

Social Impact Assessment

Proposed residential flat building

**Building A – 3 Halifax Street,
Macquarie Park**

SSDA - 80675497

**Prepared for:
Lachlan's Line A1 Pty Ltd**

JULY 2025

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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	• 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	• SSDA – North Byron Parklands , William Clarke College, Kellyville Dee Why, Caringbah, Tallawong, Castle Hill, Crows Nest, Rhodes, Macquarie Park, Five Dock • New Hotel developments, new packaged liquor licences • SDA Housing developments • Social Housing developments • Expert Witness – NSW Land and Environment Court & NSW Civil and Administrative Tribunal
Declaration	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 process; and considers the likely positive and potentially negative social outcomes of the proposal, including enhancement and mitigation measures. 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.
Signature	
Date	2 July 2025

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

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Executive Summary

Sarah George Consulting has been engaged by Lachlan's Line A1 Pty Ltd to prepare a Social Impact Assessment (SIA) to accompany a State Significant Development Application (SSD – 80675497) to be submitted to the NSW Department of Planning, Housing and Infrastructure for the construction of a residential flat building on the site at 3 Halifax Street, Macquarie Park.

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	• 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. • Access to public services, and adaptable dwellings • Health and wellbeing through provision of communal open spaces for residents. • Opportunities for community participation. • Improved visual presentation of the site. • Contribution to the planned future character of the area.

Potentially negative impacts:	
Area of impact	Detail:
Way of life Wellbeing	• 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 • Overlooking/privacy impacts • Overshadowing • Increased demand for public transport and other infrastructure. • Change to visual presentation of the site.
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The concept proposal 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 CPTED recommendations 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 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 Lachlan's Line A1 Pty Ltd Pty Ltd (the Applicant) to prepare a Social Impact Assessment. It accompanies an Environmental Impact Statement (EIS) in support of a concept State Significant Development Application (SSD – 80675497) for a proposed new residential flat building development.

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

Table 1 – SEARs and Relevant Reference

SEARs Item	Report Reference
18. Social Impact The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i> .	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 Department's *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).

The *Technical Supplement* for the *Guidelines* note that the following the following impact categories should be considered:

Social Impact Category	Definition/considerations
Way of life	• 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 life, work, get around, and interact socially?
Community	• Will community cohesion be impacted during construction? • Will there be changes to community character, composition, and sense of place following development?
Accessibility	• 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	Aboriginal and non-Aboriginal cultural impacts. • 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	• 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	• 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	• How will livelihood impacts and benefits be distributed?
Decision-making systems	• 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.

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

2.0 PROPOSED DEVELOPMENT

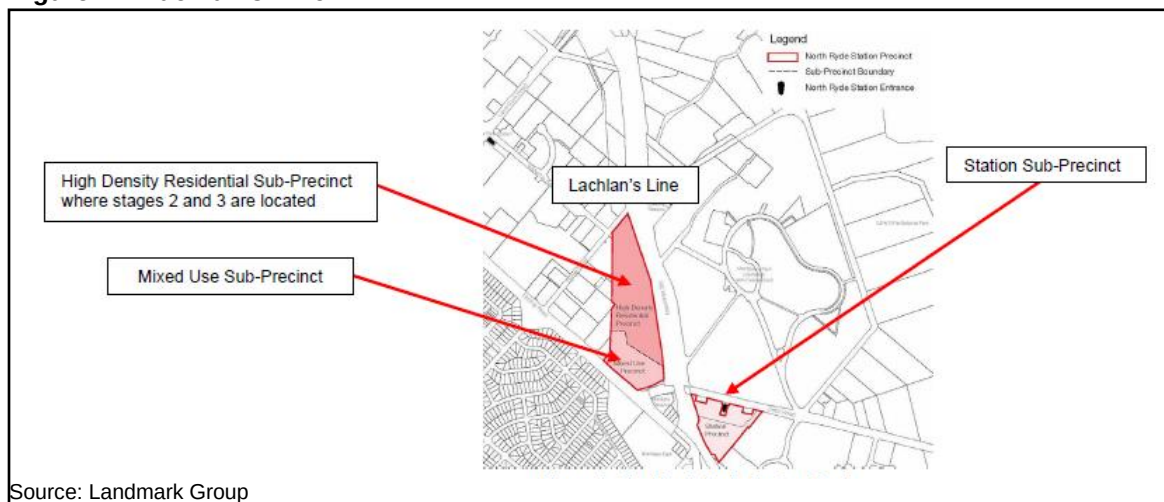
2.1 Subject site

The subject site is known as Lot 102 in DP1224238 and has the street address of 3 Halifax Street, Macquarie Park. The subject site forms part of the larger *Lachlan's Line* area which has been identified as an area for the development of high-density residential development due to the area's proximity to the North Ryde Metro Station. The subject site is zoned *R4 – High Density Residential* under the City of Ryde Local Environmental Plan 2014.

In 2015, State Significant Development concept approval (SSD5093) was obtained for Lachlan's Line, setting out Gross Floor Area (GFA), infrastructure, landscaping, land subdivision and open space requirements for each stage. Several modifications to SSD5093 have occurred to ensure the concept responds appropriately to the future desired outcomes of the precinct. The precinct includes a mixed-use sub-precinct to the south of the site, and a large, high-density precinct to the north, of which the subject site forms part.

Lachlan's Line is located in close proximity (600m walking distance) to the North Ryde Station Precinct.

Figure 1 – Lachlan's Line



Lachlan's Line adjoins the Macquarie Park Industrial area, one of the largest non-CBD office areas in the country that includes offices, a university and hospitals. This area is serviced by the Sydney Metro Line.

The subject application relates to part of Lot 102, which has a total area of 6,276m². The subject application relates to the northern part of the site. A separate Development Application will be submitted for the southern part of the site.

Figure 2: Subject site



As part of the SSD application for the Lachlan's Line area, the then Department of Planning, Infrastructure and Environment (the Department) designated Lot 117 to be used for Affordable Housing. The principle of this approach was to consolidate affordable housing within the precinct rather than to scatter across private lots.

Lot 117 has concept approval for the construction of a 14-storey residential flat building comprising 139 dedicated affordable housing units (1 studio, 79 one-bedroom and 59 three-bedroom units).

Development surrounding the site is a mix of newly constructed residential flat buildings, commercial uses.

The site is well serviced by public transport in the form of buses which operate along Epping Road (Routes 259, 290, 291, 292, 293, 294) and surrounding roads. The site is within walking distance to North Ryde Metro train station.

The site is also within walking distance to North Ryde Metro Station (650m to the south east) and Macquarie Park Metro Station (700m north west).

2.2 Site History

A Development Application (DA2024/0066) for the construction of a residential flat building comprising 234 dwellings, construction of a 'Mews Road', basement car parking for 242 vehicles, and site landscaping was approved by City of Ryde Council in November 2024.

2.3 Proposed development

The concept proposal seeks consent for:

- Tree removal and site clearing
- Construction of a new residential flat building with 438 apartments with the following indicative mix:
 - 130 x 1 bedroom
 - 245 x 2 bedroom
 - 63 x 3 bedroom
- Basement car parking for 427 vehicles including three (3) car share spaces
- External landscaping works
- Construction of a 'Mews Road'.

The proposal will include adaptable dwellings.

Table 1 – Proposed development

Site area	2.337m ²
Dwellings (indicative)	Total number (approx.) – 438 • 130 x 1-bedroom units • 245 x two-bedroom units • 63 x 3-bedroom units
Adaptable dwellings	42
Car Parking	Approximately 427 including 3 car share spaces
Landscaped space	Landscaped communal open spaces 625m ²

Plans of the proposed development prepared by FJC Studio 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 by Planning Ingenuity (see Chapter 6.0).

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

Source	Data/Plans/Documents
Australian Bureau of Statistics	• 2021 Census Data including QuickStats and Community Profiles • 2016 Census Data including QuickStats and Community Profiles
Profile ID	• Population projections • Socio-Economic Indexes for Areas (SEIFA)
City of Ryde Council	• City of Ryde Local Environmental Plan 2014 • City of Ryde Development Control Plan 2014
NSW Department of Planning, Housing and Infrastructure	• Social Impact Assessment Guidelines February 2023 • SIA Technical Supplements
Mapping	• Google maps • Six maps
Bureau of Crime Statistics and Research (BoCSAR)	• Crime data and hotspot maps
Other	• 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 Planning Ingenuity
- Architectural plans and Design Report prepared by FJC Studio
- *Transport Impact Assessment* prepared by PDC
- *Noise and Vibration Impact Assessment* prepared by Acoustic Dynamics
- *Community Engagement Report* prepared by Planning Ingenuity

4.0 POLICY AND PLANNING CONTEXT

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.

4.2 State Environmental Planning Policy (Housing) Amendment (Transport Oriented Development 2024)

The amendments to the Housing SEPP are a further response by the NSW Government to the need for more housing, particularly near Metro and Train stations so that people can live close to transport, jobs, services, night life and amenities.

The aims of *Transport oriented development* (TOD) include:

- a) increasing housing density within 400m of existing and planned public transport.
- b) to delivery mid-rise residential flat buildings and shop top housing around rail and metro stations that -
 - (i) are well designed, and
 - (ii) are of appropriate bulk and scale, and
 - (iii) provide amenity and liveability,
- c) to encourage the development of affordable housing to meet the needs of essential workers and vulnerable members of the community.

Land within the City of Ryde Local Government Area is included in the TOD areas.

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 is the area immediately surrounding the subject site, in particular, the existing residential properties 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;
- Increased demand for public transport
- Change in visual presentation of the site;
- Overshadowing/overlooking

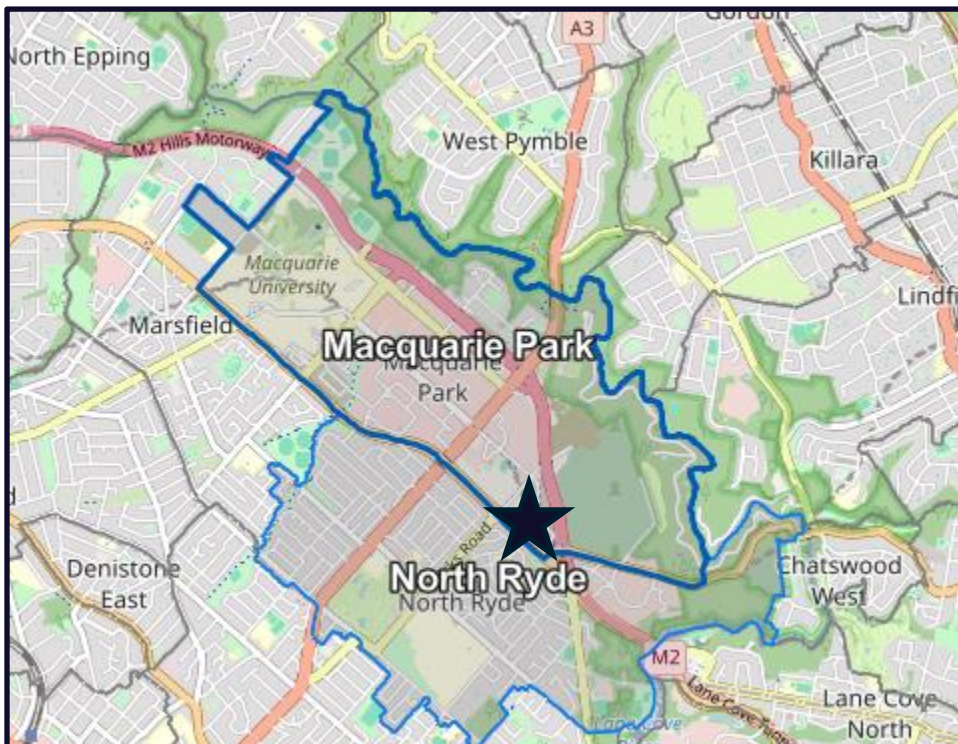
- Waste generation and removal.

The key groups potentially affected by the proposed development include:

- Residents/Tenants of dwellings immediately surrounding the subject site;
- Future residents of the area;
- People who commonly utilise roads around the subject site
- Residents and businesses in the local area;

The primary social locality has been identified as the suburbs of Macquarie Park and North Ryde. 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, increased population, increased traffic and demand for on-street car parking. Other impacts likely to be generated may be experienced at an LGA-wide level associated with increased demand for public transport, education services, healthcare and other services. The extent of the social locality is illustrated on Figure 5 below:

Figure 5 – Primary social locality



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. 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 LGA, and further.

5.2 Existing socio-economic and demographic characteristics

The subject site is located within the suburb of Macquarie Park, 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. This growth is anticipated to continue in line with the desired future growth of the Lachlan’s Line area, and other areas for high-density residential developments.

A Demographic Profile Table including Census data from the 2016 and 2021 Census for the suburb of Macquarie Park, the primary social locality and the City of Ryde Local Government Area compared to Greater Sydney and NSW is included at Appendix A.

The socio-economic and demographic profile reveals:

	• A significant increase in the population of the suburb of Macquarie Park (26.5%), in the social locality (24.4%), and in the City of Ryde LGA (10.0%). • A more culturally and linguistically diverse population with greater proportions of residents born overseas in a non-English speaking country in the suburb of Macquarie Park (62.3%), the social locality (55.5%) and in the City of Ryde LGA (45.1%) compared to Greater Sydney (32.8%) and NSW (30.3%) • A greater proportion of the population who speak a language other than English at home in the suburb of Macquarie Park (61.4%), the social locality (55.5%) and in the City of Ryde LGA (49.5%) compared to Greater Sydney (37.4%) and NSW (26.5%)
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	A younger median age of residents in the suburb of Macquarie Park (31), compared to the social locality (34), the LGA (37), Greater Sydney (37) and NSW (39).
	A slightly less wealthy population with a lower the median weekly household in the suburb of Macquarie Park (\$1886) and NSW (\$1829), compared to the social locality (\$2,134), the LGA (\$2098), and Greater Sydney (\$2,077)
	A lower median weekly rent in the suburb of Macquarie Park (\$460), the LGA (\$460), and NSW (\$420) compared to the social locality (\$4960) and Greater Sydney (\$470).
	Higher rates of unemployment in the suburb of Macquarie Park (7.7) compared to the social locality (6.0), LGA (5.1), Greater Sydney (5.1) and NSW (4.9)
	Residents more likely to have never married in the suburb of Macquarie Park (50.5%), compared to the social locality (42.0%), residents of the LGA (36.4%), Greater Sydney (36.4%) and NSW (35.7%)
	More likely to be a couple family with no dependent children in the suburb of Macquarie Park (54.0%), the social locality (43.8%) and in NSW (44.7%) compared to the LGA (38.6%) and Greater Sydney (34.8%) compared to the Ryde LGA (38.6%)
	The majority of households report owning one car in the suburb of Macquarie Park (57.4%), and in the social locality (51.0%) compared to the Ryde LGA (47.2%), Greater Sydney (39.5%) and NSW (37.8%) A greater proportion of households reporting owning no car in the suburb of Macquarie Park (26.7%), and the social locality (19.0%) compared to the Ryde LGA (12.5%), Greater Sydney 11.1%) and NSW (9.0%)
	Units are the most common form of housing in the suburb of Macquarie Park (89.5%), the social locality (59.4%), and in the LGA (44.6%), compared to Greater Sydney (30.7%) and NSW (21.7%) The majority of residents rent their accommodation privately in the suburb of Macquarie Park (65.6%), the social locality (40.7%), the Ryde LGA (39.6%), and Greater Sydney (32.6%) compared to NSW (29.4%)

	The majority of residents work in professional roles in the suburb of Macquarie Park (43.6%), the social locality (42.1%), the Ryde LGA (37.1%), Greater Sydney (29.3%) and NSW (25.8%) A smaller proportion of residents working in lower paying labourer and related occupations in the suburb of Macquarie Park (4.2%), the social locality (4.1%), and the LGA (4.6%) compared to Greater Sydney (6.7%) and NSW (8.1%)
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Residents of the suburb of Macquarie Park and the social locality are more likely to be younger, single or in couples with no children, residing in units that are rented privately.

These characteristics are not unexpected given the large volume of recently constructed high-density residential developments in the area.

It is likely that residents of the proposed development at Lot 102 will share similar characteristics with the existing community.

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.

	Macquarie Park 2021	Cit of Ryde LGA	Greater Sydney 2021	NSW 2021
SEIFA Score	1041	1055	1010.0	1000.0
Percentile			48	42

Source: profile.id.com.au

Data from the 2021 Census shows that the suburb of Macquarie Park is slightly less advantaged than the broader LGA but is 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.

5.3 Population Projections

Data compiled by the Remplan on the City of Ryde website suggests that the City of Ryde LGA is anticipated to experience an annual population growth between 2021-2041 of 33.1% representing an increase in the population of approximately

193,863 residents¹. The Macquarie Park Innovation District is anticipated to experience greater growth of approximately 55.9%.

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 Macquarie Park and the City of Ryde LGA indicate that the suburb has some higher rates of some crimes and the LGA generally has low rates and low densities (compared to NSW) of crimes.

Table 3: Crime rate table:

Crime	Macquarie Park suburb	City of Ryde LGA	NSW
Assault	747.8	402.3	899.3
Domestic Assault	321.6	204.1	456.8
Non-domestic assault	418.1	190.1	411
Assault Police	8	8.1	31.6
Robbery	32.2	11.8	22.8
Theft	4,245.4	1,526.7	2,208.6
Malicious damage to property	466.4	260.8	576.7
Sexual offences	281.4	114.9	240.3

April 2024 - March 2025 - <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.

¹ <https://app.remplan.com.au/ryde/forecast/summary>

BOCSAR also prepares 'hotspot' maps, that geolocate crimes close to where they occur. The subject site is not located within any identified crime 'hotspots'.

5.5 Existing services and infrastructure

The suburb of Macquarie Park is well connected to existing services and infrastructure. A list of local services and their distance to the subject site is included in Table 5 below.

Table 5 - Existing services and facilities:

Service	Distance to site (walking distance)	Ability to accommodate additional demand
Child care centres		
Mini Masterminds Macquarie Park, 2 Cottonwood Crescent	2.1km	No vacancies
Waratah Cottage, 11 University Avenue	2.7km	No vacancies
Greenwood North Ryde, Suite 1, 97 Waterloo Road	1.6km	No vacancies
Gumnut Cottage, 17 University Avenue	2.7km	No vacancies
Thrive Early Learning Centre, 123 Epping Road	2.0km	No vacancies
Goodstart Early Learning North Ryde, Cnr Talavera & Herring Rds	2.3km	Vacancies for all ages on all days
Little Lions Macquarie, 112 Talavera Road	2.5km	No vacancies
Mia Mia Child and Family Study Centre, Macquarie University	2.5km	No vacancies
Banksia Cottage, 8 Link Road Macquarie University	3.8km	No vacancies
Guardian Childcare & Education Macquarie Park, 40-52 Talavera Road	1.7km	Vacancies on all days for all ages

360 Early Education Macquarie Park, 6-8 Giffnock Ave	1.3km	No vacancies
North Ryde Early Learning Centre, 12-24 Talavera Road	1.7km	No vacancies
Only About Children 34-41 Waterloo Road	650m	No vacancies
Rise Early Learning, 65 Epping Road, North Ryde	950m	Vacancies on all days for all ages
Simba Education Macquarie Park, 45 Epping Road	500m	No vacancies
SDN Macquarie Park, Building D, 1-5 Lyon Park Road	1.6km	Not available
Midtown MacPark Montessori Academy 1a Mahogany Ave	2.6km	Vacancies on all days for all ages

Source: Startingblocks.gov.au; googlemaps.com.au – 17/06/25

Service	Distance to subject site
Education Establishments	
North Ryde Public School, 154 Coxs Road	1.9km
Macquarie University Special Education Centre, 14 First Walk, Macquarie University	3.0km
Kent Road Public School, Kent Road, Eastwood	2.9km
Holy Spirit Catholic Primary School, Cooney Street off Wicks Road, North Ryde	1.9km
Truscott Street Public School, Truscott Street, North Ryde	1.0km
Ryde Secondary College, Malvina Street	4.2km
Macquarie University	2.0km
Medical	
Macquarie University Hospital, Macquarie University	2.6km
Macquarie Hospital, Wicks Road	2.2km
WiSE Specialist Emergency Clinic, 11 Khartoum Rod	1.6km
MQ Health General Practice, Macquarie University	2.6km
MyHealth Macquarie Park, Macquarie Centre, Herring Road	2.5km

Ryde Hospital, Denistone Road, Eastwood	5.5km
Macquarie Medical Centre, Macquarie Centre	2.4km
Macquarie Park Medical Centre, Lachlan's Square Village	450m
North Ryde Medical Centre, 199 Coxs Road	1.6km
Recreation	
Blenheim Park, Blenheim Road	1.0km
Quandong Reserve, Lachlan Ave	2.2km
Mooltan Avenue Swimming Pool, Mooltan Avenue	2.7km
Macquarie University Sport & Aquatic Centre	3.1km
North Ryde Golf Club, Twin Road	2.3km
Pioneer Park, Epping Road	3.5km
Dunbar Park & Ryde Athletics Centre	3.0km
Macquarie Ice Skating Rink, Macquarie Centre	2.9km
Wilga Park	2.3km
ELS Hall Park, Kent Road	2.5km

Sources: startingblocks.gov.au; google maps; wayahead directory

5.6 Similar projects

A review of the NSW Planning Portal identified a number of existing SSD projects for housing developments located in Ryde LGA, four of these applications have progressed to exhibition with others at the EIS preparation stage, and additional projects where SEARs have been requested from the Department of Planning, Housing and Infrastructure.

The following current or recently approved SSD and DA projects were identified in the Macquarie Park area on the NSW Planning Portal.

Table 6: Similar projects

Project description & consultation activities	Impacts identified
157 Balaclava Road, BaptistCare Macquarie Park Masterplan (SSD-46561715) (on Exhibition)	
A mixed-use development including a range of uses: Student housing	- Change from low lying development to high-rise. - Traffic

- Seniors housing - Build to rent - Retail - Residential - Commercial and allied health - A school	- Public access - Type of school proposed - Environmental impacts - Sufficiency of aged care beds - Need for a 1000 place school - Importance of housing affordability - Importance of open space and tree canopy.
35 Waterloo Road Build to Rent (SSD-52947710)	
Build to rent housing development including commercial and retail uses at ground level and residential uses above with the following: 513 dwellings/apartments 4,361 of non-residential uses at ground level 417 car parking spaces 60 bicycle spaces	- Impact on existing businesses during construction including impacts on staff and impact on child care centre families. - Traffic management - Infrastructure to support the proposal including public transport and schools - Impact on the environment
6 Halifax Street Affordable Housing (SSD-65931214)	
135 apartments across two 12 storey buildings with a combination of one- and two-bedroom units.	- Internal traffic impacts - Lack of parking in the area - Traffic intersections at capacity - Overshadowing impacts - View impacts from taller buildings
85-97 Waterloo Road & 2 Banfield Road Build to Rent (SSD-52604208)	
Mixed use build to rent development comprising: 3,491m² non-residential floor area at ground level 736 dwellings/apartments 671 car parking spaces 65 bicycle spaces	- Construction impacts for residents (noise) - Proposed height - Overshadowing and view impacts
163 Herring Road & 17-21 Lachlan Avenue (LDA2023/0001) (Approved & under construction)	
Demolition of existing structures and tree removal and construction of: - Part 10, part 13 and part 15 storey student accommodation development with a total of 732 student rooms - Basement car parking - Communal open space - Stormwater drainage - Landscaping and public domain works.	- Inadequate communal facilities - Internal privacy - Inadequate room sizes - Inadequate provision of laundries - Traffic and parking impact/insufficient on-street car parking - Inadequate OPOM - Acoustic impacts - Wellbeing of residents - Habitat protection - Displacement - Height - Tree removal - Amenity at public parks
155-159 Herring Road (LDA2022/0408) (Approved)	
Demolition and construction of a 14-storey mixed use development comprising: - commercial premises at the ground level fronting Herring Road 307 apartments	- Building separation and sunlight access to 1-3 Lachlan Avenue - Height - Impact on bird and marsupial species - Local traffic impacts

• 4 levels of basement parking levels • Communal open space areas including a pool & landscaping • Stormwater management works, public domain works and stratum subdivision.	
1-3 Lachlan Avenue (LDA2021/0187) (Approved)	
Demolition of existing structures, earthworks and excavation for: • Basement car parking • Construction of a residential flat building comprising 123 units • Communal open space • Stormwater management • Landscaping	• Traffic • Parking • Contamination • Access • Drainage • Waste • Public domain • Landscaping and deep soil areas • Site isolation • Amenity impacts including solar access, overshadowing and acoustic impacts • Scale • Construction impacts
88 Waterloo Road, Macquarie Park (SSD-76921485 (prepare EIS)	
Mixed use development with infill affordable housing	• Not available.
2-4 Giffnock Avenue (SSD-79017211) (Prepare EIS)	
Transport Oriented Development Residential flat building development with infill affordable housing comprising a total of 400 dwellings, retail premises and a supermarket.	Not available.
161 Herring Road and 13-15 Lachlan Avenue (SSD – 74319712) (Response to submissions)	
Residential development with infill affordable housing. Demolition of existing structures and construction of a residential flat building with 181 apartments, including 29 affordable dwellings and basement car parking.	• Access to public open spaces and infrastructure. •

6.0 COMMUNITY & STAKEHOLDER ENGAGEMENT

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

Preliminary community engagement activities were undertaken by Planning Ingenuity and are described in detail, in the *Consultations Outcomes Report* accompanying the application.

The following engagement activities were undertaken:

- Direct engagement with community members and local stakeholders in the form of a letterbox drop to residents in the vicinity of the site providing direct contact options such as dedicated email address and phone number for feedback and an invitation for residents to arrange individual meetings and phone calls with the development team.
- Consultation with key Government and Regulatory Authorities including Water NSW, Sydney Water & Transport for NSW
- Engagement with Indigenous representatives.

The Engagement Outcomes Report notes that no responses were received during the consultation period (6 June – 20 June 2025).

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 of Halifax Street, 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.

An *Acoustic Design and Construction Advice* report prepared by Acoustic Dynamics 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 *Acoustic Design and Construction Advice* includes a number of material and operational recommendations to reduce noise emissions associated with the operation of the proposed development.

The *Acoustic Design and Construction Advice* provides the following Acoustic Opinion on the proposed development:

Further to our site survey, noise monitoring and measurements, our review of the relevant acoustic criteria and requirements, and our calculations, Acoustic Dynamics advises that the proposal can be designed to comply with the relevant acoustic criteria of City of Ryde Council, the NSW DPIE, the NSW EPA, the ABCB and Australian Standards with the incorporation of our recommendations detailed within this report.

It is our opinion that the acoustic risks associated with the proposal can be adequately controlled and the amenity of all residents and neighbouring properties can be satisfactorily protected.

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.

The *Transport Impact Assessment* Report prepared by PDC Consultants assesses the traffic and parking implications of the concept proposal.

That *Assessment* includes the following summary:

In summary:

- *PDC Consultants has been commissioned by Lachlan's Line A1 Pty Ltd to undertake a TIA of an SSDA relating to a proposed residential development for the site at 3 Halifax Street (Lot 102), Macquarie Park. Specifically, the proposal consists of:*
 - *A residential flat building with a total of 438 units*
 - *Lower ground and basement parking.*
 - *A new 6.5-metre-wide Mews Road which services as a combined entry and exit driveway between the existing vehicle access onto Halifax Street and the proposed basement car park and loading dock.*
- *The traffic generation assessment confirms that the development will generate 61 vehicle trips / hour during the AM peak period and 42 vehicle trips / hour during the PM peak period.*

- *The SIDRA modelling results confirm that the proposed traffic generation will have a negligible impact on the performance of the nearby key intersection of Wicks Road / Halifax Street / Waterloo Road and Epping Road / Wicks Road during both the AM and PM peak periods. The traffic impacts of the development are therefore considered acceptable.*
- *The development is allowed to provide a maximum of 430 car spaces under RDCP 2014. In response, 427 car parking spaces are provided. The proposed car parking provision is therefore considered acceptable.*
- *The proposed internal parking arrangements generally comply with the relevant requirements of AS 2890.1, AS 2890.2, AS 2890.3 and AS 2890.6. Any minor amendments considered necessary (if any) can be dealt with prior to the release of a Construction Certificate.*

The proposed development is unlikely to result in any impacts on how existing, or future residents interact socially. The concept proposal includes communal open spaces for residents, providing opportunities for social interaction on the site including communal open space on the ground floor, Level 7, and Level 28. The site is adjacent to public open space to the immediate north which existing and future residents can also utilise for social interaction.

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

The proposed development is located on a site that has been approved for high density residential uses and the use of the site for high density residential uses is not unexpected or out of character. 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 proposed development is unlikely to generate any negative impacts in terms of community cohesion.

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.

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 Impact Assessment* accompanying the application notes that the traffic generation potential of the proposed development is likely to have negligible impact on the nearby intersection.

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 5.5.

Information on the School Infrastructure NSW websites notes a proposed new primary school located in Midtown Macquarie Park, approximately 2.2km from the subject site, providing primary education for the existing and growing community.

Accessibility in and around the site has been considered in the design of the overall development and lift access is provided to all levels. Communal open spaces are accessible and ground level and by lift to upper level communal open spaces.

Adaptable/accessible apartments are proposed to be included proposal, including a mix of one, two and three bedroom dwellings. Accessible parking spaces are provided within the parking areas.

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 residents of the suburb of Macquarie Park and the social locality are more likely to be younger, single or in couples with no children, residing in units that are rented privately.

The proposal includes an indicative mix of 130 x one bedroom, 245 x two-bedroom, 63 x three-bedroom dwellings, which, based on the average number of people per bedroom for the suburb of Macquarie Park at the 2021 Census of 1.2, will result in a likely population on the site of approximately 971 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 Planning Ingenuity.

The Design Report prepared by project architects, FJC Studio describes how culture has been considered in the design of the proposed building and landscaping.

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?*

The subject site has previously been the subject of a Development Application for a high-density residential building comprising 234 units, for which City of Ryde Council granted consent in November 2024. The proposed development is located within an area that has undergoing significant master planning and it is anticipated that the impact of urban densification was considered during that process.

The psychological health of future residents has been considered in the design of individual units in terms of solar access and access to private open spaces.

The psychological health of future residents 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.

Communal open spaces are also provided on the ground floor, Level 7 and Level 28 to create opportunities for residents to meet and enjoy outdoor spaces. To the north of the site is open public space for the use of the community.

The proposal has been designed in line with the Australian Design Guidelines, including consideration of building separation to minimise overlooking to adjoining properties and to maintain a sense of privacy to existing dwellings. Communal open spaces have been located to encourage people out of their homes, and to enjoy outdoor spaces and meet their neighbours.

Active travel is encouraged through the provision of resident bicycle parking spaces through the development. Bus 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, with the aim of reducing dependence on private vehicles.

The proposal 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 proposal 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, however, given the master planning for the area, and the previously approved DA for high -density residential on the site, this change is not unexpected.

Nearby residents and tenants may experience disturbance associated with 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*.

As detailed in Chapter 5.4, the suburb of Macquarie Park has recorded higher rates of some crimes, however the site is not located within any identified crime 'hotspots'.

The proposed development is unlikely to result in any significant impacts in terms of safety of the community.

To the extent that design features can be included in the plans for a residential development, application of Crime Prevention Through Environmental Design (CPTED) principles can improve safety in and around a site.

The following comments relate to the CPTED principles of surveillance, access control, territorial reinforcement and space management and are based on the supplied plans of the proposed development. It is noted that typically, details such as the location of CCTV cameras; specifics of access to parking and buildings (e.g., security roller doors, keypads, swipe cards/fobs etc) tend to be determined at the detailed design stage.

Surveillance

Effective surveillance, both natural and technical, can reduce the attractiveness of crime targets. Good surveillance ensures that people can see what others are doing. In design terms, good surveillance includes:

- clear sightlines between public and private places;
- effective lighting of public places
- landscaping that makes places attractive but does not provide potential offenders with a place to hide or entrap victims.

The proposed development should ensure effective surveillance through the provision of clear sightlines throughout the internal areas of the residential spaces, as well as through lobbies and communal areas. This includes clear delineation, through access control and signage, denoting which spaces are public, and which are resident only/private.

Casual surveillance to surrounding streets is improved because of the proposed development, with surveillance possible from residential dwellings on upper floors. Views from the upper floors of the proposed development provide clear sightlines to surrounding streets and communal spaces.

The proposed residential component essentially provides access and activity on the site 24 hours a day, 7 days a week, which increases surveillance of both internal and external areas such as in the communal open spaces, roads and the Motorway. This increased activity and surveillance provides a further deterrent to potential crime on the site.

Recommendations:

- Lighting: Residential entrances, communal open spaces, lift lobbies, car parks and perimeters should be well lit at night;
- Natural Surveillance: Promote natural surveillance via balconies overlooking building entries;
- Landscaping: Maintain sight lines to entry points via effective landscaping techniques using CPTED principles;
- CCTV: Ensure building and vehicle entries, communal space on residential levels is monitored via CCTV. Signage should be present to identify permanent surveillance of these areas.
- Concealment: Reduce the opportunity for hiding in bushes and landscaping in secluded areas via low planting or taller trees and canopies.

Access Control

Access control refers to the physical and symbolic barriers that can be included in a development to attract, channel, or restrict the movement of people. Access controls can minimise the opportunities of crime and increase the effort required to commit crime.²

Development design can make it clear where people are permitted to go or where they are not permitted. By clearly identifying areas, it can become difficult for potential offenders to reach and victimise people or their property.

Access control features such as clear and legible boundary markers, and clearly defined spaces make it clear when someone is in a space, they are not supposed to be in.

Effective access control can be achieved by creating:

- landscapes and physical locations that channel and group pedestrians into target areas;
- public spaces that attract, rather than discourage people from gathering;
- restricted access to internal areas or high-risk areas such as car parks or other rarely visited areas.

Access control is often achieved through physical barriers such as fences, doors and cages as well as through signage, colour and textural changes denoting different areas.

The proposed development includes a number of access control features to clearly delineate resident and commercial spaces within the development, including:

² https://www.police.nsw.gov.au/data/assets/pdf_file/0003/9390/duapguide_s79c.pdf

- Access to resident parking, visitor parking and loading bay areas clearly signed to control access to different spaces;
- Landscaping in the form of well-maintained trees in the residential spaces and around building entrances.

The access control measures included in the proposed development will reduce the potential for crime on the site, including malicious damage to property.

Recommendations:

In addition to the design inclusions preventing access to resident areas by non-residents, the following recommendations should be included in respect of access:

- Designated Key Card Access: Key/swipe card access should enforce restricted access to residential lobbies and lifts, residential premises, basement car park and loading areas;
- Landscaping: Large trees should not be planted immediately adjacent to balconies to prevent the vegetation being used as a “ladder”;
- Rooftop Communal Open Space Areas: This area should be clearly designated with signage to identify who should be using communal spaces and when the spaces are accessible;
- Signage: Provide signage identifying restricted and monitored areas, including the car park; and
- Security: Ensure use of high-quality locking systems, reinforced glass, signage and stickers.

Territorial Reinforcement

Territorial reinforcement includes physical cues indicating the different uses of space, but also relates to a sense of use and ownership of a space.

Territorial reinforcement can be achieved through:

- design that encourages people to gather in public space and feel some responsibility for its use and condition;
- design with clear transitions and boundaries between public and private space;
- clear design cues on who is to use spaces and what it is to be used for.

Recommendations:

- Landscaping: Engage a landscape contractor to maintain residential entry and communal areas.
- Fencing: Ensure fencing identifies a clear distinction of areas within ground floor units;
- Car Park: Clearly delineate spaces through signage, boom gates, physical separation and other security measures; and
- Signage: Provide signage to any visitors to the site which outline access control measures, emergency evacuation measures and procedures.

Space Management

Space management is linked to territorial reinforcement and ensures that space is appropriately utilised and well cared for.

Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned-out pedestrian and car parking lighting and the removal or refurbishment of decayed physical environments.

A *Waste Management Plan* accompanies the application detailing the waste removal and management of residential and commercial waste from the premises.

Recommendations:

- Implementation of an on-going maintenance plan for waste, vandalism, toilets, community facilities, landscaping, fencing and lighting.

The proposed development is unlikely to generate any negative social impacts in terms of health or safety.

There is nothing about the proposed development that is likely to result in any changes to the crime rates in the suburb of Macquarie Park.

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 (Strata management, landscaping, cleaning and general maintenance).

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 concept 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.

7.9 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 Design and Construction Advice*, *Traffic Impact Assessment*, among others.

The subject site is located in proximity to a variety of recreation opportunities, health care and other services and it is unlikely that the incoming population would generate unreasonable demand on existing services and facilities in the area.

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 master planning for the area and the need for additional housing.

7.10 Public interest benefits

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

- Construction of a residential development on a site located close to public transport and in line with government initiatives and targets to increase housing;
- Employment generation in the planning, implementation, and construction of the proposed development;
- Employment generation in the ongoing maintenance of the development.

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 over the previously approved development on the site, the increased residential density on the site is not out of character in this part of Macquarie Park, nor is it unexpected.

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.

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	Best practice measures to minimise construction noise should be implemented as part of the Construction Noise and Vibration Management Plan. The recommendations included in the <i>Noise and Construction Impact Assessment</i> should be implemented. Traffic control mitigation measures should be included as part of the Construction Traffic Management Plan.
Increased population	Certain – intended outcome of application	Moderate	Ongoing	High	The subject application relates specifically to the construction of a residential development and as such, the proposal will result in an increase in population on the site. It is estimated that the population on the site would be approximately 971 people. While the potential impact is high, there is nothing about the increase in population on the site that requires specific mitigation measures.

Identified impact	Likelihood	Magnitude level	Duration	Social impact significance	Proposed mitigation/enhancement/monitoring
Noise impacts	Likely	Minimal	Ongoing	Low	Resident noise is unlikely to require any mitigation measures. 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	Medium	No specific mitigation measures identified. The recommendations noted in the <i>Traffic Impact Assessment</i> should be applied to the development to reduce traffic impacts. <i>Green Travel Plan</i> is to be supported, and future residents encouraged to participate in the plan. The subject site is located within easy walking distance to public transport.
Visual impact	Likely	Moderate	Ongoing	Low	No mitigation measures identified. No mitigation measures are required given the zoning of the area and the future development that is expected.
Overlooking and overshadowing	Likely	Moderate	Ongoing	Medium	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. Building has been designed to minimise overshadowing impacts and to ensure required solar access to neighbouring properties is maintained.

Identified impact	Likelihood	Magnitude level	Duration	Social impact significance	Proposed mitigation/enhancement/monitoring
					Location of bedrooms and living areas, and placement of windows has been considered to minimise overlooking and retain privacy to adjoining properties. The buildings have been designed to maximise solar access to adjoining residential properties. The shadow diagrams accompanying the application illustrate the extent of shadow cast by the proposal.
Crime	Unlikely	Low	Ongoing	Low	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. Recommendation for adequate lighting of building entrances and exits, paths, car parking area, and common open spaces at night. Clear street signage recommended, including directional signage to direct visitors to different building entrances and areas. Regular maintenance of common spaces and landscaping recommended.

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 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 concept proposal for a residential development for Building A at Lot 102, 3 Halifax Street, Macquarie Park.

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; 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 for the use of residents.
- 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. 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	Macquarie Park suburb 2016	Macquarie Park suburb 2021	Primary Social Locality 2016	Primary social locality 2021	City of Ryde LGA 2016	City of Ryde LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
Total Persons	8,144	11,071	19,004	25,114	116,302	129,123	4 823 991	5, 231,147	7 480 228	8,072,163
Aboriginal and/or Torres Strait Islander peoples	34 (0.4%)	73 (0.6%)	86 (0.4%)	140 (0.5%)	430 (0.4%)	612 (0.5%)	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.	6485 (57.5%)	6,894 (62.3%)	10,933 (57.5%)	13,952 (55.5%)	49,760 (42.8%)	58,254 (45.1%)	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	4,678 (57.4%)	6,803 (61.4%)	9,305 (48.9%)	13,945 (55.5%)	55,899 (48.0%)	63,963 (49.5%)	1 727 574 (35.8%)	1,957,409 (37.4%)	1 882 015 (25.1%)	2,146,080 (26.5%)
In need of assistance	224 (2.7%)	410 (3.7%)			5,341 (4.6%)	6,086 (4.7%)	236 139 (4.9%)	270,665 (5.2%)	402 048 (5.3%)	464,712 (5.7%)
Age range:					7,118 (6.1%)			312,364 (6.0%)	465,135 (6.2%)	
0-4 years	492 (6.0%)		1,122 (5.9%)	1,444 (5.7%)	11,848 (10.2%)	7,267 (5.6%)	310,173 (6.4%)	650,843 (12.5%)	921,195 (12.3%)	468,056 (5.8%)
5-14 years	371 (4.5%)	628 (5.6%)	1,689 (8.8%)	2,182 (8.7%)	6,142 (5.3%)	13,700 (10.6%)	590,126 (12.2%)	294,764 (5.6%)	448,425 (5.9%)	1,001,950 (12.4%)
15-19 years	531 (6.5%)	482 (4.3%)	1,144 (6.0%)	1,133 (4.5%)	9,595 (8.2%)	5,895 (4.5%)	288,362 (5.9%)	343,064 (6.6%)	489,673 (6.5%)	457,896 (5.6%)
20-24 years	531 (17.9%)	612 (5.5%)	2,132 (11.2%)	2,361 (9.4%)	21,178 (18.2%)	8,607 (6.6%)	340,737 (7.0%)	811,314 (15.5%)	1,067,524 (14.2%)	496,185 (6.1%)
25-34 years	531 (6.5%)	482 (4.3%)	1,144 (6.0%)	1,133 (4.5%)	9,595 (8.2%)	5,895 (4.5%)	288,362 (5.9%)	343,064 (6.6%)	489,673 (6.5%)	1,142,026 (14.1%)
35-44 years	1,436 (17.9%)	1,490 (13.4%)	2,132 (11.2%)	2,361 (9.4%)	21,178 (18.2%)	8,607 (6.6%)	340,737 (7.0%)	811,314 (15.5%)	1,067,524 (14.2%)	1,103,170 (13.6%)
45-54 years	2,498 (30.6%)	3,630 (32.8%)	3,740 (19.7%)	6,032 (24.0%)	17,161 (14.7%)	23,722 (18.4%)	774,405 (16.0%)	811,314 (15.5%)	1,067,524 (14.2%)	1,016,948 (12.6%)
55-64 years	2,498 (30.6%)	3,630 (32.8%)	3,740 (19.7%)	6,032 (24.0%)	17,161 (14.7%)	23,722 (18.4%)	774,405 (16.0%)	811,314 (15.5%)	1,067,524 (14.2%)	1,016,948 (12.6%)
65-74 years	1,169 (14.3%)	1,991 (18.0%)	2,756 (14.5%)	4,250 (16.9%)	14,453 (12.4%)	21,266 (16.5%)	696,037 (14.4%)	777,748 (13.6%)	1,002,886 (13.4%)	961,784 (11.9%)
75-84 years	531 (6.5%)	732 (6.6%)	2,099 (11.0%)	2,468 (9.8%)	12,214 (10.5%)	15,232 (11.8%)	627,580 (13.0%)	667,167 (12.8%)	977,984 (13.0%)	788,725 (9.7%)
85 years and over	461 (5.6%)	441 (4.0%)	1,861 (9.8%)	2,204 (8.7%)	1,1448, (10.5%)	13,994 (10.8%)	524,011 (10.8%)	579,166 (11.1%)	889,763 (11.9%)	451,521 (5.6%)
	297 (3.6%)	253 (2.3%)	1,133 (5.9%)	1,565 (6.2%)	314 (7.1%)	5,836 (7.7%)	372,488 (8.4%)	439,467 (8.4%)	677,020 (9.0%)	183,895 (2.3%)
	192 (2.3%)		823 (4.3%)	905 (3.6%)	5,306 (4.5%)	3,111	204,051 (4.2%)	249,517 (4.8%)	373,115 (4.9%)	

Demographic Characteristic	Macquarie Park suburb 2016	Macquarie Park suburb 2021	Primary Social Locality 2016	Primary social locality 2021	City of Ryde LGA 2016	City of Ryde LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
	167 (2.0%)				2,972 (2.5%)		96,022 (1.9%)	105,729 (2.0%)	167,506 (2.2%)	
Unemployment rate	11.1	7.7	8.1	6.0	6.3	5.1	6.0	5.1	6.3	4.9
Median weekly household income	\$1,631	\$1,886	\$1,832	\$2,134	\$1,786	\$2,098	\$1750	\$2,077	\$1486	\$1,829
Median rent	\$460	\$460	\$492	\$490	\$460	\$460		\$470		\$420
Med Age	29	31	34	34	36	37	36	37	38	39
Ave household size	2.1	2.0	2.5	2.3	2.7	2.5	2.8	2.7	2.6	2.6
Marital Status (aged 15+)										
Married	2,786 (38.3%)	3,744 (38.0%)	7,558 (49.7%)	9,813 (45.7%)	49,638 (52.6%)	54,230 (50.1%)	1 934 134 (49.3%)	2,062,160 (48.3%)	2 965 285 (48.6%)	3,124,151 (47.3%)
Separated	109 (1.5%)	196 (1.9%)	263 (1.7%)	422 (1.9%)	1,987 (2.0%)	2,392 (2.2%)	111 495 (2.8%)	125,769 (2.9%)	190 199 (3.1%)	209,657 (3.2%)
Divorced	394 (5.4%)	620 (6.3%)	961 (6.3%)	1,380 (6.4%)	6,117 (6.3%)	7,496 (6.9%)	298 433 (7.6%)	332,916 (7.8%)	512 297 (8.4%)	569,516 (8.6%)
Widowed	219 (3.0%)	290 (2.9%)	753 (4.9%)	807 (3.7%)	4,676 (4.8%)	4,634 (4.3%)	185 646 (4.7%)	191,863 (4.5%)	331 655 (5.4%)	339,990 (5.1%)
Never married	3,775 (51.8%)	4,973 (50.5%)	5,660 (37.2%)	9,027 (42.0%)	34,928 (35.8%)	39,405 (36.4%)	1 393 988 (35.5%)	1,555,230 (36.4%)	2 094 457 (34.3%)	2,358,844 (35.7%)
Religious Affiliation										
No Religion	2,752 (33.8%)	4,735 (72.7%)	5,503 (28.9%)	9,666 (38.5%)	35,137 (30.2%)	47,361 (36.7%)	1,188,280 (24.6%)	1,583,084 (30.3%)	1,879,562 (25.1%)	2,644,165 (32.8%)
Catholic	1,120 (13.7%)	1,337 (12.0%)	4,134 (21.7%)	4,452 (17.7%)	29,370 (25.2%)	29,605 (22.9%)	1,213,1236 (25.1%)	1,210,979 (23.1%)	1,846,443 (24.7%)	1,807,730 (22.4%)
Hinduism	751 (9.2%)	1,092 (9.8%)	751 (3.9%)	522 (2.0%)	4,471 (3.8%)	5,577 (4.3%)				
Buddhism	379 (4.6%)	552 (5.0%)	379 (1.9%)	2,501 (9.9%)	4,739 (4.0%)	5,427 (4.2%)				
Not stated	931 (11.4%)	826 (7.5%)	1,323 (6.9%)	1,821 (7.2%)	9,301 (7.9%)	7,604 (5.8%)	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 years and other dependent children	600 (33.4%)	834 (30.5%)	2,204 (47.0%)	2,762 (41.9%)	14,982 (49.0%)	16,439 (47.0%)	501 238 (40.1%)	667,760 (48.4%)	718 364 (37.0%)	809,586 (37.9%)

Demographic Characteristic	Macquarie Park suburb 2016	Macquarie Park suburb 2021	Primary Social Locality 2016	Primary social locality 2021	City of Ryde LGA 2016	City of Ryde LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
Couple families with no children	916 (51.0%)	1,480 (54.0%)	1,764 (37.6%)	2,884 (43.8%)	11,001 (36.0%)	13,496 (38.6%)	416 588 (33.4%)	480,444 (34.8%)	709 524 (36.5%)	954,588 (44.7%)
One parent families with dependent children	191 (10.6%)	298 (10.9%)	587 (12.5%)	755 (11.5%)	3,804 (12.5%)	4,314 (12.3%)	113 772 (9.1%)	208,478 (15.1%)	192 626 (9.9%)	337,729 (15.8%)
Other families	80 (4.4%)	124 (4.5%)	128 (2.7%)	186 (2.8%)	739 (2.4%)	744 (2.1%)	22 992 (1.8%)	23,497 (1.7)	32 483 (1.6%)	34,061 (1.6%)
Car Ownership										
None					4,818 (11.7%)	6,111 (12.5%)	179 500 (11.0%)	203,081 (11.1%)	239 625 (9.2%)	262,031 (9.0%)
One	705 (23.1%)	1,278 (26.7%)		1,856 (19.0%)	17,727 (42.9%)	23,137 (47.2%)	603 062 (37.1%)	722,036 (39.5%)	946 159 (36.3%)	1,096,761 (37.8%)
Two	1,765 (57.9%)	2,750 (57.4%)	1,002 (15.3%)	4,918 (51.0%)	12,780 (30.9%)	13,988 (28.5%)	532 633 (32.8%)	590,650 (32.3%)	887 849 (34.0%)	989,258 (34.1%)
Three	449 (14.7%)	623 (13.0%)	2,963 (45.2%)	2,177 (22.3%)	3,298 (7.9%)	3,538 (7.2%)	164 918 (10.1%)	181,932 (9.9%)	283 044 (10.8%)	321,310 (11.0%)
4 or more	46 (1.5%)	47 (0.9%)	1,796 (27.4%)	704 (7.2%)	1,546 (3.7%)	1,686 (3.4%)	89 744 (5.5%)	105,239 (5.7%)	152 500 (5.8%)	187,380 (6.5%)
10 (0.3%)	16 (0.3%)	635 (9.7%)		16 (0.2%)						
Housing (dwellings)										
Sep house	10 (0.3%)	0	2,788 (45.6%)	2,906 (29.8%)	19,528 (47.3%)	20,016 (40.8%)	924 225 (52.5%)	1,020,631 (55.8%)	1 729 820 (59.8%)	1,902,734 (65.6%)
Semi-detached	571 (18.7%)	458 (9.5%)	1,119 (17.1%)	1,043 (10.7%)	6,739 (11.5%)	3,956 (14.2%)	227 238 (49.8%)	234,000 (12.8%)	317 447 (35.7%)	340,582 (11.7%)
Unit	2,423 (79.6%)	4,282 (89.5%)	2,584 (39.5%)	5,796 (59.4%)	14,676 (35.6%)	21,854 (44.6%)	456 233 (25.9%)	561,988 (30.7%)	519 380 (17.9%)	630,030 (21.7%)
Other dwelling	12 (0.4%)	4 (0.08%)	16 (0.2%)	4 (0.04%)	115 (0.3%)	124 (0.2%)	9 129 (0.5%)	8,216 (0.4%)	23 583 (0.8%)	19,374 (0.7%)
Unoccupied dwellings	294 (8.8%)	1,079 (18.4%)	679 (10.4%)	1,386 (14.2%)	3,136 (7.0%)	4,873 (9.9%)	136 055 (7.7%)	164,628 (8.3%)	284 741 (9.8%)	299,524 (9.4%)
Home fully owned	381 (12.5%)	484 (10.1%)	1,715 (26.2%)	1,912 (19.6%)	12,101 (29.3%)	12,762 (26.0%)	472 635 (29.1%)	507,635 (27.8%)	839 665 (32.2%)	914,537 (31.5%)
Being purchased	524 (17.2%)	997 (20.8%)	2,750 (42.0%)	2,622 (27.3%)	12,109 (29.3%)	14,497 (29.6%)	539 917 (33.2%)	608,735 (33.3%)	840 665 (32.2%)	942,804 (32.5%)
Private rental	1,888 (62.0%)	3140 (65.6%)	166 (2.5%)	3,984 (40.7%)	14,403 (34.9%)	19,416 (39.6%)	485 404 (29.9%)	596,390 (32.6%)	722 020 (27.7%)	851,852 (29.4%)

Demographic Characteristic	Macquarie Park suburb 2016	Macquarie Park suburb 2021	Primary Social Locality 2016	Primary social locality 2021	City of Ryde LGA 2016	City of Ryde LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
Public housing	147 (4.8%)	10 (0.2%)			1,344 (3.2%)	954 (1.9%)	67 845 (4.1%)	60,927 (3.3%)	104 902 (4.0%)	92,733 (3.2%)
Dwelling Structure - # of bedrooms										
0	16 (0.5%)	52 (1.0%)	24 (0.4%)	59 (0.6%)	156 (0.4%)	238 (0.5%)	12 812 (0.7%)	16,194 (0.9%)	17 157 (0.6%)	21,051 (0.7%)
1	835 (27.4%)	1,607 (33.6%)	965 (14.7%)	2,390 (24.5%)	4,358 (10.5%)	7,223 (14.7%)	118 881 (7.3%)	147,857 (8.1%)	157 194 (6.0%)	190,792 (6.6%)
2	1,754 (57.6%)	2,607 (54.5%)	2,161 (33.0%)	3,593 (36.8%)	13,396 (32.5%)	16,730 (30.0%)	402 675 (24.8%)	470,207 (25.7%)	577 675 (22.1%)	657,578 (22.7%)
3	358 (11.7%)	410 (8.5%)	1,809 (27.6%)	1,869 (19.2%)	12,183 (29.5%)	12,289 (25.0%)	548 987 (33.8%)	565,467 (30.9%)	970 001 (37.2%)	1,006,121 (34.7%)
4	17 (0.5%)	13 (0.3%)	1,465 (22.4%)	1,732 (17.7%)	7,225 (17.5%)	7,875 (16.0%)	376 427 (23.1%)	440,351 (24.0%)	633 184 (24.3%)	743,910 (25.6%)
5	4 (0.1%)	35 (0.7%)	4 (0.6%)	35 (0.3%)	2,413 (5.8%)	3,333 (6.8%)	101 053 (6.2%)	133,837 (7.3%)	148 851 (5.7%)	194, 074 (6.7%)
6+	0	0			681 (1.6%)	815 (1.6%)	23 774 (1.4%)	31,239 (1.7%)	34 370 (1.3%)	45,329 (1.5%)
Migration										
Same add 1yr ago	4,863 (60.5%)	6,318 (57.9%)			87,603 (76.2%)	99,139 (77.6%)	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	1,721 (22.5%)	1,738 (16.6%)			55,340 (50.7%)	59,001 (48.4%)	2 402 160 (53.2%)	2,635,497 (53.6%)	3 775 527 (53.8%)	4,095,964 (53.8%)
Occupation										
Manager	461 (11.5%)	786 (12.6%)	1,262 (13.9%)	1,944 (14.7%)	8,172 (14.3%)	10,335 (15.7%)	311 762 (13.7%)	368,876 (15.2%)	456 084 (13.5%)	536,820 (14.6%)
Professional	1,686 (41.9%)	2,724 (43.6%)	3,370 (37.2%)	5,548 (42.1%)	19,137 (33.4%)	24,337 (37.1%)	597 798 (26.3%)	711,729 (29.3%)	798 126 (23.6%)	952,131 (25.8%)
Technical & Trade	265 (6.6%)	446 (7.1%)	812 (8.9%)	1,062 (8.0%)	5,715 (9.9%)	5,863 (8.9%)	265 056 (11.6%)	254,555 (10.5%)	429 239 (12.7%)	436,589 (11.8%)
Community	360 (8.9%)	438 (7.0%)	769 (8.5%)	900 (6.8%)	4,771 (8.3%)	4,953 (7.5%)	218 206 (9.6%)	225,062 (9.2%)	350 261 (10.3%)	390,779 (10.6%)
Clerical	541 (13.5%)	786 (12.6%)	1,349 (14.9%)	1,793 (13.6%)	8,707 (15.2%)	9,263 (14.1%)	331 135 (14.5%)	334,504 (13.7%)	467 977 (13.8%)	480,612 (13.0%)
Sales	377 (9.4%)	541 (8.6%)	818 (9.0%)	1,059 (8.0%)	5,017 (8.7%)	4,890 (7.5%)	205 051 (9.0%)	188,556 (7.7%)	311 414 (9.2%)	294,889 (8.0%)
Machinery op	68 (1.7%)	155 (2.5%)	203 (2.2%)	319 (2.4%)	1,609 (2.8%)	1,748 (2.6%)	128 020 (5.6%)	136,033 (5.6%)	206 839 (6.1%)	222,186 (6.0%)

Demographic Characteristic	Macquarie Park suburb 2016	Macquarie Park suburb 2021	Primary Social Locality 2016	Primary social locality 2021	City of Ryde LGA 2016	City of Ryde LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
Labourer	202 (5.0%)	263 (4.2%)	473 (5.2%)	545 (4.1%)	3,095 (5.4%)	3,024 (4.6%)	171 450 (7.5%)	164,335 (6.7%)	297 887 (8.1%)	300,966 (8.1%)
Travel to work										
Car driver	1,193 (29.7%)	1,141 (18.3%)	3,888 (42.9%)	3,047 (23.1%)	28,048 (48.9%)	19,009 (29.0%)	1 197 269 (52.6%)	832,277 (34.2%)	1 953 399 (57.7%)	1,587,613 (43.0%)
Train	722 (17.9%)	247 (3.9%)	957 (10.0%)	390 (2.9%)	6,763 (11.7%)	1,626 (2.5%)	247 051 (10.8%)	60,858 (2.5%)	252 786 (7.4%)	62,460 (1.7%)
Bus	377 (9.4%)	167 (2.6%)	1,117 (12.3%)	284 (2.1%)	5,800 (10.1%)	1,329 (2.0%)	125,503 (5.5%)	28,786 (1.2%)	133,903 (3.9%)	34,408 (0.9%)
Worked from home	113 (2.8%)	3,153 (50.5%)	357 (3.9%)	6,770 (51.4%)	2,326 (4.0%)	30,137 (45.9%)	98,906 (4.3%)	944,501 (38.8%)	163,026 (4.8%)	1,141,467 (30.9%)

Source: 2016 Census data (www.abs.g130 (0.9%)ov.au) – General Community Profile – as at June 2025

APPENDIX B

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