any potentially negative impacts associated with construction can be mitigated through conditions of development consent.

The potential positive social impacts generated by the proposed development works will only be realised if consent for the application is granted.

9.0 CONCLUSION

This SIA has been prepared to assess the potential social impacts arising from the proposed mixed use development at 93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill.

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

- Way of life, wellbeing, accessibility, community, health and wellbeing in respect of the provision of a range of dwelling sizes, types and costs; employment generation during construction, ongoing employment for maintenance of the premises, and management of the affordable housing units, and in the commercial and retail uses; accessibility to public transport and services; opportunities for community participation and cohesion; health and wellbeing benefits to existing and future residents through the provision of open spaces.
- Way of life impacts for existing residents during construction and on completion in respect of noise and vibration, dust and traffic related to construction; increased population on the site, and increased traffic on local roads on completion; and changes to the visual presentation of the site and character of the area. Cumulative impacts may also be experienced by existing residents.

Mitigation and enhancement measures proposed include:

- Inclusion of the recommendations noted in the technical reports accompanying the application and detailed in Chapter 8.0;
- Application of CPTED principles at the detailed design stage to ensure the development reduces the potential for crime.

Based on this SIA, it is anticipated that the proposed development will have an overall positive impact on the local community.

APPENDIX A

DEMOGRAPHIC PROFILE TABLE

Demographic Profile Table

Demographic Characteristic	Social Locality 2016 (SAL1 – 1155605)	Social Locality 2021	Castle Hill suburb 2016	Castle Hill suburb 2021	Hills Shire LGA 2016	Hills Shire LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
Total Persons	409	422	39,594	40,874	157,243	191,876	4 823 991	5, 231,147	7 480 228	8,072,163
ATSI	0	6 (1.4%)	132 (0.3%)	157 (0.4%)	813 (0.5%)	1,207 (0.6%)	70 135 (1.4%)	90,939 (1.7%)	216 176 (2.8%)	278,043 (3.4%)
NESB Persons										
(i) No. born overseas in non-English speaking country.	192 (46.9%)	223 (52.8%)	15,188 (38.4%)	17,850 (43.7%)	55,075 (35.0%)	76,399 (39.8%)	1 474 715 (30.5%)	1,716,842 (32.8%)	1 646 057 (22.0%)	2,444,754 (30.3%)
(ii) No. speaking lang. other than English at home	190 (46.8%)	236 (55.9%)	15,381 (38.8%)	18,658 (45.6%)	54,656 (34.7%)	79,481 (41.4%)	1 727 574 (35.8%)	1,957,409 (37.4%)	1 882 015 (25.1%)	2,146,080 (26.5%)
In need of assistance							236 139 (4.9%)	270,665 (5.1%)	402 048 (5.3%)	464,712 (5.7%)
Age range:								312,364		468,056
0-4 years			2,167	1,765	9,772	11,078	310,173	(6.0%)	465,135	(5.8%)
5-14 years			(5.5%)	(4.3%)	(6.2%)	(5.8%)	(6.4%)	650,843	(6.2%)	1,001,950
15-19 years			5,544	5,909	23,854	29,590	590,126	(12.5%)	921,195	(12.4%)
20-24 years			(14.0%)	(14.5%)	(15.1%)	(15.4%)	(12.2%)	294,764	(12.3%)	457,896
25-34 years	21 (5.0%)	27 (6.3%)	2,744	2,739	11,251	13,071	288,362	(5.6%)	448,425	(5.6%)
35-44 years	51 (12.1%)	61 (14.3%)	(6.9%)	(6.7%)	(7.2%)	(6.8%)	(5.9%)	343,064	(5.9%)	496,185
45-54 years	12 (2.8%)	31 (7.3%)	2,364	2,352	9,709	11,436	340,737	(6.6%)	489,673	(6.1%)
55-64 years	31 (7.3%)	29 (6.8%)	(6.0%)	(5.8%)	(6.2%)	(6.0%)	(7.0%)	811,314	(6.5%)	1,142,026
65-74 years	62 (14.6%)	45 (10.5%)	3,864	3,407	16,502	19,332	774,405	(15.5%)	1,067,524	(14.1%)
75-84 years	58 (13.7%)	75 (17.6%)	(9.8%)	(8.3%)	(10.4%)	(10.1%)	(16.0%)	777,748	(14.2%)	1,103,170
85 years and over	60 (14.2%)	59 (13.8%)	5,489	5,814	23,632	30,830	(13.6%)	696,037	(13.6%)	1,002,886
	45 (10.7%)	47 (11.0%)	(13.9%)	(14.2%)	(15.0%)	(16.0%)	(14.4%)	667,167	(13.4%)	1,016,948
	17 (4.0%)	29 (6.8%)	5,559	5,834	22,684	27,125	(12.8%)	627,580	977,984	(12.6%)
	4 (0.9%)	19 (4.4%)	(14.1%)	(14.3%)	(14.5%)	(14.1%)	(13.0%)	579,166	(13.0%)	961,784
		5 (1.2%)	4,885	4,914	18,613	21,008	(11.1%)	439,467	889,763	(11.9%)
			(12.3%)	(12.1%)	(11.8%)	(11.0%)	(10.8%)	677,020	(11.9%)	788,725
			3,767	4,242	13,587	16,857	(8.4%)	249,517	(9.0%)	451,521
			(9.5%)	(10.4%)	(8.6%)	(8.8%)(4.5%)	(7.7%)	(4.8%)		(5.6%)

Demographic Characteristic	Social Locality 2016 (SAL1 – 1155605)	Social Locality 2021	Castle Hill suburb 2016	Castle Hill suburb 2021	Hills Shire LGA 2016	Hills Shire LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
			1,922 (4.8%) 1,299 (3.3%)	2,543 (6.2%) 1,371 (3.4%)	2,492 (3.6%) 2,000 (1.3%)	2,845 (1.5%)	204,051 (4.2%) 96,022 (1.9%)	105,729 (2.0%)	373,115 (4.9%) 167,506 (2.2%)	183,895 (2.3%)
Unemployment rate	4.9	6.3	5.1	4.4	4.6	4.1	6.0	5.1	6.3	4.9
Median weekly household income	\$2,062	\$2,263	\$2,219	\$2,551	\$2,363	\$2,831	\$1750	\$2,077	\$1486	\$1,829
Median rent	\$528	\$550	\$555	\$560	\$562	\$580	\$	\$470	\$400	\$420
Med Age	40	38	40	42	38	38	36	37	38	39
Ave household size	2.7	3.1	3.0	3.0	3.2	3.1	2.8	2.7	2.6	2.6
Marital Status (aged 15+)										
Married	203 (59.2%)	173 (52.4%)	19,156 (60.1%)	19,964 (60.1%)	76,145 (61.6%)	92,721 (61.3%)	1 934 134 (49.3%)	2,062,160 (48.3%)	2 965 285 (48.6%)	3,124,151 (47.3%)
Separated	10 (2.9%)	14 (4.2%)	650 (2.0%)	665 (2.0%)	2,358 (1.9%)	3,090 (2.0%)	111 495 (2.8%)	125,769 (2.9%)	190 199 (3.1%)	209,657 (3.2%)
Divorced	32 (9.3%)	29 (8.8%)	1,751 (5.5%)	1,922 (5.8%)	6,418 (5.2%)	8,073 (5.3%)	298 433 (7.6%)	332,916 (7.8%)	512 297 (8.4%)	569,516 (8.6%)
Widowed	10 (2.9%)	9 (2.7%)	1,857 (5.8%)	1,904 (5.7%)	4,558 (3.7%)	5,647 (3.7%)	185 646 (4.7%)	191,863 (4.5%)	331 655 (5.4%)	339,990 (5.1%)
Never married	88 (25.7%)	1074 (32.4%)	8,473 (26.6%)	8,794 (26.3%)	34,139 (27.6%)	41,685 (27.6%)	1 393 988 (35.5%)	1,555,230 (36.4%)	2 094 457 (34.3%)	2,358,844 (35.7%)
Religious Affiliation										
No Religion	99 (24.9%)	159 (37.7%)	9,286 (23.5%)	12,115 (29.6%)	33,341 (21.2%)	51,258 (26.7%)	1,188,280 (24.6%)	1,583,084 (30.3%)	1,879,562 (25.1%)	2,644,165 (32.8%)
Catholic	71 (20.7%)	70 (16.6%)	10,611 (26.8%)	9,689 (23.7%)	45,378 (28.9%)	48,630 (25.3%)	1,213,1236 (25.1%)	1,210,979 (23.1%)	1,846,443 (24.7%)	1,807,730 (22.4%)
Anglican	52 (13.1%)	34 (8.1%)	5,798 (14.6%)	4,634 (11.3%)	23,487 (14.9%)	20,892 (10.9%)	580, 341 (12.0%)	478,777 (9.2%)	1,161,810 (15.5%)	960,305 (11.9%)
Hinduism		33 (7.8%)	1,426 (3.6%)	2,542 (6.2%)	7,066 (4.5%)	15,064 (7.9%)	170,161 (3.5%)	253,210 (4.8%)	181,4402 (2.4%)	273,780 (3.4%)
Not stated	30 (7.6%)	25 (5.9%)	2,815 (7.1%)	1,864 (4.6%)	9,288 (5.9%)		425,538 (8.8%)	326,469 (3.2%)	684,969 (9.2%)	548,340 (6.8%)
Family Structure										
Couple families with dependent children under 15	58 (47.2%)	61 (51.3%)	6,327 (57.8%)	6,423 (55.8%)	26,403 (60.4%)	32,140 (59.2%)	501 238 (40.1%)	667,760 (48.4%)	718 364 (37.0%)	809,586 (37.9%)

Demographic Characteristic	Social Locality 2016 (SAL1 – 1155605)	Social Locality 2021	Castle Hill suburb 2016	Castle Hill suburb 2021	Hills Shire LGA 2016	Hills Shire LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
years and other dependent children										
Couple families with no children	49 (39.8%)	42 (35.3%)	3,340 (30.5%)	3,748 (32.6%)	12,608 (28.8%)	16,298 (30.0%)	416 588 (33.4%)	480,444 (34.8%)	709 524 (36.5%)	954,588 (44.7%)
One parent families with dependent children	13 (10.6%)	23 (19.3%)	1,166 (10.7%)	1,231 (10.7%)	4,327 (9.9%)	5,452 (10.0%)	113 772 (9.1%)	208,478 (15.1%)	192 626 (9.9%)	337,729 (15.8%)
Other families	3 (2.4%)	0	114 (1.0%)	108 (0.9%)	382 (0.9%)	408 (0.8%)	22 992 (1.8%)	23,497 (1.7)	32 483 (1.6%)	34,061 (1.6%)
Car Ownership										
None	3 (2.3%)	4 (3.0%)	543 (4.3%)	636 (4.8%)	992 (2.1%)	1,454 (2.4%)	179 500 (11.0%)	203,081 (11.1%)	239 625 (9.2%)	262,031 (9.0%)
One	50 (37.9%)	59 (44.4%)	3,470 (27.5%)	4,282 (32.4%)	11,135 (23.3%)	16,978 (28.4%)	603 062 (37.1%)	722,036 (39.5%)	946 159 (36.3%)	1,096,761 (37.8%)
Two	48 (36.4%)	51 (38.3%)	5,436 (43.0%)	5,363 (40.6%)	21,610 (45.2%)	26,013 (43.5%)	532 633 (32.8%)	590,650 (32.3%)	887 849 (34.0%)	989,258 (34.1%)
Three or more	31 (23.55)	19 (14.3%)	2,908 (23.0%)	2,831 (21.4%)	13,235 (27.7%)	14,880 (24.9%)	164 918 (10.1%)	181,932 (9.9%)	283 044 (10.8%)	321,310 (11.0%)
							89 744 (5.5%)	105,239 (5.7%)	152 500 (5.8%)	187,380 (6.5%)
Housing (dwellings)										
Sep house	75 (55.6%)	75 (56.8%)	9,418 (74.6%)	9,748 (73.7%)	39,414 (82.4%)	48,537 (81.2%)	924 225 (52.5%)	1,020,631 (55.8%)	1 729 820 (59.8%)	1,902,734 (65.6%)
Semi-detached	33 (24.4%)	35 (26.5%)	1,559 (12.3%)	1,436 (10.9%)	5,579 (11.7%)	5,313 (8.9%)	227 238 (49.8%)	234,000 (12.8%)	317 447 (35.7%)	340,582 (11.7%)
Unit	27 (20.0%)	25 (18.9%)	1,626 (12.9%)	2,026 (15.3%)	2,638 (5.5%)	5,836 (9.8%)	456 233 (25.9%)	561,988 (30.7%)	519 380 (17.9%)	630,030 (21.7%)
Other dwelling	0	0	3 (0.0%)	0	80 (0.2%)	13 (0.0%)	9 129 (0.5%)	8,216 (0.4%)	23 583 (0.8%)	19,374 (0.7%)
Unoccupied dwellings	12 (8.2%)	9 (6.0%)	754 (5.6%)	835 (5.9%)	2,723 (5.4%)	3,017 (4.8%)	136 055 (7.7%)	164,628 (8.3%)	284 741 (9.8%)	299,524 (9.4%)
Home fully owned	445 (34.4%)	30 (22.7%)	4,500 (35.6%)	4,632 (35.0%)	16,513 (34.5%)	18,524 (31.0%)	472 635 (29.1%)	507,635 (27.8%)	839 665 (32.2%)	914,537 (31.5%)
Being purchased	45 (34.4%)	45 (34.1%)	4,918 (38.9%)	4,940 (37.4%)	21,856 (45.7%)	27,584 (46.1%)	539 917 (33.2%)	608,735 (33.3%)	840 665 (32.2%)	942,804 (32.5%)
Private rental	41 (31.3%)	58 (43.9%)	2,498 (19.8%)	3,032 (22.9%)	8,189 (17.1%)	12,204 (20.4%)	485 404 (29.9%)	596,390 (32.6%)	722 020 (27.7%)	851,852 (29.4%)

Demographic Characteristic	Social Locality 2016 (SAL1 – 1155605)	Social Locality 2021	Castle Hill suburb 2016	Castle Hill suburb 2021	Hills Shire LGA 2016	Hills Shire LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
Public housing							67 845 (4.1%)	60,927 (3.3%)	104 902 (4.0%)	92,733 (3.2%)
Dwelling Structure - # of bedrooms										
0	0	0	21 (0.2%)	7 (0.1%)	43 (0.1%)	50 (0.1%)	12 812 (0.7%)	16,194 (0.9%)	17 157 (0.6%)	21,051 (0.7%)
1	0	4 (3.0%)	445 (3.5%)	450 (3.4%)	566 (1.2%)	1,161 (1.9%)	118 881 (7.3%)	147,857 (8.1%)	157 194 (6.0%)	190,792 (6.6%)
2	19 (13.5%)	11 (8.3%)	1,396 (11.0%)	1,730 (13.1%)	3,216 (6.7%)	5,662 (9.5%)	402 675 (24.8%)	470,207 (25.7%)	577 675 (22.1%)	657,578 (22.7%)
3	76 (53.9%)	74 (56.1%)	3,008 (23.8%)	3,007 (22.7%)	11,345 (23.7%)	12,080 (20.2%)	548 987 (33.8%)	565,467 (30.9%)	970 001 (37.2%)	1,006,121 (34.7%)
4 (or more)	46 (32.6%)	43 (32.6%)	7,546 (59.7%)	7,924 (59.9%)	31,997 (66.9%)	40,368 (67.5%)	376 427 (23.1%)	440,351 (24.0%)	633 184 (24.3%)	743,910 (25.6%)
5							101 053 (6.2%)	133,837 (7.3%)	148 851 (5.7%)	194, 074 (6.7%)
6+							23 774 (1.4%)	31,239 (1.7%)	34 370 (1.3%)	45,329 (1.5%)
Migration										
Same add 1yr ago							3 695 742 (77.5%)	4,119,424 (79.7%)	5 718 965 (77.3%)	6,335,812 (79.4%)
Same add 5 yr ago							2 402 160 (53.2%)	2,635,497 (53.6%)	3 775 527 (53.8%)	4,095,964 (53.8%)
Occupation										
Manager	34 (16.1%)	31 (14.9%)	3,609 (18.7%)	3,770 (19.5%)	14,079 (17.6%)	18,196 (18.9%)	311 762 (13.7%)	368,876 (15.2%)	456 084 (13.5%)	536,820 (14.6%)
Professional	64 (30.3%)	73 (35.1%)	5,997 (31.1%)	6,722 (34.7%)	23,235 (29.0%)	31,402 (32.5%)	597 798 (26.3%)	711,729 (29.3%)	798 126 (23.6%)	952,131 (25.8%)
Technical & Trade	19 (9.0%)	18 (8.7%)	1,773 (9.2%)	1,544 (8.0%)	8,348 (10.4%)	9,132 (9.5%)	265 056 (11.6%)	254,555 (10.5%)	429 239 (12.7%)	436,589 (11.8%)
Community	21 (10.0%)	20 (9.6%)	1,486 (7.7%)	1,378 (7.1%)	6,226 (7.8%)	7,118 (7.4%)	218 206 (9.6%)	225,062 (9.2%)	350 261 (10.3%)	390,779 (10.6%)
Clerical	30 (14.2%)	25 (12.0%)	2,928 (15.2%)	2,831 (14.6%)	13,014 (16.2%)	14,436 (15.0%)	331 135 (14.5%)	334,504 (13.7%)	467 977 (13.8%)	480,612 (13.0%)
Sales	21 (10.0%)	16 (7.7%)	1,900 (9.9%)	1,592 (8.2%)	7,702 (9.6%)	7,679 (8.0%)	205 051 (9.0%)	188,556 (7.7%)	311 414 (9.2%)	294,889 (8.0%)
Machinery op	6 (2.8%)	13 (6.2%)	474 (2.5%)	440 (2.3%)	2,427 (3.0%)	2,818 (2.9%)	128 020 (5.6%)	136,033 (5.6%)	206 839 (6.1%)	222,186 (6.0%)

Demographic Characteristic	Social Locality 2016 (SAL1 – 1155605)	Social Locality 2021	Castle Hill suburb 2016	Castle Hill suburb 2021	Hills Shire LGA 2016	Hills Shire LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
Labourer	13 (6.0%)	10 (4.8%)	796 (4.1%)	783 (4.0%)	3,772 (4.7%)	4,217 (4.4%)	171 450 (7.5%)	164,335 (6.7%)	297 887 (8.1%)	300,966 (8.1%)
Travel to work										
Car driver	111 (51.6%)	66 (31.7%)	11,724 (60.9%)	6,153 (31.8%)	49,804 (62.1%)	33,085 (34.3%)	1 197 269 (52.6%)	832,277 (34.2%)	1 953 399 (57.7%)	1,587,613 (43.0%)
Train		6 (2.9%)		234 (1.2%)		894 (0.9%)	247 051 (10.8%)	60,858 (2.5%)	252 786 (7.4%)	62,460 (1.7%)
Bus	44 (20.5%)	5 (2.4%)	2,411 (12.5%)	216 (1.1%)	8,534 (10.6%)	1,031 (1.1%)	125,503 (5.5%)	28,786 (1.2%)	133,903 (3.9%)	34,408 (0.9%)
Worked from home	14 (6.5%)	89 (42.8%)	1,176 (6.1%)	9,203 (47.6%)	4,882 (6.1%)	43,723 (45.3%)	98,906 (4.3%)	944,501 (38.8%)	163,026 (4.8%)	1,141,467 (30.9%)
Walked only	7 (3.3%)									

Source: 2016 Census data (www.abs.gov.au) – QuickStats & General Community Profile – as at October 2024

APPENDIX B

COMMUNITY ENGAGEMENT NOTICE AND SUMMARY OF RESPONSES

Sarah George Consulting
Social Planning Consultants

17 October 2024

To Whom It May Concern,

**Social Impact Assessment of the Proposed Mixed Use Development including Shop
Top Housing and Infill Affordable Rental Accommodation at 93-107 Cecil Avenue & 9-
10 Roger Avenue, Castle Hill**

Sarah George Consulting has been engaged by A+ Design Group to undertake Community Engagement Activities and to prepare a Social Impact Assessment (SIA) to accompany a State Significant Development Application to be submitted to the Department of Planning (the Department) for a proposed new Mixed-Use development at 93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill.

Subject site:



The proposal involves development of the subject sites as a mixed-use residential flat building development comprising:

- 4 buildings (A, B, C & D) ranging between 6-25 storeys
- Approximately 617 apartments 15% of gross floor area will be dedicated affordable rental accommodation managed by a registered Community Housing Provider.
- 4 levels of basement car parking for approximately 942 vehicles
- Commercial uses on the ground, upper ground, level 1 and 2.
- Site landscaping

The intent of the Community Engagement is to gather feedback on the proposal from the community and other key Government agencies and non-Government organisations. Feedback provided from the community will be used to inform the proposal and amendments made, where feasible. A Community Engagement Outcomes Report will be prepared that describes the engagement activities and includes the feedback received from the community.

The community engagement activities will, in part, inform the SIA process which considers the potential for social impacts of the proposed development in the local area.

We would like to invite your comment on any matters you would like included in the Community Engagement Outcomes Report and/or to be addressed in the Social Impact Assessment.

Sarah George Consulting
Social Planning Consultants

A webinar to discuss the proposal and address key components of the proposal and matters raised during the consultation process will be held in the near future. Please email to register your interest in attending the webinar and a link to the webinar will be provided.

If you wish to comment on the potential social impacts that may arise as a result of the proposed development, or would like additional information, please respond within 28 days of the date of this letter in writing to PO Box 319, Marrickville NSW, 1475; via email (sgeorgeconsulting@gmail.com) or by phone (0418 439 813 - between 9.00am and 5.00pm Monday - Friday).

Regards,

Sarah George
Social Planning Consultant

Who	How/when	Response
Deerubbin Local Aboriginal Land Council, PO Box 2341, North Parramatta NSW 1750	Post 17/10/24	
The Hills Shire Council, PO Box 7064, Norwest NSW 2153	Online enquiry 17/10/24	Email dated 30/10/24 noting the need to book a pre-DA meeting – meeting held with project architects and Council on 8 November 2024
The Hills Area Command, 16-18 Pennant Street, Castle Hill	By post 17/10/24	
NSW Health Locked Bag 2030 ST LEONARDS NSW 1590	By post 17/10/24	
DCJ – Housing Locked Bag 5000 PARRAMATTA NSW 2124	By post 17/10/24	
University of Canberra – Sydney Hills Campus	17/10/24 email: UCSydneyHills@canberra.edu.au	
Sydney Hills Business Chamber	Post: 16 Brookhollow Ave, Baulkham Hills NSW 2153	

	Who/How/When	Comments	Webinar
1	By email – 17/10/24	<ul style="list-style-type: none"> Interested in attending webinar 	Yes Emailed 14/11
2	17/10/24 – by email	<ul style="list-style-type: none"> Resident of Cecil Ave Seeking additional information/plans (sent on 17/10/24) Impacts on daily street traffic and congestion Height too tall – impact on sunlight 	Yes – emailed 14/11
3	18/10/24 – by email	<ul style="list-style-type: none"> resident of Roger Avenue, Castle Hill and would like to register myself to attending the webinar to discuss the development proposal. <p>Additionally, some potential social impacts I would like addressed in the SIA include:</p> <ul style="list-style-type: none"> Noise and vibration impacts from construction works Standard Construction hours plus any out of hours works (night works) Complaints handling procedure Opportunities for respite for nearby residents as a result of high noise and vibration works Traffic Management including street parking being taken up by subcontractors Air quality and Dust management Litter/waste Dirt tracking from trucks onto the road (general visual amenity) 	Yes – emailed 14/11
4	18/10/24 – by phone	<ul style="list-style-type: none"> Would like to know who the developer is. There was a previous application relating to this site which would have resulted in your property receiving less than 6 hours/day of sunlight which was unacceptable. There were issues with how this proposal was dealt with in Council and you personally received threats from the developer in relation to your opposition to the previous proposal. The Government wants people to age in place in their homes and proposals such as this make this difficult to do due to the impacts they have on surrounding properties including noise and dust associated with excavation and construction over long periods. The proposal will result in impacts in relation to the value of your home and puts you in a bad position should you try to sell. Cecil Avenue already carries significant traffic and is particularly bad at school drop off and pick up times, afternoon and evening peak times and on Sundays when there are Church services. Additional information emailed on 18/10/24 	Yes – emailed 14/11

	Who/How/When	Comments	Webinar
		<p>Follow up email on 27/10/24</p> <ul style="list-style-type: none"> Concerns re impacts on property particularly due to overshadowing. Impacts on ability to age in place. Construction and privacy impacts Noise impacts Traffic impacts with roads already at capacity Impact on population growth 	
5	18/10/24 – by phone	<ul style="list-style-type: none"> VM left – returned call VM left Ph call – seeking clarification on height and how the buildings sit Would like to know where vehicular access is to/from Would like to know timeframes Noted concerns with noise and traffic associated with construction Concerns re worsening traffic on local roads on completion. Emailed images/plans 18/10/24 Also wanted to know where building entrances for residents would be located. 	<ul style="list-style-type: none"> Emailed 14/11
6	20/10/24 – by email	<ul style="list-style-type: none"> Proposal significantly different to that previously proposed and asking why there has been an increase in height and number of dwellings Sought additional information – emailed on 21/10/24 	<ul style="list-style-type: none">
7	21/10/24 – by phone	<ul style="list-style-type: none"> Previous application was smaller than proposed but there were community concerns around the impact the proposed 18 stories would have on the local area. 18 storeys was considered the maximum to ensure appropriate sunlight, traffic etc. Previous developer included a feature where the rear walls facing Roger Ave would have no windows – is this still the case. Drainage issues with site –how will these be addressed? Additional info emailed 21/10/24 	<ul style="list-style-type: none">
8	21/10/24 – by email	<ul style="list-style-type: none"> Object to proposal as out of character with the area. Tree lined street of Roger avenue will be lost if the proposal proceeds Aesthetic of neighbourhood would be lost as would the quiet nature of the area Increased traffic on local roads already at capacity and lack of infrastructure to accommodate additional traffic Out of keeping with existing landscape 	<ul style="list-style-type: none">
9	25/10 - by email	<ul style="list-style-type: none"> Increase in height and unit number compared to previous proposal. 	<ul style="list-style-type: none">

	Who/How/When	Comments	Webinar
		<ul style="list-style-type: none"> Traffic flow around Cecil avenue and surrounding streets a problem during peak times due to high traffic, and schools. Road safety for children may be a problem Consideration required for traffic flow Impact of overshadowing on neighbouring homes and loss of sun to solar panels. Increased mould Suggestion for the installation of solar at proposal, with community batteries shared with neighbours. 	
10	25/10/24 – by Email	<ul style="list-style-type: none"> Type of resident in affordable housing changing the socio-economic demographic of the area which is mostly Christian family oriented. Proximity to shops and transport area which may result in safety issues at night. Will make a good area potentially worse. 	<ul style="list-style-type: none">
11	1/11/24 by email	<ul style="list-style-type: none"> Impacts related to privacy and overlooking Increased criminal activity associated with high rise and impacting community safety Traffic impacts and increased traffic congestion Noise pollution from construction and on occupation disrupting the peace of the community Overshadowing from high rise impacting livability of properties. 	
12	10/11/24 –by email	<ul style="list-style-type: none"> We have received a letter in relation to social impact assessment of the proposed mixed use development at 93-107 Cecil Avenue & 9-10 Roger Avenue, Castle Hill. We do want to know more information about this development because we have below concerns. - We want to know the construction plan for 4 buildings ranging between 6-25 storeys - We also want to know what happened to 95A and 97A Cecil Avenue Castle Hill, which were included in the original proposed development plan. - Our house is very close to the subject site. Our concern is if our sun light will be blocked by the new building. If we will not be able to see blue sky anymore? - If we will still have privacy at our backyard? - The letter mentioned that 15% of gross floor area will be dedicated affordable rental accommodation managed by a registered Community Housing Provider. We are worried about the property values for the surrounding houses, quality of life for existing residents and safety of the community. 	<ul style="list-style-type: none"> Yes – emailed 14/11/24

	Who/How/When	Comments	Webinar
		<ul style="list-style-type: none"> - We are also worried about the noise level in the future, as our street is quiet and safe at the moment. Looking forward to hearing from you. <p>Plans and shadow diagrams sent 12/11/24</p>	
13	11/11/24 – by email –	<ul style="list-style-type: none"> Object to proposal Rodger Ave should not be a thoroughfare Object to height Object to traffic implications Object to affordable rental accommodation Disturbance and impact on birds and wildlife Construction impacts Increased traffic and noise Impact on property values Increased crime Impact on local services and schools Cumulative impacts of other similar developments. 	<ul style="list-style-type: none"> Yes to webinar 5 people) sent to on 14/11/24
14	12/11/24 – by email	<ul style="list-style-type: none"> Please register me for the proposed Webinar. This development is too large and will have a negative impact on existing Residents, Traffic flow and Liveability Standards in the surrounding area Of particular concern for this development are the following: Traffic - Impact of traffic exit/ entry through Roger Avenue and the subsequent traffic knock on effect to Francis Street. There should be no exit/ entry into Roger Avenue and onward into Francis Street. The traffic impact to local residents and our living standards will be astronomical. The road network in this area cannot sustain this level of traffic increase Francis Street is a residential street that in peak (and other times) can be heavily congested. Adding any portion of the proposed new 942 vehicle spaces will be unacceptable to residence and provide increased congestion. Francis Street is not designed for such significant flow increases even at half that volume There are no traffic lights on the corner of Francis and Old Northern Road. This already causes queues of more than 700 metres in peak. It also makes for dangerous entry to Old Northern Road and from Old Northern Road into Francis Street. This has a massive effect on traffic flow on Old Northern Road as the 	<ul style="list-style-type: none"> Yes – emailed 14/11

	Who/How/When	Comments	Webinar
		<p>combination of Parsonage Avenue and Francis Street entry/exits forces Old Northern Road to one lane and blockage from bus stops.</p> <ul style="list-style-type: none"> • There are regular accidents at the Francis Street and Old Northern Road intersections as a consequence • Francis Street at the Old Northern Road end has heavy parking during the week for commuters with both sides of the road impacted and narrowing Francis Street to one lane • Francis Street parking is also heavily impacted by parking at the Drew Andrews Funeral Home at the corner of Francis and Old Northern Roads. When funerals are held parking stretches down beyond Roger Avenue, the road is reduced to 1 lane and attendees often fully or partially block home owners driveways • Exit from Francis Street at Orange Grove Parade/ Crane Road is also unacceptable. Even though the Crane Rd Old Northern Road intersection is controlled by traffic lights in peak the traffic extends down Crane Road for more than 1km, with entry from Orange Grove to Crane Road almost impossible with no right of way. • The entry from Cecil Avenue onto Old Northern Road is limited. An increase in traffic will only lead to unworkable congestion at that intersection • Heavy Vehicles - No Construction vehicles, particularly heavy vehicle over 3 tonnes should be permitted to access the site from Francis Street/ Roger Avenue. All such vehicles should be made to enter and exit via Cecil Avenue • Noting Francis Street has a 3 tonne weight limit. This limit should not be lifted for this construction firstly as the road is not designed for heavy vehicles, secondly there are many children on this street particularly around school time. • The high level of parking makes it too tight for large/ heavy vehicles. This will obstruct traffic flow for local road users in both directions • There is an increased chance of damage to parked vehicles. We have had 2 parked cars written off in the past 2 years from such incidents. This is unacceptable. • Aesthetics and Environment - Building Height Restrictions and Native Wildlife • I note during COVID the height restrictions for this development were removed with vague consultation. The height of the development should be capped well 	

	Who/How/When	Comments	Webinar
		<p>below 20 stories. Unlike other high rise developments around the Castle Hill Business District (most of which have had a checkered development history), development on this side of Castle Hill oversees a closed valley which contains a large residential population. Eg the Pennant Street/ Old Castle Hill Developments and the Metro Rail High Rise Developments are all masked to a certain extent by rising topography. This proposed development sites on top of s declining escarpment. Unlike the other developments surrounding Castle Hill the southern side of Francis Street, which will bare the bulk of intrusion from this proposed development remains zoned R1, R2 and R3</p> <ul style="list-style-type: none"> • Whilst the proposal reduces as it comes down the topography how will this impact existing residents from shadowing and with the proposed height restricting the morning sun as the development will block the north/ easterly sunrise • Developments on the Westerns side of Old Northern Road/ Cecil Avenue are capped to 6 stories. Why is this residential part of Castle Hill being zoned differently? • Francis Street has a unique daily wind flow from the east from the West Pennant Hills Valley which makes this area cooler than other parts of Castle Hill in summer. All other streets on the eastern side of Old Northern Rd take their wind from the west. What will be the impact of this development of these flows. • A proper environmental assessment needs to be completed as this valley extends through to the heavy bushland in West Pennant Hills, the Cumberland State Forest and run off into a permanent pond and tributary into Excelsior Creek there are vast amounts of wildlife in the are (birds and native animals) • Finally why are we allowing these large scale developments to occur on the fringes of the Castle Hill Business District when there is a massive amount of space within the Business District area owned by QIC and/ Or Council which are much closer to the Castle Hill Metro Station. These areas are less open to Residential areas and are more suitable to high rise developments being considered. • I am not opposed to the development of this site, but what is being considered is too large and the social impact, traffic, environmental impacts on local residents are not being appr 	

	Who/How/When	Comments	Webinar
		<ul style="list-style-type: none"> I look forward to your feedback. 	
16	14/11/24 – by email	<ul style="list-style-type: none"> How is the height permissible in the R3 zone? Local roads would not cope with additional traffic generated Impact on property values 	
17	18/11/24 – by email	<ul style="list-style-type: none"> Concerns re overshadowing/sunlight to backyard Seeking additional information (emailed same on 18/11/24 and included webinar invite) 	<ul style="list-style-type: none"> Yes – emailed 18/11/24
18	22/11/24 – by email	<ul style="list-style-type: none"> Traffic impacts Impacts on property values & compensation Infrastructure impacts (e.g. schools) Construction related impacts 	N/A – webinar held 18/11

APPENDIX C

EXPERIENCE AND QUALIFICATIONS OF AUTHOR

Sarah George – BA (Psych/Soc), Cert IV Youth Work

QUALIFICATIONS:

Bachelor of Arts majoring in Psychology & Sociology (Macquarie University); Teaching by Distance (TAFE OTEN); Certificate IV – Workplace Training & Assessment, Youth Work Certificate IV (TAFE NSW).

EXPERIENCE:

In practicing as a consultant, I have completed assignments for a number of clients in the private and public sector, including:

- preparation of Statements of Evidence and representation as an Expert Witness in the Land and Environment Court of NSW;
- preparation of the City of Sydney Council's Alcohol-Free Zone Policy Review & Guide;
- preparation of a draft Local Approvals Policy for the City of Sydney ("Sex on Premises Venues");
- preparation of Social Impact Assessments for Development Applications, including Matthew Talbot Lodge, Vincentian Village and the Ozanam Learning Centre for St Vincent de Paul, Malek Fahd Islamic School, and Hotel Development Applications at Hurstville and La Perouse and numerous packaged liquor licences;
- preparation of Community Impact Statements for packaged liquor outlets, on-premises licences for submission to the Office of Liquor, Gaming and Racing; and
- preparation of numerous Social Impact Assessments for licensed premises, both hotels and off-licence (retail) premises for submission to the Office of Liquor Gaming and Racing and the former Liquor Administration Board.

Prior to commencing as a consultant, I worked in community organisations and in the non-Government and private sectors in numerous roles including:

- Teacher – TAFE Digital (Mental Health, Alcohol & Other Drugs, Youth Work & Community Services)
- Project Officer – Education & Development with Hepatitis NSW
- Case Manager Big Brother Big Sister Mentoring Program with the YWCA NSW

- Drug and Alcohol educator and counsellor
- Youth Worker

I also worked for several years in a Town Planning Consultancy.

MEMBERSHIPS:

International Association of Impact Assessment

OTHER:

Justice of the Peace for NSW