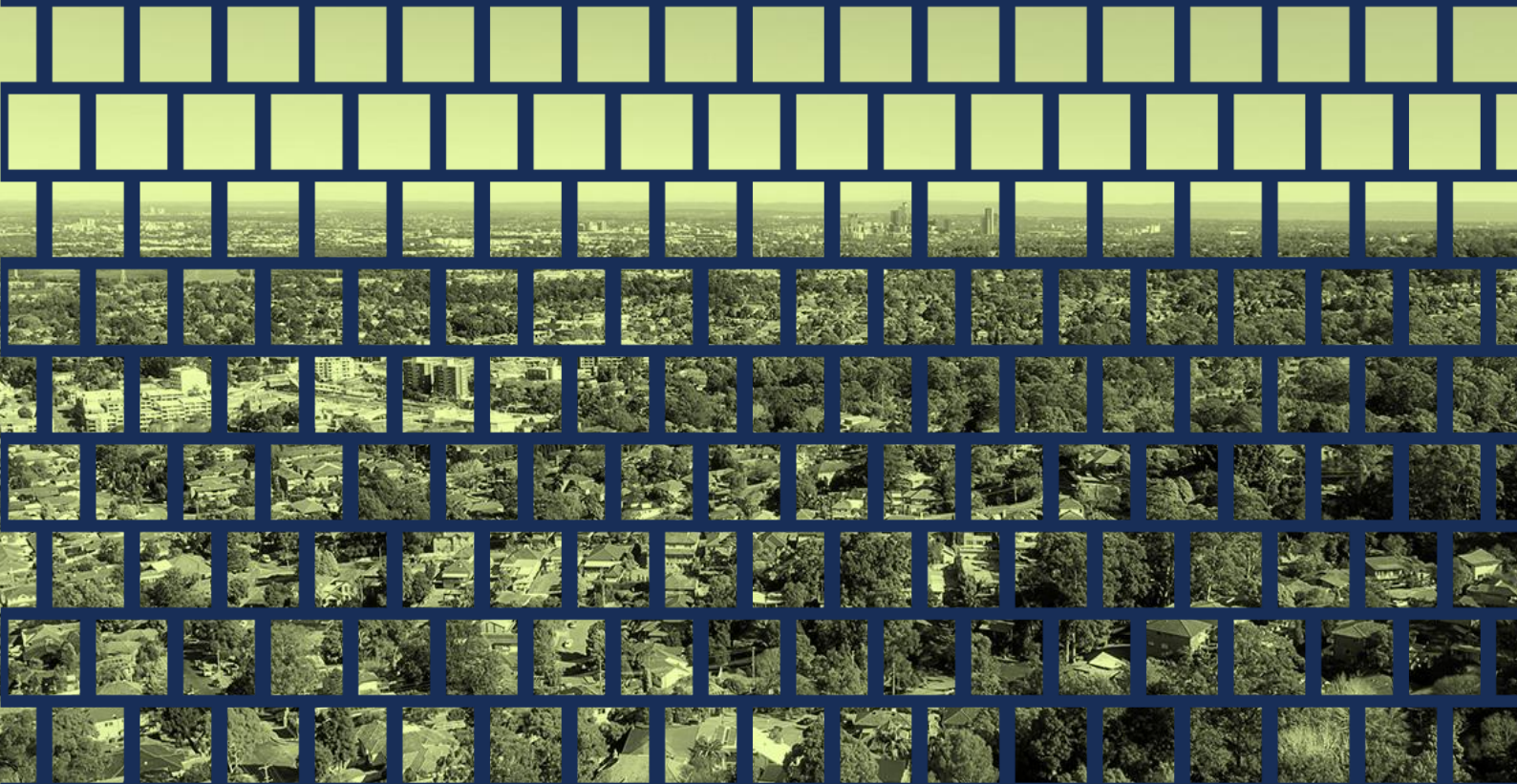


68-80 O'Connell Street, Caddens Social Impact Assessment



Prepared for:

Caddens Estate Pty Ltd
September 2025

HiIPDA
CONSULTING

Acknowledgment of Country

HillPDA acknowledges the Traditional Custodians of Country throughout Australia and their continuing connection to land, waters, culture, and community.

We acknowledge the Gadigal people of the Eora Nation and Wurundjeri Woi-wurrung and Bunurong / Boon Wurrung peoples of the Kulin Nation, the traditional owners of the land on which this report is prepared, and we show our respect for elders' past and present.

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INTRODUCTION

1.0 INTRODUCTION

HillPDA has been engaged by Caddens Estate Pty Ltd to prepare an updated Social Impact Assessment (SIA) to accompany a State-Significant Development Application (SSDA) for a proposed mixed use-development in Caddens, within the Penrith local government area (LGA). The site is located at 68-80 O'Connell Street, Caddens, and has an area of approximately 5.45 hectares.

The SSDA seeks development consent for a mixed-use development (including in-fill affordable housing) comprising a combination of shop-top housing, residential flat buildings and a commercial premises (shop) at 68-80 O'Connell Street, Caddens. The proposed works include site preparation works, excavation, infrastructure, construction of the buildings and associated landscaping works.

1.1 Purpose

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 14 March 2025 (SSD-80875966). Specifically, this report has been prepared to respond to the SEARs requirement issued, as shown below.

Table 1: Issued SEARs (SSD-80875966)

Item	Description of requirement
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> .

Source: NSW DPHI (2025)

This SIA has been developed to align with industry best practice including the NSW Department of Planning, Housing and Infrastructure's (DPHI) *Social Impact Assessment Guidelines for State Significant Projects*. This assessment includes an analysis of the existing social environment. It aims to identify both positive and negative social impacts associated with the proposed development, while also suggesting mitigation measures to maximise social benefits and minimise negative impacts to the community.

1.2 Approach

The method is summarised below in Figure 1. A full description of the SIA method is included in Appendix A.

Figure 1: Overview of the social impact assessment process



THE PROPOSAL

2.0 THE PROPOSAL

2.1 The site

The site is located at 68-80 O'Connell Street, Caddens, within the Penrith LGA. It is legally described as Lot 1 and Lot 2 in DP 1268507. The site has an area of roughly 5.4 hectares and is generally rectangular in shape.

The site is shown in Figure 2.

Figure 2: The site



Source: Keylan Consulting (2025)

The western portion of the site (68 O'Connell Street) currently comprises an approved commercial shopping centre development and associated carpark, commonly known as 'Caddens Corner'. It is zoned E1 Local Centre pursuant to the *Penrith Local Environmental Plan 2010* (PLEP 2010). This portion of the site is subject to a Concept DA (DA17/0995). A portion of 68 O'Connell Street (currently used for at-grade carparking) is subject to this SSDA.

The eastern portion of the site (80 O'Connell Street) is a cleared vacant lot, historically occupied by rural residential land uses. It is zoned R4 High Density Residential pursuant to the PLEP 2010. The site itself is not identified as a heritage item; however, it is located to the east of the 'Teacher's residence (former)' (Item 670), a local heritage item which is identified under Schedule 5 of the PLEP 2010.

High biodiversity value land is present at the site at its north-eastern corner, pursuant to the *Biodiversity Conservation Act 2016* (NSW).

2.2 The proposal

The proposal seeks consent for the construction of a mixed-use development at 68-80 O'Connell Street, Caddens. As part of this, the proponent would undertake demolition, tree removal, a boundary adjustment, relocation of car parking spaces, and construction of a staged development comprising retail premises and residential units across 16 buildings, with a total of 482 dwellings. The proposed unit yield is shown in Table 2.

Table 2: Proposed dwelling yield and mix

Dwelling type	Number of dwellings
1-bedroom unit	86
2-bedroom unit	317
3-bedroom unit	79
Total	482

It is noted that the above dwelling yield and unit mix differs significantly from that which was assessed in HillPDA's earlier SIA. This difference is indicated in Table 3 below, and is referred to in the later sections of this report (where relevant).

Table 3: Proposed dwelling yield and mix compared to previous scheme

Dwelling type	Previous scheme		Current scheme		Difference	
	#	%	#	%	#	%
1-bedroom unit	43	7.9%	86	17.8%	+43	+100.0%
2-bedroom unit	291	53.4%	317	65.8%	+26	+8.9%
3-bedroom unit	192	35.2%	79	16.4%	-113	-58.9%
4-bedroom unit	19	3.5%	0	0.0%	-19	-100.0%
Total	545	100.0%	482	100.0%	-63	-11.6%

Specifically, the SSDA seeks development consent for:

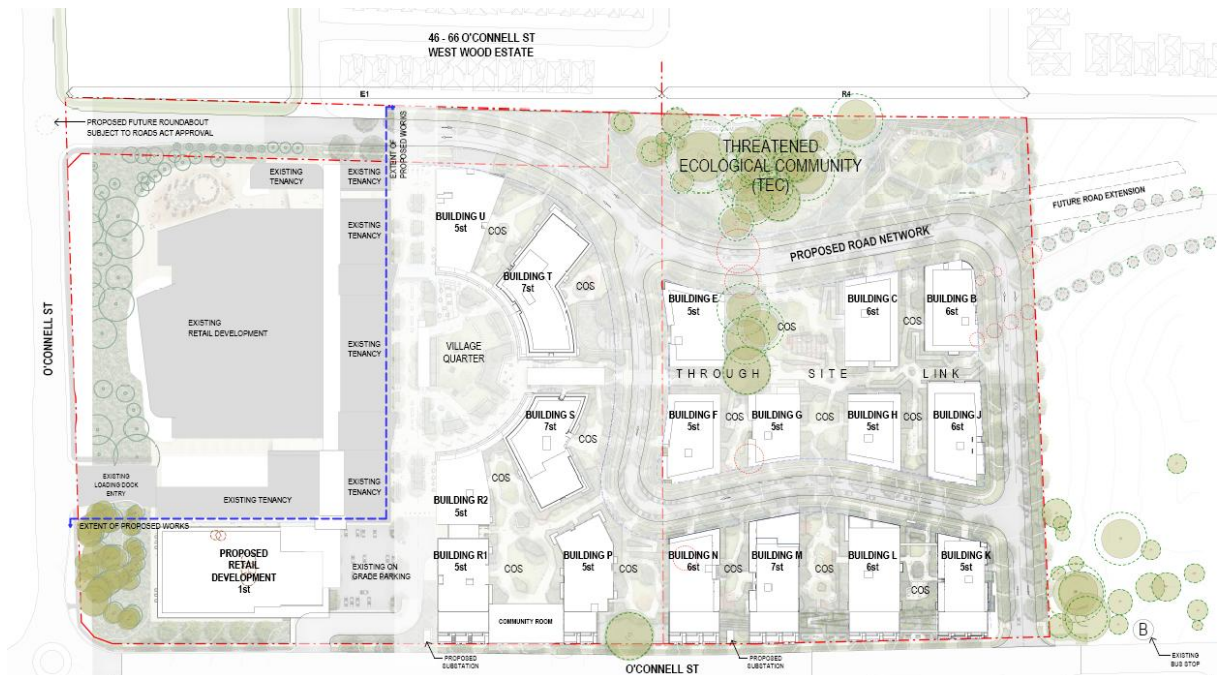
- Demolition of an existing at grade car park
- Construction of 4 x 4–6 storey shop top housing buildings at 68 O'Connell Street, Caddens, comprising:
 - 177 residential dwellings
 - ground floor commercial, retail and medical uses.
- Construction of a single storey commercial premises (shop) located at the south western corner of 68 O'Connell Street
- Construction of basement carparking to service the shop top housing, ground floor commercial and commercial premises at the southwestern corner
- Construction of 11 x 4–7 storey residential flat buildings at 80 O'Connell Street, including:
 - 305 residential dwellings
 - basement carparking.
- Internal roads
- Associated infrastructure and services
- Landscaping and communal open spaces including a 'public square'.

The proposal also incorporates 15 per cent affordable housing and seeks to utilise the incentive controls under Chapter 2, Part 2, Division 1, Section 18 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) to achieve 30 per cent additional building height.

This SSDA also seeks to modify DA17/0995 (pursuant to Clause 4.17(5) of the *Environmental Planning and Assessment Act 1979* (EP&A Act)) by amending the description of works and removing reference to the Concept DA and Stage 2 works to avoid inconsistency of the proposed works on the existing at-grade car park and southwestern corner of the site with that approval.

Figure 3 shows a site plan of the site, with a render shown in Figure 4.

Figure 3: Site plan



Source: Group GSA (2025)

Figure 4: Render of the proposal showing public square



Source: Group GSA (2025)

SOCIAL LOCALITY

3.0 SOCIAL LOCALITY

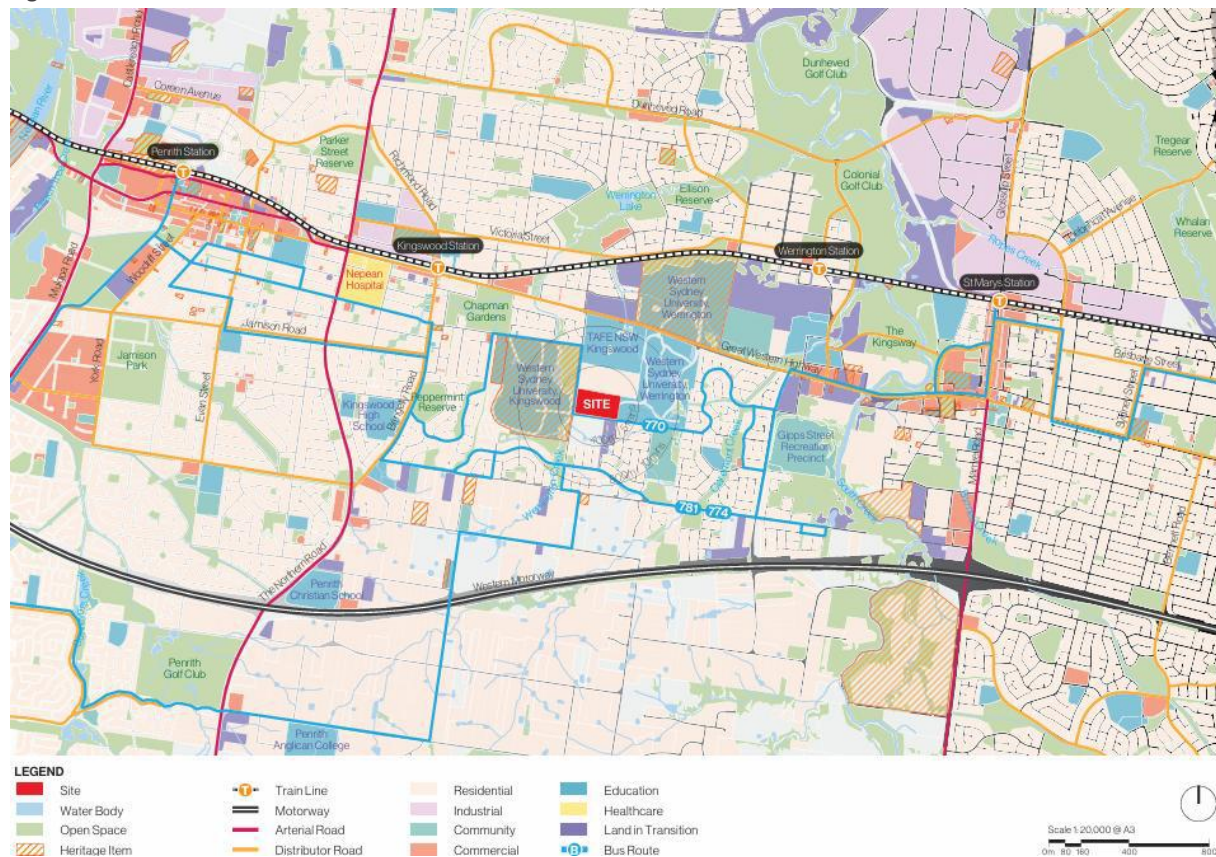
3.1 Context

The site is located 5.5 kilometres east of Penrith and 30 kilometres west of the Parramatta CBD. It is surrounded by established and newly developed low density residential areas of Caddens, Claremont Meadows, Werrington, and Kingswood, as envisioned by the Caddens Release Area plan within the Penrith Development Control Plan 2014.

The surrounding area is interspersed with a variety of uses, including Western Sydney University's Penrith and Werrington South campuses, the recently expanded TAFE NSW Kingswood campus, and sporting fields.

The site and its broader context are shown in Figure 5.

Figure 5: Site context

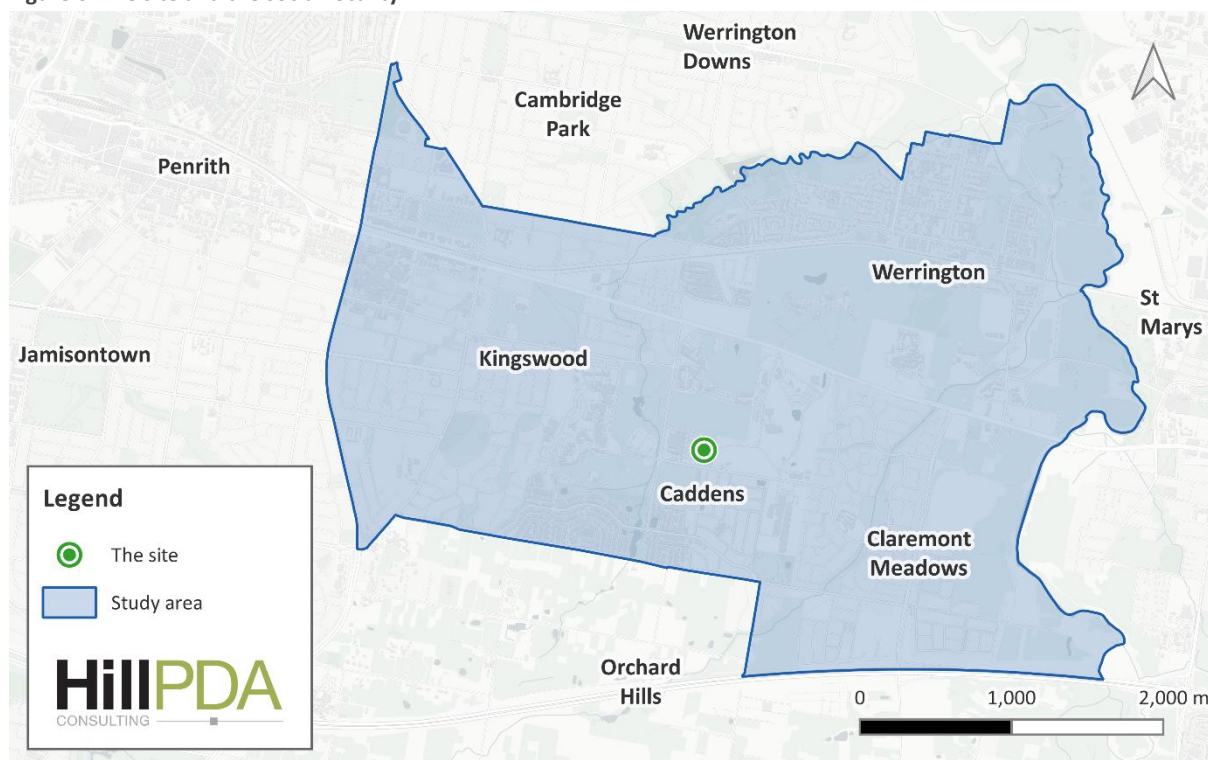


Source: Keylan (2025)

3.2 Study area

For the purposes of this report, the study area will be defined as the Kingswood – Werrington Statistical Area Level 2 (SA2), as shown in Figure 6 (henceforth *the social locality*). The social locality recorded a population of 24,625 at the 2021 Census.

Figure 6: The site and the social locality



Source: HillPDA; ABS (2021); CartoDB (2023)

3.3 Access

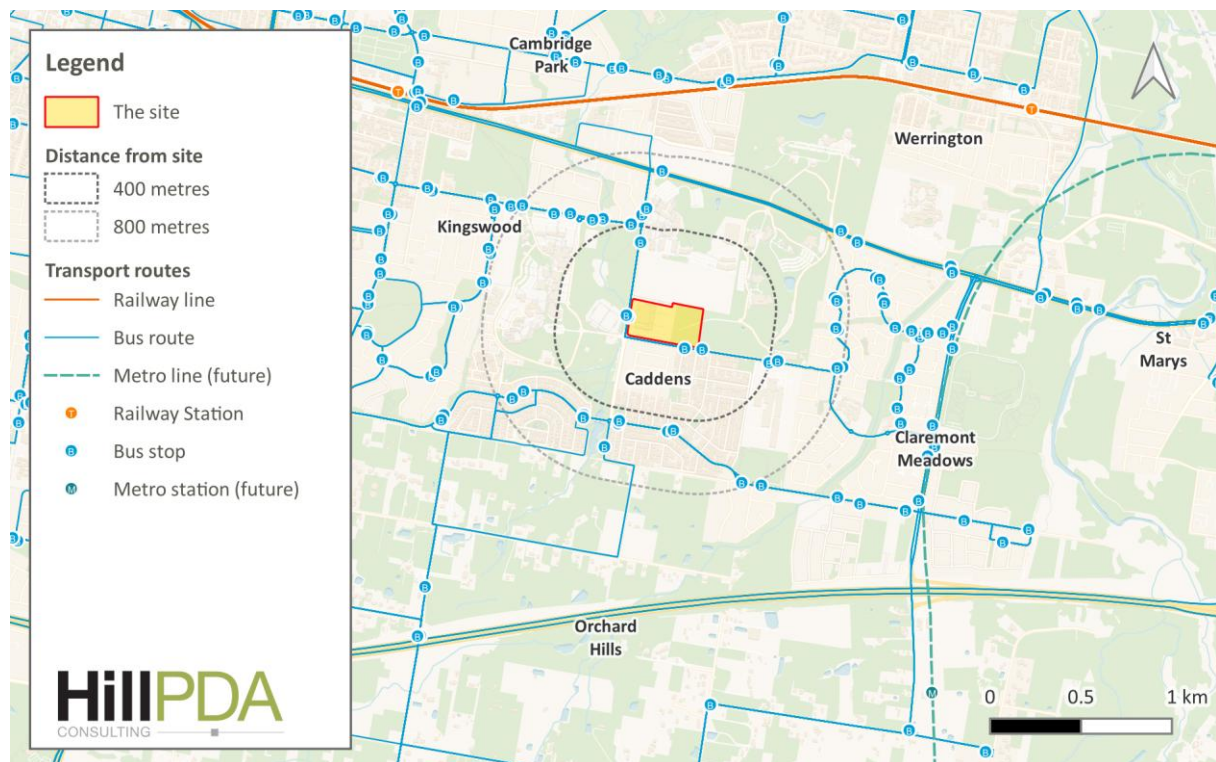
The site is located at the border of the suburbs of Caddens and Kingswood, approximately four kilometres east of Penrith and three kilometres west of St Marys. Access to the site is provided via O'Connell Street, and it is approximately 700 metres south of the Great Western Highway, providing access to Penrith to the west and towards Parramatta and the Sydney CBD to the east.

In terms of rail access, the site is located 1.8 kilometres from Kingswood Station and 2.2 kilometres from Werrington Station, both of which are served by the T1 North Shore & Western Line. The site is also roughly two kilometres from the Orchard Hills Station on the future Sydney Metro Western Sydney Airport Line, currently under construction. As at the time of writing this report, the metro line is scheduled to open in mid-2027, and would provide access to the new employment opportunities surrounding the Western Sydney Airport.

The site is well-served by local buses with stops along O'Connell Street in both directions. The main bus route serving the site is the 770 Mt Druitt to Penrith via St Marys route, which runs at half-hourly intervals on weekdays, with hourly service on weekends and public holidays. The site is also served by a selection of other local routes (including the 774, 775, and 776), as well as various school bus routes. The 835 WSU Penrith to Prairiewood route also stops on O'Connell Street, running at half-hour frequencies during peak hours, serving Western Sydney University's Penrith campus.

The local transport network is displayed below in Figure 7.

Figure 7: Local transport network



Source: HillPDA; TfNSW (2025)

3.4 Social infrastructure

An audit of social infrastructure in the area surrounding the site has been conducted using GIS software and has drawn from a range of data sources, including:

- NSW DPHI Points of Interest Layer
- Australian Department of Education MySchool database
- Australian Children's Education and Care Quality Authority (ACECQA) Child Care Finder.

3.4.1 What is social infrastructure?

Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of communities. Social infrastructure is important to a community as it provides the tangible infrastructure to support the safety, health and wellbeing of that community which allows individuals to be happy, safe and healthy, to learn, and to enjoy life. A network of social infrastructure contributes to social identity, inclusion, and cohesion and is invariably used by all at some point in their lives. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all community members.

This report has considered the following types of social infrastructure:

- Education – child care, schools, tertiary facilities
- Health care – community medical centres, aged care facilities
- Community and culture – libraries and community centres
- Active and passive recreation – such as parks, sporting ovals and social clubs, halls etc.

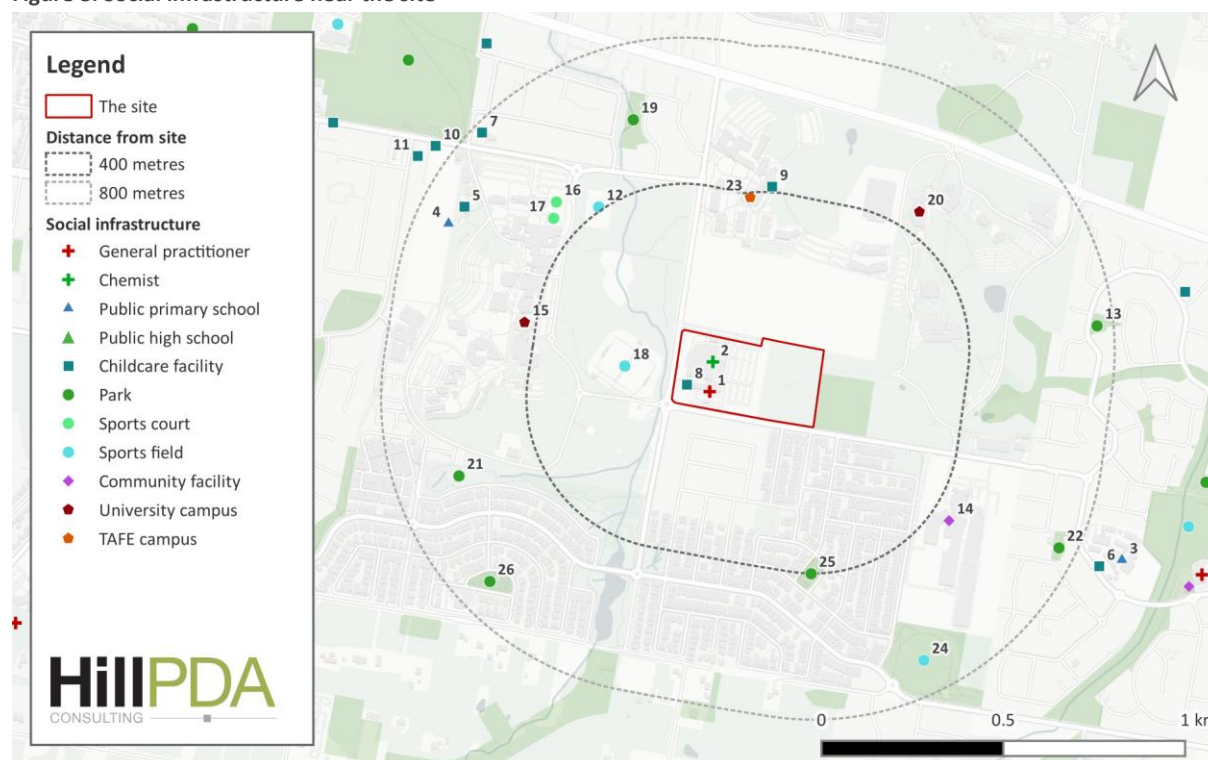
This report does not consider businesses (such as retail or commercial services), although these often contribute in some way to local social infrastructure availability. Though these facilities can provide valuable social functions, the future provision of these businesses in any area is typically market-led and does not benefit from formal government funding.

Social infrastructure facilities generally operate at three levels of provision. These are local, regional and district. The different scales of infrastructure service different sized catchments. Catchments refer to both geographical areas and the size of the population serviced. For example, a primary school is intended to serve the local population, usually within walking distance. However, a university will cater for a much wider population.

3.4.2 Social infrastructure audit

Social infrastructure located in proximity to the site is mapped in Figure 8 and listed in Table 4 below. Enrolment numbers quoted are based on full time equivalent (FTE) as defined by the Australia Curriculum, Assessment and Reporting Authority (ACARA).

Figure 8: Social infrastructure near the site



Source: HillPDA; CARTO (2025). Data sources per list above.

Table 4: Social infrastructure near the site

ID	Name	Type	Notes
1	Caddens Medical Centre	General practitioner	- Located within Caddens Corner Shopping Centre - Provides bulk-billing for patients with Medicare
2	Terrywhite Chemmart Caddens Corner	Chemist	Pharmacy, offers vaccinations, mixed billing service
3	Claremont Meadows Public School	Primary school (public)	- Enrolment cap: 670 (2024)⁽¹⁾ 2025 FTE enrolments: 642⁽²⁾ 2024 FTE enrolments: 622⁽¹⁾ 2023 FTE enrolments: 597⁽¹⁾
4	Kingswood Public School	Primary school (public)	- Enrolment cap: 301 (2024)⁽¹⁾ 2025 FTE enrolments: 519⁽²⁾ 2024 FTE enrolments: 514⁽¹⁾ 2023 FTE enrolments: 518⁽¹⁾
5	WSU Early Learning Penrith	LDC	- Approved places: 60 - Current vacancy: no
6	YMCA Claremont Meadows OSHC	OSHC	- Approved places: 118 - Current vacancy: no
7	The Little Village Early Learning Centre	LDC	- Approved places: 59 - Current vacancy: no

ID	Name	Type	Notes
8	Prepare Early Education Centre Caddens Corner	LDC	- Approved places: 97 - Current vacancy: yes
9	WSI Kids Childcare Centre Nepean	LDC	- Approved places: 40 - Current vacancy: yes
10	Kingswood Public School TheirCare	OSHC	- Approved places: 68 - Current vacancy: yes
11	Young Academics Early Learning Centre Kingswood	LDC	- Approved places: 80 - Current vacancy: yes
12	WSU field	Sports field	1 x rectangular field with rugby / soccer goals 1.5ha (approx.)
13	Cedars Park	Park	- Neighbourhood park with playground 0.25ha (approx.)
14	NSW Government Archives	Community facility	Open Tuesday-Saturday
15	University Of Western Sydney (Penrith Campus)	University	Includes library, gym, various teaching and training facilities
16	WSU basketball courts	Sports court	2 x basketball courts
17	WSU multipurpose indoor courts	Sports court	2 x covered multipurpose courts
18	Western Sydney Hockey Centre (WSU)	Sports field	2 x hockey fields & amenities block 2.6ha (approx.)
19	Samuel Foster Reserve	Park	- Drainage reserve 1.2ha (approx.)
20	University Of Western Sydney (Werrington South Campus)	University	Includes library, various teaching and training facilities
21	Gandell Reserve	Park	- Landscaped drainage reserve with footpath, seating 1.6ha (approx.)
22	Unnamed reserve	Park	- Drainage reserve with footpaths 0.25ha (approx.)
23	Nepean TAFE College (Kingswood Campus)	Technical college	Includes library, café, various teaching and training facilities, specialist training facilities
24	Caddens Oval	Sports field	- AFL / cricket oval with amenities block, cricket training nets, half-court basketball court, and playground 4.6ha (total approx. – 2.1ha oval and sporting facilities; 0.8ha playground, landscaped areas, footpaths; remainder water detention)
25	Hilltop Park	Park	- Neighbourhood park with playground 0.26ha (approx.)
26	Roger Nethercote Park	Park	- Neighbourhood park with playground 0.43ha (approx.)

1: Sydney Morning Herald (2024), *Revealed: Sydney's most overcrowded primary and high schools*

2: NSW Department of Education (2025), *Master dataset: NSW government school locations and student enrolment numbers*

OSHC: outside school hours care

LDC: long day care

Education

There are two schools located within approximately 800 metres from the site. Claremont Meadows Public School is a K-6 public primary school. The school was upgraded in 2019 to increase its capacity to up to 800 students through the provision of 12 new permanent teaching spaces. The school recorded 642 FTE enrolments in 2025. Kingswood Public School is another K-6 public primary school. The school recorded 519 FTE enrolments in 2025 and has an enrolment cap of approximately 300 students.

There is no high school present within the immediate surrounds of the site. The nearest public high school is Kingswood High School, located roughly 1.7 kilometres west of the site. As at 2025, Kingswood High School had a total FTE enrolment of 958 students.

The site is also located close to multiple tertiary education facilities. Western Sydney University has two of its campuses within an 800 metre catchment of the site (Penrith and Werrington South campuses), whilst the TAFE NSW Nepean Kingswood campus is also located nearby, roughly 400 metres north of the site.

Child care

Within an approximately 800-metre catchment of the site, there are seven child care facilities, comprising five long day care (LDC) centres and two out of school hours care (OSHC) centres. In total, these facilities have 522 approved childcare places, of which 336 were LDC places and 186 were OSHC places. As at the time of preparing this report (June 2025), four of the seven child care facilities were observed to have some degree of vacancy. This included three LDC centres and one of the OSHC centres.

Further to the above, there are several additional child care facilities located beyond the 800 metre catchment of the site in the wider surrounding area.

Open space and recreation

There are several open space and recreation facilities of varying size and utility within an 800-metre catchment of the site. This includes five sporting facilities, although four of these are associated with WSU and may not be accessible / accessible at all times by the general public. The recently completed Caddens Oval (map ID 24) provides a high quality, publicly accessible sporting open space facility less than 700 metres southeast of the site.

There are four playgrounds within around 800 metres of the site, including at Caddens Oval, with the remaining three situated in smaller neighbourhood parks (Cedars Park, Hilltop Park, and Roger Nethercote Park). The other open space facilities located near the site are limited in utility, consisting of drainage reservations with landscaping and footpaths.

Further, roughly 1.5 kilometres east of the site, the Gipps Street Recreation Precinct is a recently redeveloped facility with a wide range of features to serve LGA's community. Among other things, the precinct includes:

- Four multi-purpose rectangular fields and one junior field
- Two full size cricket / AFL ovals
- District-level cricket practice facilities
- Central amenities building with canteen, multipurpose area, multiple change rooms
- Inclusive children's play areas with water play
- Youth precinct with skate park and pump track
- A dog park, walking trails, and picnic areas.

In addition to the above, immediately to the west of the site, across O'Connell Street, the grounds of WSU and the bushland surrounding Werrington Creek would contribute to natural open space accessibility near the site. A desktop review suggests these areas (excluding those contained within other social infrastructure assets identified in this study) total roughly 22.6 hectares.

Healthcare

There is one healthcare facility located within 800 metres of the site. Caddens Medical Centre is a new GP practice located within Caddens Corner Shopping Centre. The centre provides bulk-billing for patients with Medicare. There is also a chemist located within the centre. The nearest hospital is the Nepean Hospital, located approximately two kilometres west of the site.

Community facilities and libraries

There is one community facility within an 800 metre radius of the site: the NSW Government Archives and offices. The facility is open to the public from Tuesday to Saturday each week and contains the NSW archives which are publicly accessible. The facility contains a reading room and lounge.

There are no Council libraries within 800 metres of the site. However, John Phillips Library (within WSU's Penrith Campus) is located around 500 metres west of the site. It is accessible to the public and provides approximately 7,000 square metres of library floor space.

SOCIAL BASELINE

4.0 SOCIAL BASELINE

4.1 Demographic overview

The figure below presents a summary of the salient characteristics of the social locality (the Kingswood-Werrington (SA2)), with figures Greater Sydney Greater Capital City Statistical Area (GCCSA) provided as a comparator where relevant.

	Population	In 2021, the social locality was estimated to be home to approximately 24,625 residents, living in 9,732 dwellings with an average household size of 2.7 persons, the same as for Greater Sydney.
	Median age	At the 2021 Census, the median age of the social locality was 33, lower than the median age for Greater Sydney (37).
	Age profile	- In 2021, 11% of residents in the social locality were aged over the age of 65, which was a smaller proportion than for Greater Sydney (15.2%). - There was a higher proportion of residents aged under 15 years (22.6%) in 2021 than Greater Sydney (18.4%). - The proportion of residents of working age (aged 15-64) was similar across the social locality (66.5%) and Greater Sydney (66.4%) in 2021.
	Language spoken at home	At the 2021 Census, 32.3% of households in the social locality spoke a language other than English at home, compared to 42.0% of households across Greater Sydney.
	Need for assistance	At the 2021 Census, approximately 1,408 (5.7%) residents in the social locality required assistance with core activities, compared to 270,665 (5.2%) in Greater Sydney.
	Household type	- There was a slightly smaller representation of group households, with only 3.5% of households in the social locality being group households, compared to 4.2% across Greater Sydney - Family composition in the social locality was generally similar to that of Greater Sydney, though with a higher proportion of one parent families - At the 2021 Census, 49.4% of families in the social locality were couple families with children, 27.0% were couple families without children, and 21.4% were one parent families. Across Greater Sydney, these proportions were 48.4%, 34.8%, and 15.1% respectively.
	Household size	- At the 2021 Census, 11.7% of households consisted of five or more persons, in the social locality, a similar proportion as for Greater Sydney (11.5%) One person households in the social locality (26.1%) occurred at higher rates than across Greater Sydney (23.2%), and two person households constituted a slightly lower share of total dwellings in the social locality (26.9%) than Greater Sydney (30.7%). - There was a slightly larger proportion of three and four person households in the social locality (35.3%) than across Greater Sydney (34.6%).
	Income and expenditure	- The median weekly personal income in the social locality at the 2021 Census was \$839, slightly lower than that of Greater Sydney (\$881). - The median weekly household income in the social locality in 2021 was \$1,707, lower than that of Greater Sydney (\$2,077) Median weekly rent was significantly lower in the social locality (\$370) than across Greater Sydney (\$470), and median monthly mortgage payments were also lower (\$2,128 compared to \$2,427). 36.9% of rental households in the social locality that were paying rent equal to or greater than 30% of their household income, compared to 35.3% of Greater Sydney rental households.



Work and employment

- The proportion of households with a mortgage making **mortgage repayments equal to or greater than 30% of household income** was 17.9% in the social locality, compared to 19.8% across Greater Sydney.

- As at the 2021 Census, 6.2% of the social locality residents who reported as being in the labour force were **unemployed**. This was higher than the unemployment rate in Greater Sydney (5.1%).
- The **most common occupation** in the social locality in 2021 was ‘Professionals’, with over almost 20% of employed people working in this role, whilst the **top industry of employment** was Hospitals (except Psychiatric Hospitals) (6.6% of employed people). Other common occupations and industries of employment in the social locality are listed in the table below.

Most common occupations		Most common industries of employment	
Professionals	19.4%	Hospitals (except Psychiatric Hospitals)	6.6%
Clerical and Administrative Workers	15.3%	Supermarket and Grocery Stores	3.6%
Machinery Operators and Drivers	12.1%	Other Social Assistance Services	3.6%
Community and Personal Service Workers	11.9%	Takeaway Food Services	2.4%
Technicians and Trades Workers	11.7%	Aged Care Residential Services	2.2%

Source: ABS QuickStats (2022); ABS TableBuilder (2022).

4.2 Projected population

Population projections have been sourced from NSW DPHI's *2024 Common Planning Assumptions* dataset for Kingswood-Werrington (SA2).

Table 5 shows the projected population growth in Kingswood-Werrington (SA2) between 2021 and 2041 by age group. This shows that the overall population is projected to increase by approximately 20 per cent over the 20 year period, from 24,895 in 2021 to 29,838 in 2041.

Table 5: Kingswood-Werrington (SA2) population growth forecast by age group, 2021-2041

Age group	2021		2041		Change (2021-41)		
	Persons	% of population	Persons	% of population	Persons	% change	% of population change
0-4	2,065	8.3%	2,231	7.5%	+166	+8.0%	-0.8%
5-9	1,980	8.0%	2,019	6.8%	+39	+2.0%	-1.2%
10-14	1,610	6.5%	1,884	6.3%	+274	+17.0%	-0.2%
15-19	1,446	5.8%	1,817	6.1%	+371	+25.7%	+0.3%
20-24	1,791	7.2%	2,153	7.2%	+362	+20.2%	+0.0%
25-29	2,006	8.1%	2,541	8.5%	+535	+26.7%	+0.5%
30-34	2,262	9.1%	2,436	8.2%	+174	+7.7%	-0.9%
35-39	2,283	9.2%	2,143	7.2%	-140	-6.1%	-2.0%
40-44	1,762	7.1%	1,949	6.5%	+187	+10.6%	-0.5%
45-49	1,571	6.3%	1,743	5.8%	+172	+10.9%	-0.5%
50-54	1,395	5.6%	1,641	5.5%	+246	+17.6%	-0.1%
55-59	1,080	4.3%	1,616	5.4%	+536	+49.6%	+1.1%
60-64	988	4.0%	1,410	4.7%	+422	+42.7%	+0.8%
65-69	817	3.3%	1,264	4.2%	+447	+54.7%	+1.0%
70-74	713	2.9%	1,039	3.5%	+326	+45.7%	+0.6%
75-79	488	2.0%	777	2.6%	+289	+59.2%	+0.6%
80-84	346	1.4%	565	1.9%	+219	+63.3%	+0.5%
85+	292	1.2%	604	2.0%	+312	+106.8%	+0.9%
Total persons	24,895	100.0%	29,832	100.0%	+4,937	+19.8%	+/-0.0%

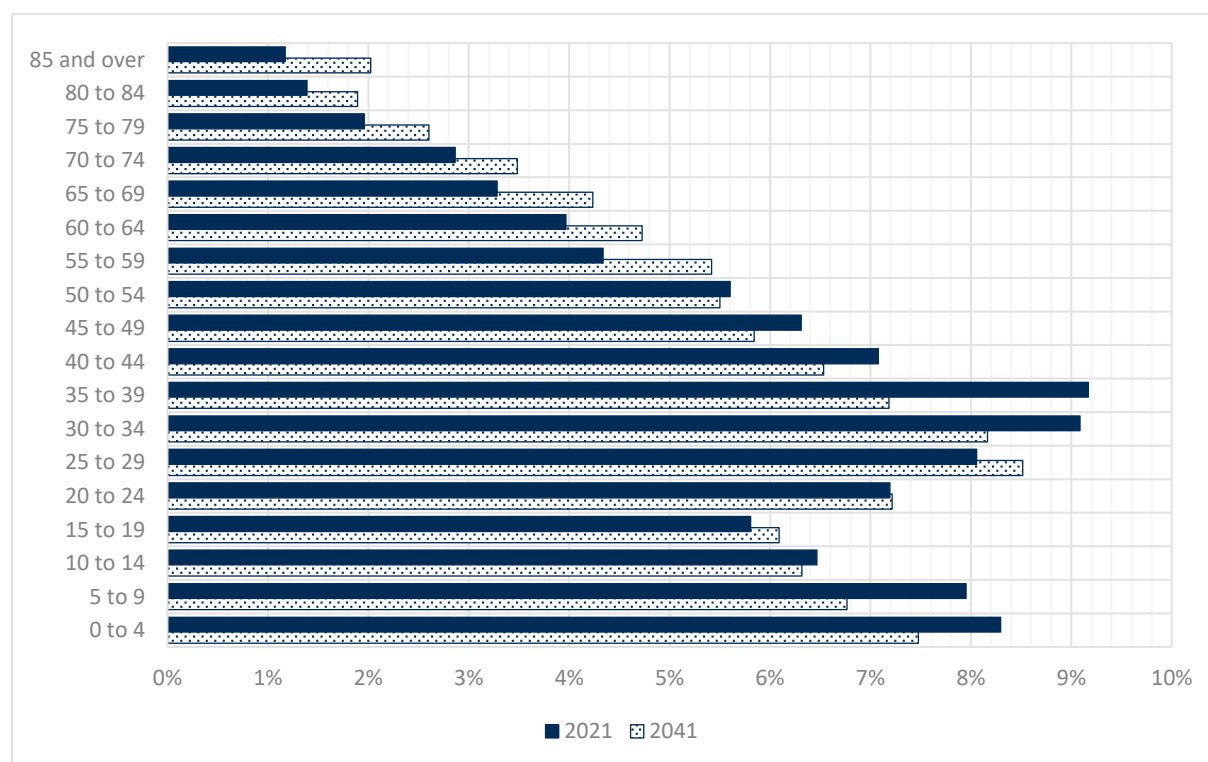
Source: HillPDA; NSW DPHI (2024)

The most significant growth is projected for residents aged 55 years and over, with these age groups all growing by more than 40 per cent (or over 2,500 additional residents) over the 20 year period. Notably, this includes significant growth in the population of residents aged 85 years and over, with their numbers projected to more than double over the period, from 292 to 604. Following this group, the next most significant growth is projected to be in residents aged between 10 and 29 years old, with growth of around 20 per cent overall (over 1,500 additional residents).

Only one age group – residents aged between 35 and 39 years old – is projected to experience an overall decrease in population, with a reduction of around 140 people by 2041. This decrease, however, is recorded against the 2021 population for which this age group made up the largest proportion, at over nine per cent of the total population.

Figure 9 compares the 2021 population age distribution of the study area with the projected 2041 distribution.

Figure 9: Population age distribution (by proportion), Kingswood-Werrington (SA2), 2021 and 2041 (forecast)



Source: HillPDA; NSW DPHI (2024)

As shown above, in terms of proportional change, the wider group of people aged 30 to 49 is projected to decrease over the study period, from 31.6 per cent of the total population to 27.7 per cent. Similarly, children aged under 10 years are also projected to constitute a smaller share of the population in the study area, decreasing from 16.2 per cent to 14.2 per cent of the total population.

Overall, these findings suggest something of a normalisation of the age distribution for the study area. The 2041 age distribution presents a more balanced scenario compared to the 2021 population age distribution's heavy bias toward young families. Nonetheless, population growth is projected for all but one age group in the study area, suggesting that the local area will still need to offer a wide range of services to meet diverse needs for housing and social infrastructure, though with a focus on providing services for the growing number of young adults and older residents in the area.

4.3 Social advantage and disadvantage

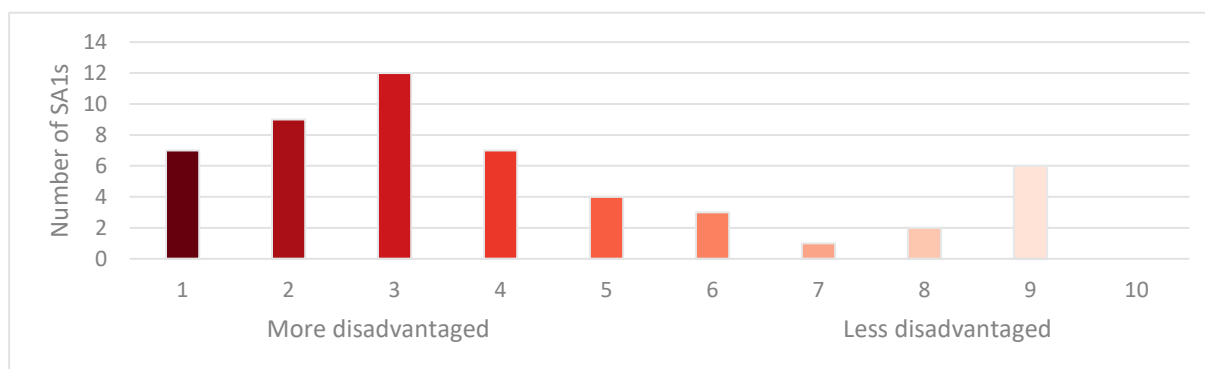
The Socio-Economic Indexes for Areas (SEIFA) are rankings of relative socio-economic status (advantage and disadvantage) for different geographic areas, within each state and nationally. The indexes rank areas against others of the same geographic type (e.g. Local Government Area or Statistical Area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

4.3.1 Relative socio-economic disadvantage

The SEIFA Index of Relative Socio-economic Disadvantage (IRSD) examines factors including unemployment, proportion of lower income households, and lower education levels to compare overall levels of disadvantage in areas.

Figure 10 shows the distribution of IRSD rankings for SA1s within the social locality. The SA1s surrounding the site are generally concentrated in the lowest three deciles, with none in the most advantaged decile, indicating higher levels of disadvantage.

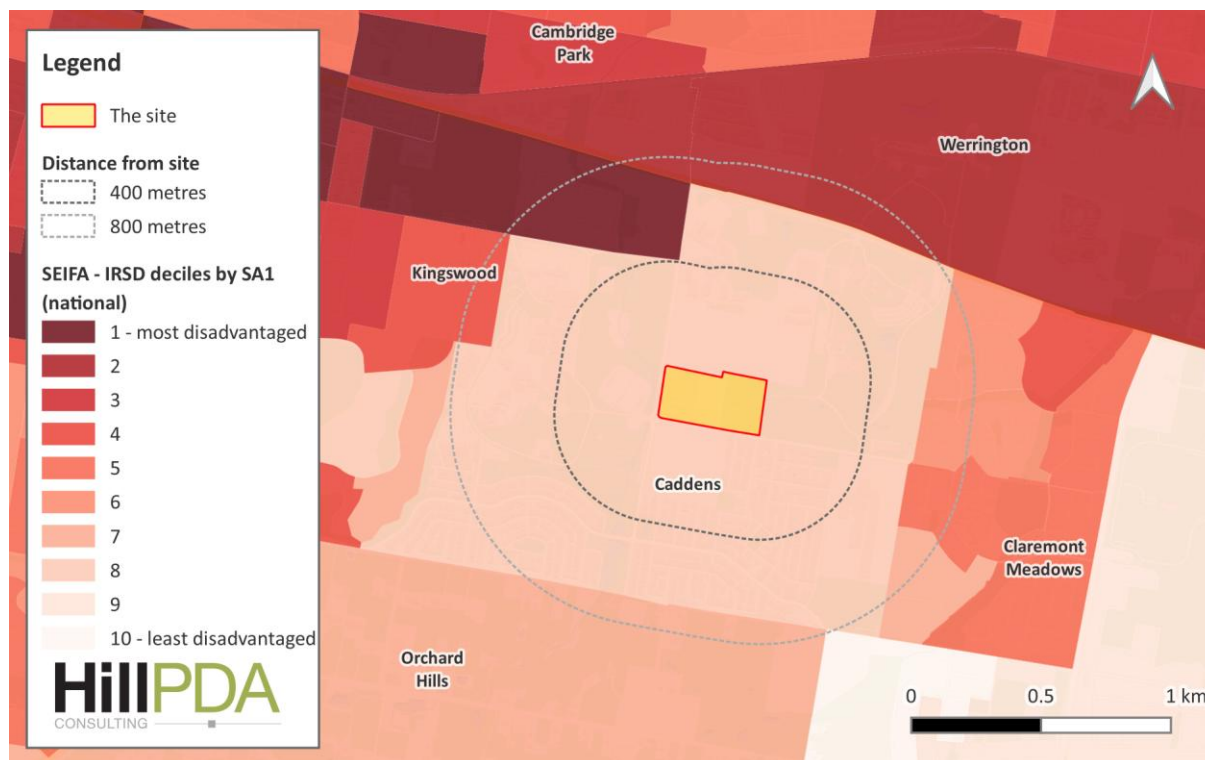
Figure 10: Distribution of SA1s within Kingswood-Werrington (SA2) on the IRSD (national)



Source: HillPDA; ABS (2021). SA1s for which no score is recorded (low population) have been excluded.

This data is also shown in Figure 11. The SA1s immediately surrounding the site have low levels of disadvantage, whilst the SA1s further to the east, north and west show higher levels of disadvantage.

Figure 11: SA1s near the site ranked against others on the IRSD (using deciles)



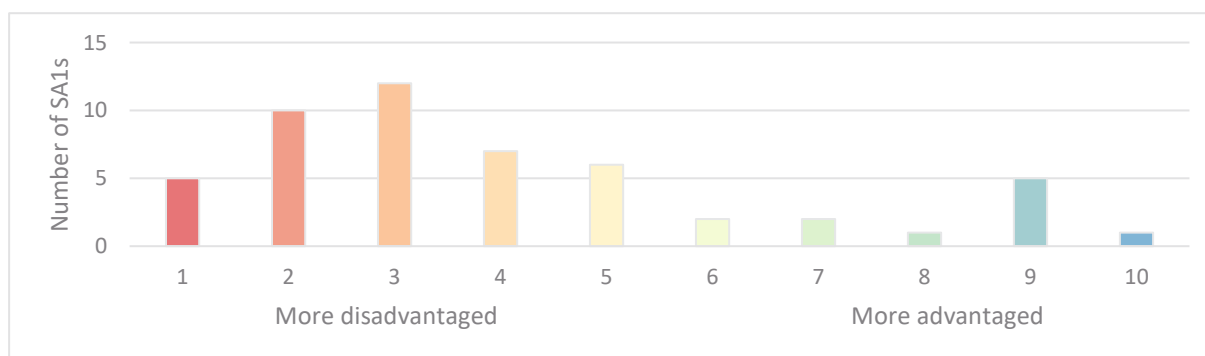
Source: HillPDA; ABS (2021). SA1s for which no score is recorded (low population) have been excluded.

4.3.2 Relative socio-economic advantage

The SEIFA Index of Relative Socio-economic Advantage and Disadvantage (IRSAD), in addition to the indicators of disadvantage above, examines factors like professional occupations, high income, higher education levels, and larger dwellings to compare overall levels of advantage and disadvantage in areas.

Figure 12 shows the distribution of IRSAD rankings for SA1s within the social locality. There are few relatively advantaged areas, with only seven SA1s in the study area (out of a total of 51) ranked in the top three deciles. Most SA1s in the study area (40 out of 51) are ranked between the first and fifth deciles, indicating a greater concentration of socio-economic disadvantage.

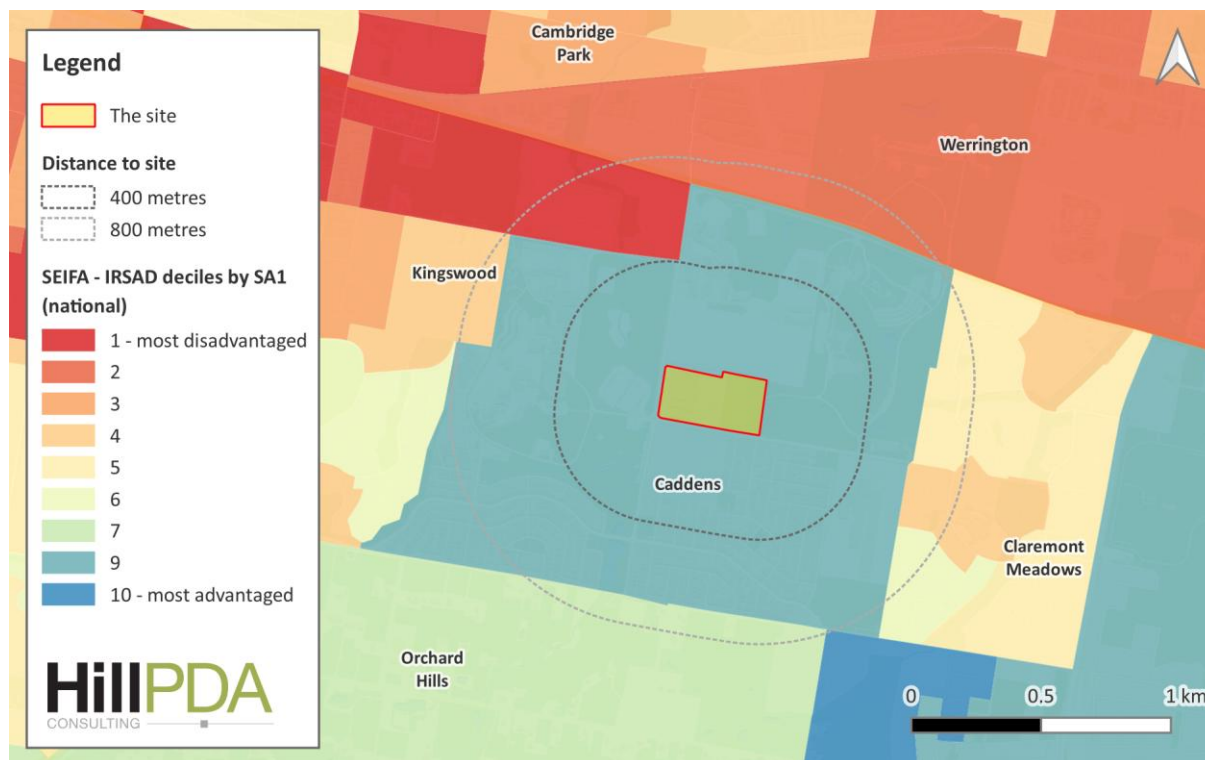
Figure 12: Distribution of SA1s within Kingswood-Werrington (SA2) on the IRSAD (national)



Source: HillPDA; ABS (2021). SA1s for which no score is recorded (low population) have been excluded.

This data is also shown in Figure 13. Whilst the SA1s immediately surrounding the site show higher high levels of advantage, the SA1s further to the east, north and west show higher levels of disadvantage, potentially indicating fewer households with high incomes, or fewer people in skilled occupations.

Figure 13: SA1s near the site ranked against others on the IRSAD (using deciles)



Source: HillPDA; ABS (2021). SA1s for which no score is recorded (low population) have been excluded.

4.4 Crime

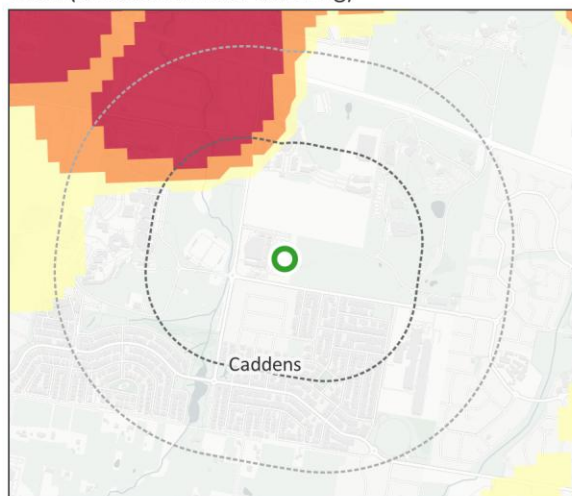
Data from the NSW Bureau of Crime Statistics and Research (BOCSAR) has been mapped below in Figure 14 and Figure 15 to show crime hotspots near to the site.

Of the crime types for which hotspot mapping is available, there were strong hotspots present within 800 metres of the site for all but one type (theft (steal from person)). The following crime types showed strong hotspots within 400 metres of the site:

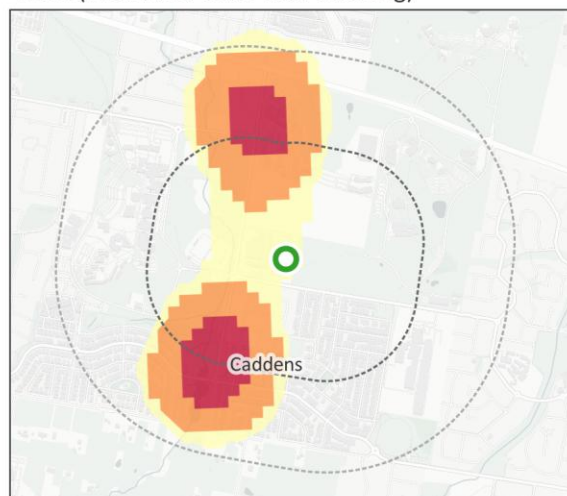
- Theft (break and enter dwelling)
- Theft (break and enter non-dwelling)
- Theft (motor vehicle)
- Theft (steal from vehicle)
- Theft (steal from dwelling)
- Robbery.

Figure 14: BOCSAR crime hotspot maps for incidents between April 2022 and March 2025 (contd. over)

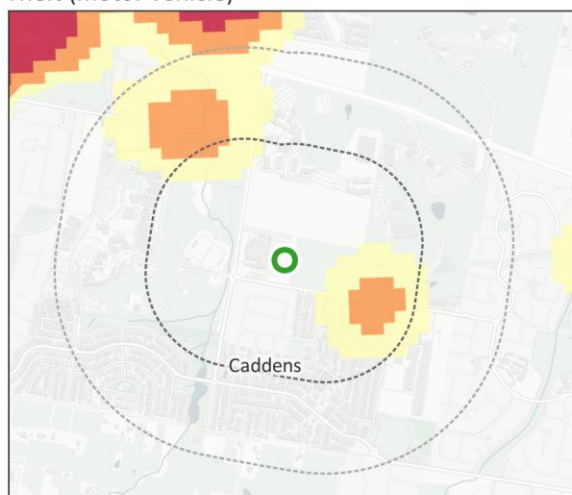
Theft (break and enter dwelling)



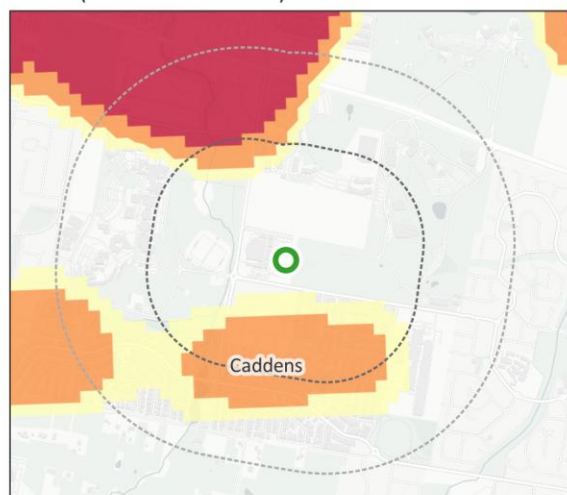
Theft (break and enter non-dwelling)



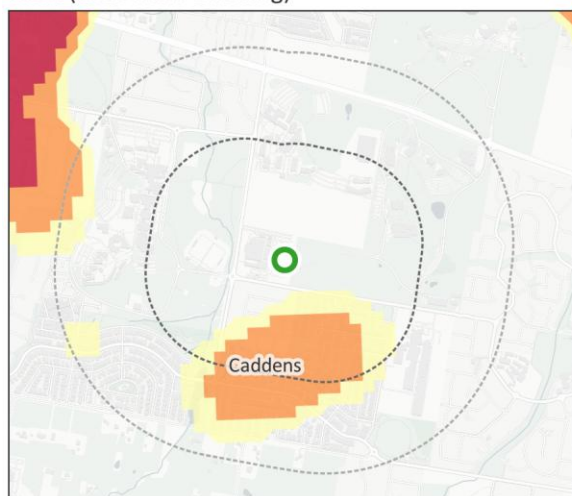
Theft (motor vehicle)



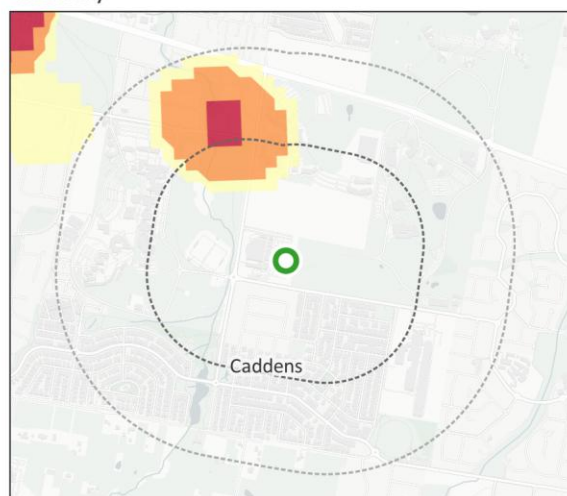
Theft (steal from vehicle)



Theft (steal from dwelling)



Robbery



Legend

Distance from site
 The site
 400m
 800m

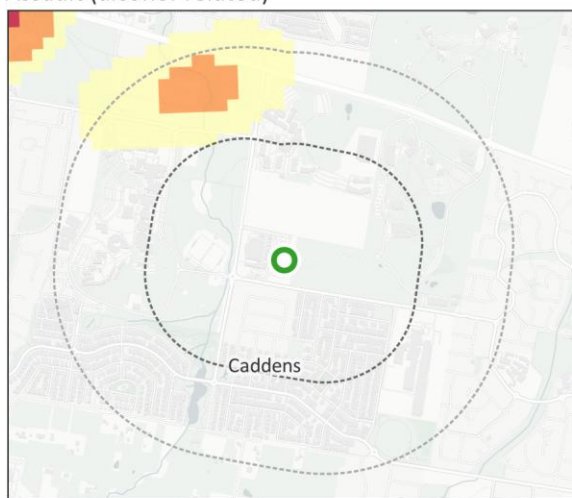
Crime density (April 2022-March 2025)

High
 Medium
 Low

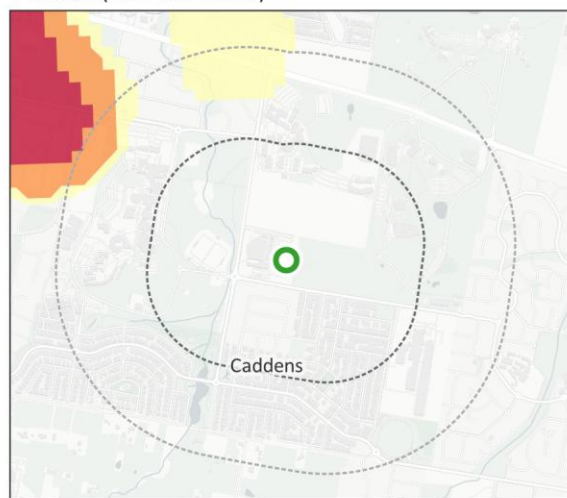
Source: HillPDA; NSW BOCSAR (2025)

Figure 15: BOCSAR crime hotspot maps for incidents between April 2022 and March 2025 (contd.)

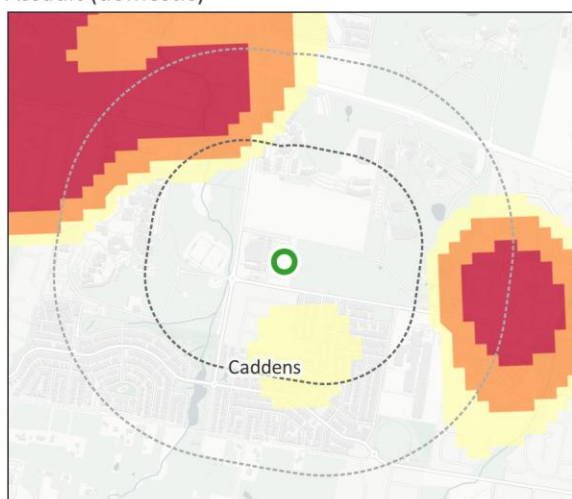
Assault (alcohol-related)



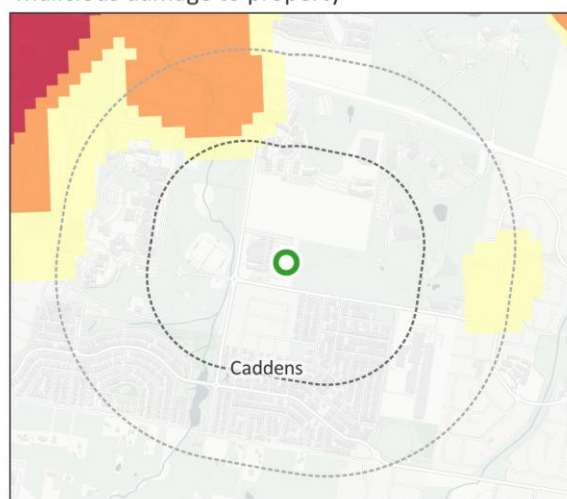
Assault (non-domestic)



Assault (domestic)



Malicious damage to property



Legend

Distance from site
 The site
 400m
 800m

Crime density (April 2022-March 2025)

High Medium Low

Source: HillPDA; NSW BOCSAR (2025)

The crime hotspots data is useful to gain an understanding of whether crime is present in an area or not, however, to consider this issue further, it is necessary to investigate the underlying rates of crime. As BOCSAR data is available for only a selection of geographical boundary sets, our analysis in this section refers to the 2747 postal area, which contains Caddens, Kingswood, Werrington, Jordan Springs, and Llandilo.

Table 6 shows the count and rate (per 100,000 population) of the crime offence types shown above, across the 2747 postal area (which contains the site), the wider Penrith LGA, and New South Wales as a whole.

Table 6: Count and occurrence rate (per 100,000 population), selected crimes (April 2024-March 2025)

Offence type	2747 POA		Penrith LGA		New South Wales	
	Count	Rate	Count	Rate	Count	Rate
Theft (break and enter dwelling)	129	224.0	450	200.5	18,787	225.2
Theft (break and enter non-dwelling)	39	67.7	274	122.1	8,176	98.0
Theft (motor vehicle theft)	94	163.2	419	186.7	15,002	179.8
Theft (steal from motor vehicle)	227	394.1	845	376.4	26,086	312.7
Theft (steal from dwelling)	109	189.2	464	206.7	15,768	189.0
Robbery	17	29.5	62	27.6	1,902	22.8
Assault (alcohol-related)	87	151.0	424	188.9	17,081	204.8
Assault (non-domestic)	279	484.4	1,090	485.6	34,285	411.0
Assault (domestic)	289	501.8	1,121	499.4	38,108	456.8
Malicious damage to property	393	682.3	1,542	686.9	48,114	576.7

Source: HillPDA; NSW BOCSAR (2025)

Overall, for the crime types analysed in this study, the 2747 POA recorded similar or slightly lower incidence rates than the Penrith LGA as a whole. The exception to this were incidences of theft (break and enter dwelling) and theft (steal from motor vehicle), for which the 2747 POA recorded slightly higher rates than the Penrith LGA.

Compared to NSW as a whole, the 2747 POA recorded much higher incidence rates for the following crime types:

- Theft (steal from motor vehicle)
- Assault (non-domestic)
- Assault (domestic)
- Malicious damage to property.

Conversely, the 2747 POA recorded lower incidence rates than NSW as a whole for theft (break and enter non-dwelling), theft (motor vehicle theft), and assault (alcohol-related), the latter of which was significantly lower than the rate across both the LGA and NSW.

Overall, the review of crime data indicates that the area surrounding the site may be subject to a somewhat elevated level of crime. However, in general, this would be commensurate or lower than the rates of most crimes across the LGA as a whole. The exception to this would be crimes of theft (break and enter dwelling) and theft (steal from motor vehicle), both of which were seen to have occurred in relative proximity to the site and at higher rates than the LGA and NSW overall.

The site's proximity to several nodes of activation such as local commercial centres, TAFE and university campuses, Nepean Hospital, and Kingswood Railway Station are likely to contribute to the elevated crimes in the postal area, particularly those related to theft.

4.5 Key insights

The study area is notable for:

- A smaller proportion of households that speak a language other than English at home (approx. 32 per cent), compared to nearly 42 per cent of households across Greater Sydney.
- A greater proportion of lone person households (26 per cent) compared to Greater Sydney (23 per cent).
- The population of the study area is projected to increase by approximately 20 per cent between 2021 and 2041, to reach almost 30,000 in 2041.
- A younger median age (33) than Greater Sydney (37), with an overall younger population. However, the population projections suggest that the proportion of residents aged 55 years or older is projected to increase between 2021 and 2041, signalling an ageing population.
- A range of social infrastructure facilities are located within an approximate 800 metre radius of the site, including child care centres, primary and tertiary educational facilities, healthcare facilities, and open space and recreation facilities.
- A review of SEIFA data indicates that in 2021, areas immediately surrounding the site had moderate-high levels of advantage, whilst those further to the west (Kingswood), north (Werrington) and east (Claremont Meadows) showed higher levels of disadvantage.
- A review of crime data revealed limited crime hotspots in the immediate vicinity of the site, however, within 800 metres, there were significant crime hotspots for a wide range of crime types.
- Detailed investigation of BOCSAR crime data suggests that whilst the area is subject to elevated crime rates compared to NSW, incidence rates were generally equivalent or lower than incidence rates for the LGA as a whole.

CONSULTATION

5.0 CONSULTATION

This chapter provides a high-level overview of findings from engagement activities undertaken in relation to the proposal to date. The purpose of this is to enable the assessment of social impacts to be grounded in the local context, ensuring potential impacts reflect the local community's understanding of key issues.

The findings of this chapter are based on the information provided to HillPDA in the form of the *Consultation Outcomes Summary*, prepared by Community Insights Consulting (dated August 2025). HillPDA have not undertaken any community consultation activities related to the proposal, nor been involved in any such activities.

5.1 Previous consultation

The site and proposal have a relatively long strategic and statutory planning history. As part of this, a range of community consultation activities have been undertaken over an extended period. This includes public exhibition periods as well as various activities undertaken by the proponent and/or Council with the community and other authorities / agencies regarding the site and wider strategic planning area. Specifically, this includes:

- **Phase 1 Review of the draft Penrith Local Environmental Plan 2010** – Planning Proposal (approved), on exhibition May 2020.
- **DA17/0995** – Development Application (approved) for the western half of the site, for a shopping centre.
- **DA23/0281** – Development Application (refused) for the entire site for a mixed-use development (the previous scheme).

Based on the available information at the time of preparing this report, the main themes noted in community feedback received were:

- Concerns about increased density
- Infrastructure availability and capacity
- Environmental and amenity impacts
- Construction phase impacts.

5.2 Project-specific consultation

Informed by the above prior engagement activities, the proponent's community consultation consultant (Community Insights Consulting) delivered a bespoke set of consultation activities relating to the current proposal. This section provides an overview of these activities and outcomes.

5.2.1 Local community engagement

The engagement activities with the local community consisted of a range of methods, including:

- A community door knock and letterbox drop of 320 flyers (undertaken 23 May and 24 May 2025, to the addresses shown in Figure 16)
- A community information line, project email address, and project webpage (included in the flyer)
- An online survey (accessible via the project webpage, available between 23 May and 15 June 2025)
- Two community pop-up information stalls, held on 5 June and 7 June 2025, outside Woolworths in Caddens Corner.

The engagement activities received a moderate amount of attention, with 48 interactions across the two pop-up events and 38 survey responses. The doorknock generated just two interactions. No emails or phone calls were received via the dedicated phone line and project email address.

Common themes raised by the community during the engagement included:

- Acknowledgement that the local area is growing and requires additional housing
- Concerns regarding local parking and traffic impacts
- Concerns regarding reductions in open green space and impacts on animal habitat
- Concerns regarding parking availability for the existing Caddens Corner shopping centre
- Interest in new retail and restaurant opportunities
- Concerns regarding appropriateness of the proposed housing typologies and potential demographic shifts
- Concerns regarding impacts from increased population density on local social infrastructure.

Figure 16: Door knock and letterbox delivery area



Source: Community Insights Consulting (2025)

5.2.2 Traditional owner engagement

The project team also undertook engagement with representatives of the local Aboriginal community, including:

- A Walk on Country (7 March 2025)
- An in-person workshop (10 March 2025)
- An online workshop (5 May 2025).

Registered Aboriginal Parties (RAPs) were identified and invited to all the above events to provide feedback regarding cultural heritage values.

Key themes raised by these stakeholders included:

- Desire to maintain views through the site through a green line and the introduction of native trees
- Acknowledging natural waterways through the site to assist with drainage and maintain ecological health
- Opportunities for oral histories to be incorporated in the architecture
- Maintaining artefact sites within the site
- Ensuring opportunities for meeting and gathering spaces
- Re-build and maintain opportunities for native animals to return and/or thrive
- Use of colours of Country.

These findings are reflected in the *Connecting With Country* report prepared alongside the development of the proposal.

5.2.3 Government engagement

The proponent has also undertaken engagement with a selection of government stakeholders, providing them with information about the proposal and the findings of the technical assessments. Government stakeholders engaged by the proponent were:

- The NSW Department of Planning, Housing and Infrastructure (DPHI)
- Penrith City Council
- The NSW State Design Review Panel (SDRP).

Engagement consisted of a number of meetings across the period from early 2024 to June 2025. Matters discussed included:

- Planning pathway options
- Proposed height and use variations
- Carparking provision rates
- Developer contributions, land dedication and associated works
- Connecting to Country
- Design treatments for the included biodiversity conservation area and site boundaries
- Traffic and access.

5.3 Summary and next steps

The project team and proponent have undertaken a range of community consultation activities over an extended period in the lead up to the current scheme. The scheme has been refined and altered in a variety of ways in response to feedback received.

There has been a moderate degree of interest in the project from the community and key stakeholders, with some of the key themes including:

- Open space and social infrastructure provision
- Environmental preservation and amenity
- Traffic and parking concerns
- Development height and density concerns.

Following submission of the SSDA, the proposal will be placed on public exhibition, allowing the general public to provide feedback. It will also be referred to relevant agencies for comment at this stage. Feedback received will be considered by NSW DPHI in its assessment of the proposal and may inform a Response to Submissions process, wherein additional work could be required to alter the proposal or provide additional information.

SOCIAL INFRASTRUCTURE NEED

6.0 SOCIAL INFRASTRUCTURE NEED

6.1 Projected population

This section provides an estimated projection of the residential population that would eventuate at the site (assuming full delivery of the proposal). This will be used to enable projecting the likely social infrastructure needs generated by the proposal in the subsequent sections.

6.1.1 Residential population

The proposal consists of 482 residential dwellings, across a mix of 1, 2, and 3-bedroom dwellings. Of these, around two thirds would be 2-bedroom units (317), with the remainder comprised of a roughly even split of 1- and 3-bedroom units (86 and 79, respectively).

To provide a projection for the eventual resident population at the site, we have applied the existing household sizes (as at the 2021 Census) in the study area to the proposed yields. As shown in Table 7, we project a resident population at the site of 868 people.

Notably, the projected population of the proposal is significantly reduced compared to the earlier scheme (refer to section 2.2). Our estimate for the earlier scheme – based on a total of 545 dwellings – was for a total resident population of 1,177 people at the site. This represents a decrease in the ultimate population of over 309 people.

Table 7: Projected population at the site

Dwellings		Average household size	Yield	Projected population
Bedrooms	Type			
1-bedroom	Unit	1.13	86	97
2-bedroom	Unit	1.72	317	545
3-bedroom	Unit	2.85	79	226
Total			482	868

Source: HillPDA; ABS TableBuilder (2021). *Note: figures have been rounded.*

Utilising the estimated resident population indicated above, a projection of the population age distribution at the site has been calculated. Our projection is shown in *service age groups*, which group people in terms of approximate life stages. This better enables consideration of the likely social and community infrastructure needs of the population at the site. This is shown in Table 8.

Table 8: Projected age distribution at the site

Service age group	Proportion of study area*	Projected population
Babies and pre-schoolers (0-4)	6.6%	57
Primary schoolers (5-11)	6.8%	59
Secondary schoolers (12-17)	2.8%	24
Tertiary education and independence (18-24)	11.5%	100
Young workforce (25-34)	28.5%	247
Parents and homebuilders (35-49)	23.3%	202
Older workers and pre-retirees (50-59)	10.9%	95
Empty nesters and retirees (60-69)	6.4%	56
Seniors (70-84)	3.0%	26
Elderly aged (85 and over)	0.2%	1
Total	100.0%	868

Source: HillPDA; ABS TableBuilder (2021). *Study area population filtered to residents of unit/apartment dwellings only, (2021 Census – counting persons, place of enumeration). *Note: figures have been rounded.*

As shown above, the largest groups anticipated to reside at the site are the *young workforce* and *parents and homebuilders* service age groups. In combination, these account for over 50 per cent of the total population. In contrast, only around 10 per cent of the population at the site are projected to be people aged 60 years or older, although this would still represent a total of 84 people.

The projected population is anticipated to include only a small proportion (around three per cent) of *secondary schoolers*, with just 24 residents aged between 12 and 17 years old. This would be contrasted, however, by the relatively large number of younger children anticipated to reside at the site, with 57 *babies and pre-schoolers* and 59 *primary schoolers*, around 13.4 per cent of the site's population in total.

Overall, it is anticipated that the site would host a fairly diverse population, with around two thirds consisting of children and young- and middle-aged adults, augmented by smaller shares of both younger and older single, couple, and group households.

6.1.2 Other population

Other population groups on site will include workers in the proposed commercial floorspace on site. The presence of these workers will generate expenditure and support the ongoing evolution of Caddens Corner.

Overall, there are anticipated to be a total of 81 workers (FTE) at the site once operational. Demand for social infrastructure from this additional on-site 'population' has been considered in the social infrastructure need assessment provided below.

6.2 Projected likely social infrastructure need

In assessing the nature and level of social infrastructure need, historic practice has been to apply a population based approach which relies on thresholds for social infrastructure provision. Recent research has revealed that such models can be limited in outer-suburban settings, where they can lead to more limited social infrastructure access in areas with lower densities, presenting risks of double disadvantage or deprivation amplification. A response to addressing these issues is to apply an access-based social infrastructure model (one that considers location/access, as well as population).

An indicative level of social infrastructure need that will arise from the proposal can be ascertained using standards from a variety of sources, as well as average servicing levels derived from aggregate statistical data.

As there are no specific social infrastructure benchmarks provided by Penrith City Council, our assessment refers to benchmarks from the *Parramatta Community Infrastructure Strategy* (the CIS) an equivalent set of benchmarks. The CIS provides benchmark social infrastructure provision rates for a range of facilities within the Parramatta LGA, and is considered to be reflective of a best-practice benchmarking approach.

Selected benchmarks from the CIS have been applied to the projected population calculated above. The resulting social infrastructure demand is shown in Table 9.

Table 9: Projected social infrastructure need

Type	Benchmark	Existing*	The proposal		Additional need
			Parameter	Need	
District library	1 facility: 20,000 – 35,000 residents	1	868	<0.1	Negligible
	39 sqm: 1,000 residents +20% circulation	7,000sqm	868	40.6sqm	
Community space	80 sqm: 1,000 residents	0	868	69.4sqm	1 local space
Long day care	1 place: 2.48 children 0-4 years		57 children	23 places	Negligible
	1 place: 75 workers		81 workers	2 places	
	Total	336		25 places	
OSHC	1 place: 2.7 children 5-11 years	186	59 children	22 places	Negligible
Aquatic facility	1 facility: 100,000 – 150,000 residents	0	868	<0.1	Negligible
Play space	1 play space: 2,000 residents	4 spaces	868	0.4 spaces	1 play space
Parks and open space	1 ha park: 1,000 residents	1.75ha	868	0.87ha	1 local park
	1 ha sporting: 1,000 residents	6.53ha	868	0.87ha	Negligible
	1 ha natural areas: 1,000 residents	27.34ha	868	0.87ha	Negligible
Indoor courts	1 court: 20,000 residents	2 courts	868	<0.1 court	Negligible
Indoor sports centre	1 centre: 50,000 – 100,000 residents	0	868	<0.1 centre	Negligible

*Within 800 metres of the site

The proposed development concerns the construction of a large mixed use development. The population projections show that 868 people would reside at the site, assuming full development of the proposal. This represents a relatively significant increase in population for the area, although this is within the context of steady long-term growth across the study area over the past 20 years (Kingswood-Werrington SA2).

Overall, the projected demand for social infrastructure is (in general) considered able to be accommodated by the existing infrastructure near the site. The following sections consider social infrastructure provision in more detail.

6.2.1 Open space and recreation

There are several open space and recreation facilities of varying size and utility within an 800-metre catchment of the site, with the majority being parks or reserves. The above review identified that there are approximately 1.75 hectares of parks within around 800 metres of the site. We also identify that there are four play spaces, at Cedars Park, Caddens Oval, Hilltop Park, and Roger Nethercote Park.

In terms of active or sporting open space, the site's proximity to WSU enables a relatively high level of provision, with a total of around 6.5 hectares of sporting open space area within around 800 metres of the site. It is noted, however, that public access to these areas may be limited. The recently-completed Caddens Oval contributes a significant public asset to the portfolio of facilities accessible from the site, offering a large, grassed oval as well as cricket-specific training facilities and a half-court basketball court.

This is bolstered by the site's proximity to multiple natural open spaces and drainage reserves (or similar). In total, these provide around 27 hectares of open space near the site, although the vast majority of this area is of minimal utility and lacking in adornment. A small proportion of this area consists of well-landscaped areas with features such as footpaths, shade trees, and seating (most notably within Gandell Reserve and Caddens Oval).

Overall, based on the benchmarks referenced above, the existing provision of open space and recreation facilities near the site is generally sufficient to meet the day-to-day needs of the anticipated 800 additional residents at the site, particularly with regard to sporting open space and passive open space or natural areas.

Due to a combination of the comparatively low provision of parks and playgrounds overall and their relative distance from the site (none within 400 metres), it is considered that the proposal would generate demand for a local park and playground that would not be sufficiently met by the existing provision.

Additionally, it is noted that most of the sporting open space available near the site is controlled by WSU, and Caddens Oval is almost 800 metres from the site. As such, providing a small, informal space at the site suited to casual sporting activities would assist in meeting the day-to-day needs of the future residents, particularly the children and young adults. This could be in the form of a small paved or grassed area with a wall (e.g. for kicking a soccer ball) or basketball hoop.

As well as the social infrastructure provided in the surrounding area, the proposal incorporates a range of facilities available to future residents at the site, as well as areas which are accessible to the public. A breakdown of the overall provision across the scheme is shown in Table 10. Figure 17 shows the overall landscape plan for the site. Figure 18 shows a render of one of the main proposed open space areas the 'community forest park'.

Table 10: Open space provision overview

Item / location	Access	Size	Comment
Village Green	Public open space	3,150sqm	General open space adjacent to proposed new retail areas ('eat street'). Suited to gathering, seating, passive lawn space use, events.
Community Park	Public open space	2,561sqm	Dedicated public park providing active and passive amenity areas, including a dog park, open lawn, outdoor exercise and play areas, barbecue facilities, and seating and shelters.
Six Seasons Forest Walk	Publicly accessible communal open space	-	Provides pedestrian circulation through and across the site as well as shading, seating, and gathering and dwell spaces. <i>Note: total area shared across Forest Walk and Forest Green.</i>

Item / location	Access	Size	Comment
Forest Green	Publicly accessible communal open space	2,930sqm	Provides seating, outdoor dining, landscaped areas with shading and barbecue areas.
Communal open space (rooftop)	Resident-only open space	983sqm	Rooftop terraces with planting, seating, landscaping. <i>Note: total includes 222sqm above Building S, 370sqm above Building T, and 391 sqm above communal room.</i>
Landscaped curtilage and TEC land	None	4,758sqm	Fenced-off environmental protection reserve and landscaped curtilage area.
Total		14,382sqm	

Figure 17: Landscape plans for the site



Source: Site Image Landscape Architects (2025)

Figure 18: Render of the proposal showing communal open space



Source: Group GSA (2025)

6.2.2 Education

Primary schools

There are two public primary schools located approximately 800 metres from the site. The site is currently located within the drawing area for Kingswood Public School. At the time of preparing the previous SIA (mid-2023), HillPDA contacted Kingswood Public School to determine the capacity of this school. School staff noted that there were currently 12 demountable classrooms on the site, and that the school has the potential to grow to be larger than the nearby Claremont Meadows Public School. It was estimated that the school has a total capacity of approximately 650 students, noting that the school recorded 519 FTE enrolments in 2025. Based on this, it is estimated that the school has room for at least 100 additional enrolments.

The other primary school near the site, Claremont Meadows Public School, was upgraded in 2019 to increase its capacity. Through the provision of 12 new permanent teaching spaces, the school can now accommodate up to 800 students. As at the time of preparing this SIA (June 2025), the school recorded 642 full time equivalent (FTE) enrolments. It is therefore assumed to have capacity to accommodate at least 150 additional students.

Based on the population projections for the site, it is anticipated that the proposal would generate a population of 59 additional primary school aged residents (5-11 years old). This represents exactly half the additional primary school aged population compared to the previous scheme, which we estimated to generate a total of 118 primary school aged residents.

Considering the above capacity considerations, there appears to be sufficient headroom in local public primary schools to accommodate additional demand arising from the proposal. Further, it is unlikely that 100 per cent of students would attend public schools, with some proportion likely to attend local private schools. This would reduce the scale of demand arising from the proposal.

High schools

As indicated earlier, the site is within the drawing catchment of Kingswood High School, which is located approximately 1.7 kilometres to the west of the site. The school recorded 988 FTE enrolments in 2025. Whilst preparing the earlier SIA (mid-2023), HillPDA contacted the school to discuss its capacity. School staff noted that the school was at capacity across most year groups, and was not currently accepting out of area enrolments. Given that Kingswood High School's current level of enrolment is roughly 30 students above the recorded enrolment at the time of previous engagement (938) with the school, it is likely that the school's future expansion capacity remains constrained.

Our projections suggest an additional population of just 24 high school aged residents arising from the proposal. This small additional population is likely to have only a minor impact on demand, and as for primary school students, some additional high school students are likely to attend private schools. Further, this represents a significant decrease in the population of high school aged residents at the site compared to the previous scheme. The previous scheme was estimated to generate a total of 87 additional high school aged residents, substantially more than the current scheme.

Regardless, it is recommended that engagement with School Infrastructure NSW be undertaken to further inform discussions around school capacity. Any current or future projects to expand the school could result in additional capacity, though none were able to be identified from a desktop review.

6.2.3 Child care

Within an approximately 800-metre catchment of the site, there are five long day care (LDC) centres with a total capacity of 336 places, and two out of school hours care (OSHC) centres with total capacity of 186 places. Of these facilities, three of the LDC centres and one of the OSHC centres recorded having vacancies as at the time of preparing this report (June 2025).

The proposal is projected to result in an additional 57 children aged four years or younger at the site. This population would be the main contributor to additional demand for LDC services in the local area, although the estimated 81 FTE additional workers at the site (once operational) would also contribute a small amount of additional demand. Overall, our assessment found that there would be demand for an additional 25 LDC places as a result of the proposal. This level of demand is significantly reduced compared to the previous scheme, which we assessed as generating demand for a total of 39 LDC places.

Given the existing capacity of 336 approved places and three centres with vacancies, along with the presence of additional LDC centres not far beyond the 800 metre catchment, it is likely that the additional demand arising from the proposal would be able to be accommodated within the existing supply.

In terms of OSHC demand, the proposal is projected to result in an additional 59 children aged between 5 and 11 years, generating demand for 22 OSHC places. This represents a reduction compared to the previous scheme, which would have generated demand for up to 44 OSHC places. Although there are only two OSHC centres near the site, both have a large number of approved places (186 total), and one was observed to have vacancies. It is likely that this additional demand would be able to be accommodated by the existing facilities.

6.2.4 Health

The proposed development would generate some increased demand for local health services. As noted, there is one health facility located within an 800 metre radius of the site, being the Caddens Medical Centre. This GP practice is co-located with the site, within the Caddens Corner Shopping Centre, providing future residents at the site with easy access to this facility. The nearest hospital is the Nepean Hospital, which is also located in relatively close proximity, approximately two kilometres west of the site.

Additionally, it is anticipated that there will be greater provision of health services within the local area through the continued growth of the broader Werrington Enterprise Living and Learning (WELL) Precinct.

Given the projected age profile of the population at the site (i.e. few older residents), it is unlikely to result in any significant level of additional demand for healthcare facilities in the local area.

6.2.5 Community facilities

There is one community facility within an 800 metre radius of the site, which is the NSW Government Archives and offices. This is a significant piece of public infrastructure, and it is publicly accessible from Tuesday to Saturday each week. However, the Archives are not a 'local' community facility targeted to the needs of average residents in Caddens and surrounding suburbs, and its service provision is intended for specialist or infrequent use cases.

There are no Council-run libraries within (or near to) 800 metres of the site. WSU's John Phillips Library (within WSU's Penrith Campus) is located around 500 metres west of the site. It is accessible to the public and provides approximately 7,000 square metres of library floor space. The nearest Council library is St Marys Library, roughly 3.5 kilometres east of the site, with Penrith City Library around 4.5 kilometres to the west.

Our assessment found that the proposal would generate a small amount of additional demand for library floor area and community spaces. The additional demand for library services was considered to be negligible, however, the lack of existing community spaces in the area surrounding the site and the distance to a public library suggests that there may also be extant unmet demand from the broader Caddens community.

As such, providing a small multi-purpose space, accessible to the public, within the site would both meet the additional needs arising from the proposal as well as supporting the existing Caddens community. Once operational, it would also be beneficial to establish a communal library or book exchange in one of the communal spaces at the site.

The proposal incorporates a selection of facilities available to future residents at the site. It is also noted that there is a public community space within the existing Caddens Corner commercial development. This area is currently vacant, having been dedicated to Council and then subsequently deemed surplus to requirements. As at the time of preparing this report, its future is to be determined.

A breakdown of the overall provision across the scheme is shown in Table 11.

Table 11: Community facility provision breakdown

Item / location	Access	Size	Comment
Private Dining Room	Residents only	50sqm	Provided at the ground floor facing north onto the Forest Park. Available for use by residents for a range of purposes.
Community space / recreational hub	Residents only	450sqm	Provided within the private open space of Building R. Multipurpose building suited to a range of uses.
Existing community space	Public	600sqm	Extant vacant community facility within Caddens Corner. Owned by Council. Future use to be determined.
Total		1,100sqm	

6.2.6 Summary

Overall, the proposed development is likely to result in a minor increase to the demand for social infrastructure in the local community. The existing social infrastructure in the surrounds generally has capacity to accommodate most day-to-day needs, and the provisions included within the site under the proposed scheme would address the identified shortfalls generated by the additional population at the site.

IMPACT ASSESSMENT

7.0 IMPACT ASSESSMENT

This chapter examines the potential social consequences of the proposed development. It presents an updated version of the findings presented in HillPDA's SIA. Our assessment is underpinned by the analysis conducted in the preceding chapters and the potential impacts have been identified through application of the *SIA Guidelines*.

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

7.1 Scoping

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

Social issues already in existence are relevant only as context, within which the impacts of the proposed subdivision must be examined. Issues have been assessed based on their impact during the construction and operational period of the development.

Social impacts can involve changes to:

- Way of life
- Community
- Accessibility
- Culture
- Health and wellbeing
- Surroundings
- Livelihoods
- Decision-making systems.

7.2 Area of influence

Social impacts of the proposed development may extend beyond the immediate surrounds. Potential impacts of the proposed development on the local community and broader community are detailed in Table 12.

Table 12: Area of influence of potential social impacts

Impact category	Local community	Broader community
Way of life	• Vibration, noise, dust, or odours during construction • Additional noise or lighting once operational	• Increase truck movements on road network during construction
Community	• Local job creation during construction • Increased demand for local services and facilities once operational	• Increased demand for district and regional facilities and services once operational
Accessibility	• Changes in access arrangements during construction • Reduced parking availability once operational • Improved access to high quality public spaces once operational	• Increased traffic during construction • Increased traffic once operational
Culture	• Disturbance to Aboriginal heritage items or values during construction • Changes to context of non-Aboriginal heritage items once operational	• None identified
Health and wellbeing	• Reduced wellbeing due to noise, dust, or vibration during construction • Impacts to safety from increased vehicle movements once operational	• None identified
Surroundings	• Reduced enjoyment of surroundings during construction • Changes to the public domain and local character once operational	• Changes to local character once operational
Livelihoods	• Impacts to existing on-site businesses during construction	• Benefits to local economy through worker expenditure during construction

Impact category	Local community	Broader community
	Improved access to employment opportunities for local residents once operational	
Decision-making systems	- Impacts through poor complaints management during construction - Benefits through reflecting local community needs and desires in future development	Perceived lack of agency

Each of the above impacts has been considered in the context of the area of influence, with findings outlined below.

7.3 Way of life

Definition

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

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

Construction

During construction, the proposal has the potential to negatively impact local residents' and visitors' way of life through noise, vibration, dust, and construction vehicle movements associated with construction activities. Social impacts to way of life from the construction phase of the proposed development would be temporary, across an anticipated 4.5-5 year, staged construction period. Such impacts (generally) only occur whilst works are being undertaken, and would cease upon commencement of the operational phase.

Construction impacts would most likely affect workers and shoppers at Caddens Corner Shopping Centre and the residential communities closest to the site, immediately to its north and its south. Construction impacts on local amenity would generally be contained within close proximity to a construction site. Construction impacts are also considered to be short term as they would be present only while construction is occurring.

According to a *Noise and Vibration Impact Assessment* (NVIA) prepared by Stantec to accompany the proposal (dated August 2025), construction noise at the existing retail centre adjacent to the site's west was anticipated to be within the accepted 'noise management level' range.

For other receivers, however, the impact of noise from construction works at the site was assessed to exceed the relevant 'noise management level'. This was the case for the residential receivers to the north and south of the site, as well as for the WSU Werrington South campus to the east. The NVIA notes, however, that for all affected receivers, construction noise is not anticipated to exceed the 'highly noise affected' level.

It is also noted that potential impacts to way of life could arise during the construction phase due to increased vehicle movements to and from the site, including workers' vehicles and construction vehicles. This is considered further in section 7.5.

Operation

Once operational, the proposal would deliver social benefits to way of life through the provision of 482 dwellings in a well-located setting with high amenity. Social benefits would flow to residents at the site, and would be particularly significant for residents of the 73 affordable housing dwellings, who would likely be able to access housing of an otherwise unattainable level of amenity and quality. Additionally, the proposal includes 48 adaptable housing units to meet the needs of residents with disability.

The scale of this benefit would be significant, given the increase in total housing supply, as well as in providing a major boost to housing diversity in the local area which is currently lacking. Benefits would be enhanced through providing appropriately-sized housing (a mix of 1-, 2-, and 3-bedroom dwellings) to meet the identified needs of existing and future members of the community, as well as by providing 73 affordable housing dwellings.

Future residents, workers, and visitors at the site and surrounding properties may be impacted by additional noise generated from the proposed development, such as through mechanical plant, waste disposal/collection, or use of loading docks. The scope of this impact would likely be minimal as the proposed development has been designed to meet relevant noise standards policies and guidelines.

Further, the separation of the site from neighbouring properties is also likely to be sufficient in mitigating most typical noise generation. This conclusion is supported by the NVIA, which finds that operational noise generated by mechanical plant at the site is anticipated to be compliant with the relevant requirements.

Mitigation and management measures

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

- A Construction Noise and Vibration Management Plan
- A Construction Management Plan
- A Construction Traffic Management Plan.

Operational impacts to way of life are anticipated to be limited in scope. Potential noise impacts arising at the site once operational would be mitigated through standard measures and design features.

7.4 Community

Definition

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

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

Construction

During the construction stage, the proposal has limited scope to cause significant effects to community.

According to the *Economic Impact Assessment* prepared by HillPDA to accompany the proposal (dated August 2025), the proposal would directly generate an estimated 600 FTE job years during the construction phase. It is likely, however, that the actual number of workers at the site at any given time would be significantly lower than this total figure. This influx of construction workers over an extended period of time (estimated to be around 4.5-5 years across three stages) may temporarily alter the composition of the community, though it is unlikely that this would be of a sufficient scale to cause significant impacts, with these likely being limited to within the site itself and its immediate surrounds.

For neighbouring residents and the broader local community, the major physical changes at a relatively large site may affect their sense of place. These impacts are unlikely to be significant in scale, particularly given the relatively recent development of the surrounding residential streets and ongoing construction works as the Caddens area grows. This is considered further in section 7.8.

Operation

Once operational, the proposal would support community resilience and diversity by providing additional housing in the local area. Assuming full development of the proposal at the site, the scale of the increase in housing provision at the site would be significant: providing an additional 482 dwellings, including 73 affordable housing dwellings.

This would allow new residents to live in the local area at a novel price point for Caddens (in comparison to the surrounding, newly-developed freestanding dwellings). Social benefits would flow from the creation of a diverse community at the site, with a mix of housing across a range of dwelling sizes, including 73 affordable dwellings.

Further, the proposal includes social infrastructure including both communal and public open space areas, informal outdoor areas for recreation, relaxation, and gathering, and resident-only indoor communal areas. This could have a positive impact on social connection amongst the future residents at the site as well as the surrounding community.

Social impacts to community could arise once the proposal became operational as the composition of the community would change with the addition of 868 new residents. The potential for this to be a significant impact is limited, however, as the proposal would be completed and operationalised in three stages across an estimated 4.5-5 year period, ensuring a gradual transition for the community.

Further, as the development of the Caddens area is relatively recent (and ongoing), the composition and identity of the community are likely still firming. Impacts from changing composition are therefore considered to be unlikely. It is noted that the scale and scope of any social impacts arising from community composition would be reduced under the current scheme compared to the previous scheme, given the reduced total population.

Mitigation and management measures

Overall, significant social impacts to community are not anticipated to arise from the proposal.

Once operational, opportunities may exist to enhance the social benefits to community cohesion delivered by the proposal. This may include developing a plan of management for the site that considers a range of matters including the organisation of activities or events, the establishment of resident groups, and mechanisms to identify and manage any security or safety concerns.

The extant public community facility within Caddens Corner presents an opportunity to provide additional social benefits for the existing Caddens community and should be investigated by the proponent in collaboration with Council.

7.5 Accessibility

Definition

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

Construction

As with the construction phase of any project, the movement of construction vehicles may impede traffic flow or alter traffic and pedestrian movement in the surrounding area. This has the potential to negatively impact residents' ability to use local roads, or to limit property access.

Access to existing services within Caddens Corner Shopping Centre could be impacted during construction of the proposed development, including through reduced amenity and the availability of parking at the site.

Construction vehicle movements may also impact accessibility through impeding or otherwise affecting public transport along the site's southern and western boundaries. This would affect the various bus routes traversing O'Connell Street, with construction vehicles potentially impacting the multiple bus stops adjacent to the site.

An indicative *Construction Traffic Management Plan* (CTMP) was prepared to accompany the proposal by TTPA (dated August 2025). The CTMP includes a range of indicative measures to address potential construction traffic impacts, including identifying designated access routes and providing construction worker parking within the site.

As details regarding the construction activities are not yet available, the TPA does not provide an indication of the scale of additional vehicle movements from construction traffic, however, given a construction workforce up around 600 FTE job years, any impacts would likely be of a similar scale to those identified for the operational phase (refer below). These were found to be of minimal significance in terms of impact on the local road network.

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

Operation

The proposal would provide significant social benefits to accessibility through providing additional housing at a well-located site, enabling around 868 residents to live close to existing social infrastructure including public primary schools, parks, healthcare facilities, Western Sydney University and a TAFE campus.

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

The exception to this would be access to local parks, playgrounds, and community spaces. Our assessment found that the existing provision of these facilities was limited in the immediate surrounds of the site. The provision within the proposal of 500 square metres of dedicated resident-only communal areas as well as a total of around 10,000 square metres of open space and landscaped area (including a new public park and playground) is, however, more than sufficient to address the additional demand generated by the proposal.

Additional vehicle movements from the site once operational could increase congestion on local roads surrounding the site, impacting accessibility for residents in the broader local area. The potential scale of this impact would be somewhat reduced, however, as the site is serviced by public transport in the form of bus routes with stops in close proximity to the site.

The *Traffic and Parking Assessment* (TPA) prepared by TTPA to accompany the proposal (dated August 2025) concluded that the additional traffic generated by the proposal once operational would be “quite imperceptible” and would not have a significant negative impact. Notably, any impacts would also be reduced in scale compared to the previous scheme, given the reduction in dwelling yield and population at the site.

The TPA notes, however, that major components of the surrounding traffic network (intersections with the Great Western Highway) are projected to perform poorly in future traffic projections. However, this was found to be the case with or without the proposal.

The proposal includes a total of 1,031 car parking spaces, in addition to the existing 506 car parking spaces at the site. According to the TPA, this is compliant with the relevant requirements, and should limit the scope of any impacts to accessibility through lack of parking. The proposal also includes 136 motorcycle parking spaces.

The proposal would also include 53 bicycle parking spaces. The TPA notes that the bicycle parking provision is lower than that required under Part C10 of the Penrith Development Control Plan 2014, which stipulates between 96 and 145 bicycle spaces. This lower level of provision may contribute to limited active transport uptake at the site in the long term, impacting accessibility.

Mitigation and management measures

It is anticipated that, prior to construction works commencing at the site, a detailed Construction Transport Management Plan (CTMP) that builds on the indicative CTMP provided in the TPA would assist in mitigating potential negative impacts to the surrounding community arising from construction activity. Prospective mitigation measures may include:

- Provide information to shoppers, businesses, and workers on changing access regimes at the site during the construction phase
- Ensure worker parking is provided within the site to minimise impacts on surrounding residents
- Maintain access for businesses and workers at the site during construction

- Minimise impacts on O'Connell Street – access the site via alternate routes to minimise impacts on public transport.

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

Prepare a revised Green Travel Plan (GTP) that builds on the GTP provided as part of the TPA, prior to the commencement of operations at the site. The GTP should consider opportunities for the proposal to:

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

In addition to the recommendations of the GTP, it is recommended that the proposal provide additional bicycle parking in accordance with the DCP provisions to enable uptake of active transport for residents at the site.

7.6 Culture

Definition

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

Construction

Construction activities have the potential to impact on community and culture through impacts to Aboriginal and/or historic heritage during construction. This can occur directly, through disturbance of archaeological items or changes to the physical fabric of heritage items, or indirectly through impacts to the context of a heritage item or intangible changes that affect the cultural significance of a location.

During the earlier stages of the development of the proposal, a review found that there were no heritage items within the site, and that it was not located within a heritage conservation area. It was concluded that no further heritage studies were necessary for the proposal. As such, it is considered that social impacts to culture arising from changes to historic or Aboriginal heritage items or areas are unlikely.

The above is supported in a *Connecting with Country* report (the CWC report), prepared to accompany the proposal by Artefact (dated April 2025). The CWC report notes that there were no registered Aboriginal sites present within the site, though there were 53 sites within a two by two kilometre study area around the site.

Operation

Construction phase impacts to heritage values would become permanent once the project entered the operational phase.

Mitigation and management measures

Social impacts to culture are considered unlikely to arise from the proposal. However, prior to the commencement of construction works at the site, the following measures identified in the CWC report should be implemented:

- Prepare an Unexpected Finds Procedure to manage any archaeological finds at the site
- Consult with project RAPs, LALC and key stakeholders about the caring and storage for any Aboriginal objects that may be found.

7.7 Health and wellbeing

Definition

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

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

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

Construction

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

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

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

Any impacts to health and wellbeing arising from construction works at the site would be generally temporary in nature, and limited to the patrons and workers of businesses at the site and residents of the neighbourhood its immediate vicinity. Significant impacts to health and wellbeing are considered to be unlikely given the separation of the site from surrounding residences and other potential sensitive receivers.

Operation

Developments can increase or decrease perceived and actual safety. The earlier investigation of BOCSAR crime data (refer to section 4.4) revealed crime hotspots for a range of offence types within the vicinity of the site, indicating that future residents and users at the site would potentially be exposed to health and safety impacts. Further analysis suggested that overall, crime occurred at a similar or reduced rate compared to the Penrith LGA overall.

It is considered unlikely that the proposal would contribute to increased rates of crime in the area. Conversely, the proposal would increase the activation and amenity of the site and its surrounds, resulting in improved passive surveillance and potentially increasing perceived safety. This would be supported by the access control elements of the proposal, which include securing communal areas of the site for resident-only access, and limiting public access to some of the semi-public areas of the site to standard business opening hours only. The retail-facing components of the site would be subject to alternative access control arrangements, though it is noted that these areas would include active surveillance (such as security personnel, CCTV etc).

To further inform the proposal's potential for health and wellbeing impacts through increased crime or antisocial behaviour, a *Crime Prevention Through Environmental Design* report (CPTED report) was prepared by Barker Ryan Stewart (dated August 2025). The CPTED report found that, overall, the design of the proposal was in accordance with CPTED principles and would sufficiently manage and minimise the risk of crime.

Mitigation and management measures

The proposal's noise and vibration impacts have been considered in the NVIA. Relevant mitigation and management findings on this matter are discussed in section 7.3.

Potential safety impacts arising from construction vehicle movements and changed access arrangements during the construction phase would be considered in additional detail prior to construction works commencing at the site. These would be included in a detailed Construction Traffic Management Plan that considers traffic volume, routes, site access points, and pedestrian/cyclist interactions and identifies appropriate mitigations and management measures.

Design and operational features of the proposed development have been informed by the findings of the CPTED report. The recommendations of the CPTED report should be reviewed and implemented as relevant prior to the commencement of operations at the site.

7.8 Surroundings

Definition

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

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

Construction

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

Removal of existing vegetation and other natural features at the site could also cause social impacts through changes to surroundings. To inform the proposal, an *Arboricultural Impact Assessment* (AIA) was prepared for the site by Redgum Horticultural (dated August 2025). The AIA found that the proposal would require the removal of 115 existing trees, with 57 existing trees to be preserved and retained. The AIA includes a range of measures to protect the nominated trees during construction works at the site.

Operation

During the operational phase, the proposal would result in significant, permanent changes to the physical environment at the site. It would increase the intensity of the development at the site through increased height and density in comparison to the existing uses at the site.

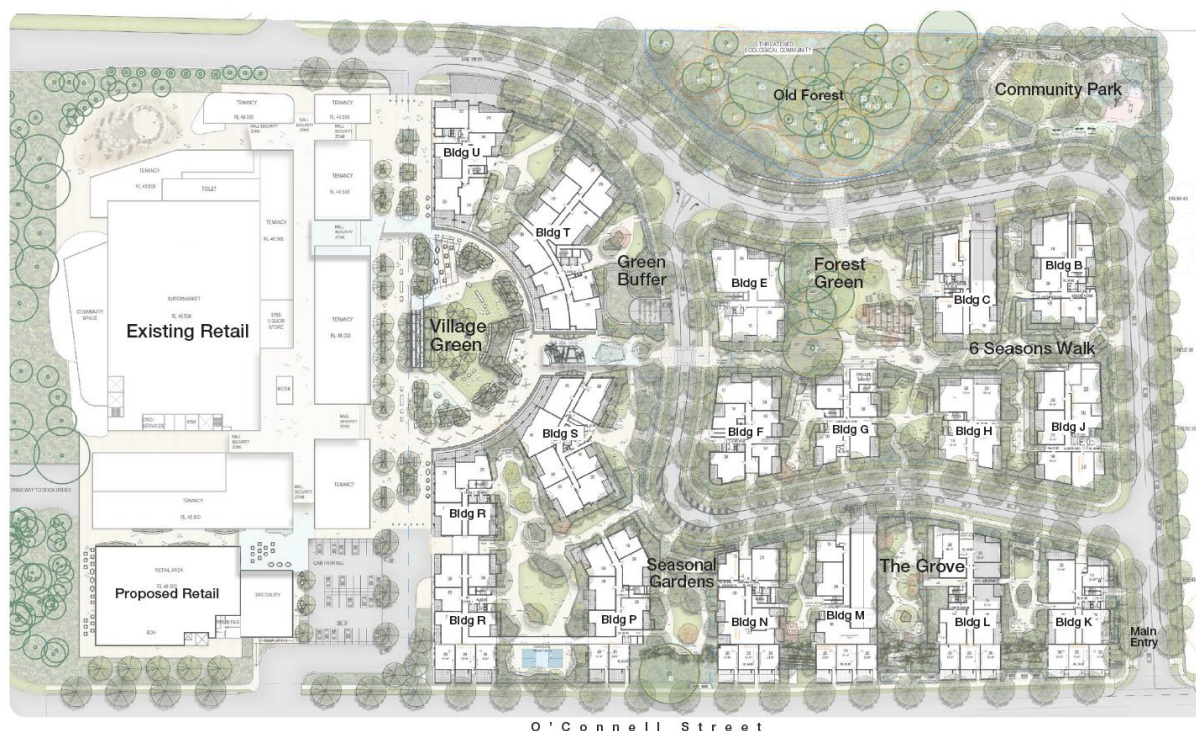
This is likely to lead to social impacts to surroundings for the neighbouring properties around the site. This could occur through reduced enjoyment of surroundings through the visual impact of the proposed structures at the site, or through overshadowing of properties.

Shadow diagrams prepared for the proposal by the architects indicate that the additional shadowing generated by the proposed buildings would be contained within the site itself and adjacent roads. Therefore, there would be no impact to adjacent properties.

The additional landscaping, planting, and embellishments included within the proposal's communal and public open space areas would also contribute to improved aesthetic value of surroundings for existing and future residents at the site. This would be compounded by the increased public access to the site and the new public space, with the Forest Walk offering a significant improvement to surroundings over the current undeveloped parts of the site.

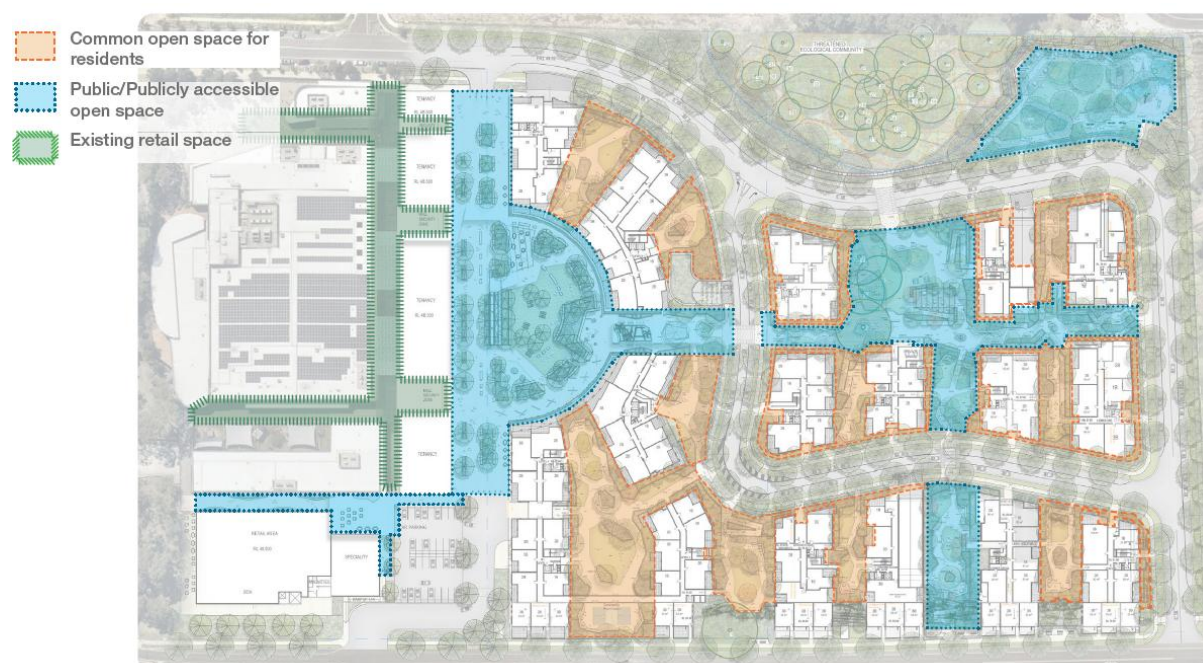
Further, according to the *Landscape Design Report*, prepared by Site Image Landscape Architects (dated July 2025), the proposed development's landscaping and planting would result in a tree canopy coverage of around 39 per cent across the site. This would represent a significantly higher level of site canopy coverage than that required by the relevant guidelines. Landscape plans for the site are shown in Figure 19 and Figure 20.

Figure 19: Proposed landscape masterplan



Source: Site Image Landscape Architects (2025)

Figure 20: Open space scheme and accessibility



Source: Site Image Landscape Architects (2025)

Mitigation and management measures

Impacts to surroundings during the construction phase would be managed using standard measures such as temporary screening and hoarding. These would be detailed in a comprehensive Construction Management Plan, which would be prepared prior to the commencement of construction works at the site.

Prior to construction, the measures indicated in the AIA would be reviewed and included in the planning for works at the site. This would include ensuring tree protection zones are employed where recommended, and other key recommendations to enable retention of identified trees are followed.

7.9 Livelihoods

Definition

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

Construction

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

This would cause significant social benefits to livelihoods, particularly for local construction workers. In addition, construction workers would boost the local economy through expenditure at surrounding businesses. The proposal is anticipated to generate approximately 600 FTE job years at the site across an estimated 4.5-5 year staged construction period.

However, the construction phase of the proposed development also has the potential to have negative impacts the livelihoods of existing workers and businesses at Caddens Corner Shopping Centre, such as through reduced visitation and expenditure at the centre, or through businesses choosing or being forced to close as a result of the proposal.

Operation

Once operational, the proposal would generate social benefits to livelihoods through the creation of a total of 81 jobs (FTE) at the site. The additional residential population at the site is also likely to compound benefits to livelihoods, with many of these residents likely to undertake some amount of their retail expenditure within the site, close to their home.

The proposal would also support benefits to livelihoods through providing additional, well-located housing at a range of price points (including Affordable Housing), enabling residents to live near existing employment opportunities.

Mitigation and management measures

It is anticipated that construction phase impacts to businesses and workers at the site would be mitigated through the implementation of a Construction Management Plan (CMP). The CMP should be developed in consultation with the existing tenants at the site, to help to ensure that there is a minimal level of disruption to these businesses and their operations. Ongoing communication with these stakeholders, particularly in advance of any potentially disruptive construction activities, will be critical in reducing any negative impacts on the livelihoods of workers and businesses at the centre.

The CMP would:

- Identify stakeholders who may be impacted by proposed construction activities

- Determine trigger points for notification during construction
- Nominate a single point of contact for the duration of the construction activities
- Incorporate feedback mechanisms to enable existing business owners and workers to provide input to the CMP by identifying potential impacts and mitigations.

7.10 Decision-making systems

Definition

Decision making systems concerns whether people:

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

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

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

Construction

Social impacts to decision-making systems arising from the proposal during construction would generally be limited in scope due to the current (largely) vacant nature of the site. The existing commercial operators and workers at the site may be interested in understanding the proposal and how it may impact their operations. Impacts would be most likely to arise for this stakeholder group, particularly if the development approval pathway or construction schedule is unclear or inconsistent, or if the built form and operational outcomes at the site appear to be inconsistent with their understanding of the proposal.

Beyond the existing commercial operators and workers at the site, there is the potential for people in the local community to feel that they have a lack of means to have input or say on the proposal. This impact is most likely to affect the residents of adjacent dwellings, as they would be most exposed to construction activities at the site.

Operation

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

Operational impacts to decision-making systems would be more likely to arise through the commercial and communal/public components of the proposal. Though these similar in nature to those described above, the likelihood of occurrence would be higher due to the increased scope for conflicts between commercial users (or users of shared or communal spaces) and sensitive receivers at the site such as residents.

Mitigation and management measures

The potential for social impacts to decision-making systems for the broader community is reduced significantly as the site and broader Caddens area have been subject to significant and long-standing strategic planning works, accompanied by various stakeholder consultation activities.

The proponent should determine an approach to managing the commercial component of the site prior to commencing construction works at the site. Ensuring that businesses and operators are informed and able to raise any sensitivities or dependencies early in the process would limit the potential for the proposal to generate significant impacts to decision-making systems. This should be addressed as part of the CMP (refer to section 7.9 for details).

7.11 Evaluation of impacts

The following tables draw on the above sections to predict the likely social impacts arising from the proposal. The impacts have been separately considered at the construction and operational phases. Impacts are assessed using the framework outlined in Appendix A.

7.11.1 Construction

The construction process has the potential to affect the amenity of sensitive receivers within the surrounding area through noise, dust, odours and the movement of construction vehicles to and from the site. Sensitive receivers for these types of impacts generally relate to residents but may also include child care centres, places of worship, community and recreational facilities or businesses (such as cafes and restaurants) that rely on the amenity of a locality to attract customers. These impacts are assessed in the table below.

Table 13: Construction phase: social impact evaluation and mitigation response

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual significance
Dust from construction activity could cause a decline in air quality, potentially impacting the amenity of surroundings and health and wellbeing of neighbouring residents and workers.	Possible + Minimal = Low	- Construction phase air quality impacts shall be minimised or avoided by incorporation of appropriate dust suppression and air quality control measures at various stages of the project. Dust suppression may include: - Covering of truck loads while in transport - Covering and/or wetting any stockpiles at the site as relevant	None identified	Unlikely + Minimal = Negligible
Noise and vibration from construction activity may negatively affect amenity for residents, workers and shoppers, impacting upon quiet enjoyment of surroundings, way of life and health and wellbeing.	Possible + Moderate = Medium	- When planning construction work that will generate significant noise or vibration, consider: - Substitution by an alternative process. - Restricting times when work is carried out. - Screening or enclosures. - Carry out demolition activity in accordance with the approved work hours.	Implement the recommendations of the Noise and Vibration Impact Assessment (NVIA).	Unlikely + Moderate = Low
Additional construction vehicle movements and any potential road closures may increase congestion on surrounding roads, impacting way of life, access and livelihoods for surrounding residents, workers and shoppers.	Possible + Minor = Low	- Manage access to/from adjacent properties. - Manage and control construction vehicle activity in the vicinity of the site. - Provide an appropriate and convenient environment for pedestrians and cyclists. - Minimise the impact on pedestrian movements. - Maintain appropriate capacity for pedestrians at all times on footpaths adjacent to the site.	- Encourage the use of public transport for workers - Encourage and facilitate carpooling by workers - Notify neighbouring residents, businesses, and any other potentially impacted premises of any changes to access. - Preparation of a Construction Traffic Management Plan (CTMP) / Construction Pedestrian Traffic Management Plan (CPTMP) and implementation of appropriate measures such as: - Employing traffic controllers at site access points to manage interactions between vehicles and pedestrians - Limiting construction works to within standard construction hours.	Unlikely + Minor = Low

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual significance
		- Maintain appropriate public transport access. - Carry out demolition activity in accordance with the approved work hours.		
Potential impacts to workers, shoppers, and businesses and residences from changed access arrangements and the provision of workers parking on site during construction, impacting way of life and access.	Likely + Minor = Medium	- Ensure worker parking is provided on site where possible - Consider the provision of alternate short-term parking for shoppers - Encourage workers to travel via alternative means (e.g. public transport)	Prepare a detailed CTMP prior to the commencement of construction works at the site and implement all relevant recommendations.	Possible + Minor = Low
Potential for interruptions to utilities service(s) for neighbouring residents and businesses may cause negative impacts to livelihood and way of life.	Likely + Minor = Medium	Ensure relevant properties are notified at least two weeks in advance of any changes to utility access.	- The Services Utilities Report determined that the proposed development is unlikely to have an impact on access to services and utilities for the local community. - The Services Utilities Report also identified the following works would be required in relation to site utilities: - Electricity: Installation of four new substations to supply the development - Telecommunications: Extension of the existing pit and pipe infrastructure - Water: Water mains owned by the university reticulate through the northern part of the site and require attention.	Possible + Minor = Low
Additional employment opportunities on site arising from construction activity (600 FTE job years directly), positively impacting livelihoods.	Almost certain + Moderate (positive) = High (positive)	Construction activity will draw resources from and thereby generate economic activity within the LGA and beyond.	None identified (positive)	Almost certain + Moderate (positive) = High (positive)
Potential feeling of powerlessness or lack of means to have input or say on the proposal during construction for surrounding properties and the wide community, negatively impacting decision-making systems	Possible + Moderate = Medium	None identified	- Implementation of a construction stakeholder communications plan, including: - Identifying stakeholders who will be potentially disrupted by construction activity - Engaging early with identified stakeholders regarding planned construction activities, identifying potential impacts and additional mitigations - ensuring that a point of contact remains available to assist with project-related enquiries throughout the construction process - Ongoing engagement with surrounding residents on the progress of the development and consideration of implementing a Stakeholder Management Plan (SMP).	Unlikely + Minor = Low

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual significance
Potential impact on community and culture through impacts to Aboriginal and historic cultural heritage during construction.	Possible + Minor = Low	None identified	- The site identified has been identified as having low Aboriginal archaeological potential and there are no heritage items or conservation areas at the site. - The following measures identified in the CWC report should be implemented: - Prepare an Unexpected Finds Procedure to manage any archaeological finds at the site - Consult with project RAPs, LALC and key stakeholders about the caring and storage for any Aboriginal objects that may be found.	Unlikely + Minor = Low

7.11.2 Operation

This section considers impacts that may occur once construction is completed, and the development is occupied and in operation.

Table 14: Operation phase: social impact evaluation and mitigation response

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual significance
Potential impacts to nearby heritage items, potentially impacting appreciation of their significance by the community.	Possible + Minimal = Low	None identified	There are no heritage items within or adjacent to the site. No operational impacts to culture from a heritage standpoint are expected.	Unlikely + Minimal = Negligible
Increased employment opportunities (81 FTE additional jobs at the site) and the availability of goods and services on site through the inclusion of commercial/retail floorspace, benefitting way of life, livelihoods, and access to local jobs.	Almost certain + Minor (positive) = Medium (positive)	None identified (positive)	None identified (positive)	Almost certain + Minor (positive) = Medium (positive)
Noise emissions, including from the operation of mechanical plant facilities, car parking and loading dock could potentially impact surrounding residents and workers enjoyment of surroundings, way of life and health and wellbeing.	Possible + Minor = Low		- Implement recommendations of the NVIA including: - Where possible, locate plant as far away from possible noise sensitive receivers as practical to minimise the aggregate noise level. - Select low noise mechanical equipment. - Acoustic louvres or solid barriers may be required, surrounding plant items on the rooftop. This mitigation will likely be driven by internal noise criteria within the residential spaces of the proposed development. - Where possible, locate noisy plant within an enclosed plant space. - Waste collection should only be performed during the day period (7:00am to 6:00pm) - Rubbish trucks and braking materials of vehicles associated with the operation of the facility should be maintained to minimize or eliminate noise (e.g., squeaky brakes, hoppers etc). - Patrons and drivers should implement quiet work practices	Unlikely + Minor = Low
Residents and workers (both in the proposed development and surrounds) could be impacted by noise and vibration from the use of communal areas in the proposed development potentially affecting enjoyment of surroundings, way of life and health and wellbeing.	Likely + Minor = Medium	- Locating mechanical equipment as far as practicable from noise sensitive receivers - Building barriers or enclosures around equipment - Using acoustic louvres - Incorporation of glazing on doors and windows		Possible + Minor = Low
Residents and workers (both in the proposed development and surrounds) could be impacted by noise and vibration from the surrounding environment, including roads and other buildings, potentially affecting enjoyment of surroundings, way of life and health and wellbeing.	Possible + Minor = Medium			Unlikely + Minor = Low
New residents could experience a sense of social dislocation and loneliness, affecting way of life; health and wellbeing; and sense of community.	Possible + Minimal = Low	None identified	- Consideration of facilitating “meet and greet” type-events to assist in familiarising new residents with the area. - The provision of a range of public and communal open space and facilities on site would allow residents to interact and assist with building community cohesion.	Unlikely + Minimal = Negligible

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual significance
The provision of diverse dwellings encourages a diverse mix of residents within the development, positively impacting way of life, social cohesion, sense of community, and livelihoods.	Almost certain + Minimal (positive) = Low (positive)	None identified (positive)	None identified (positive)	Almost certain + Minimal (positive) = Low (positive)
The proposal will provide more housing choice in the LGA, suitable for the projected increases in older residents, as well as for couple households with children who may prefer a unit over a house or townhouse. The proposal would significantly increase the supply of dwellings and positively impact future residents' livelihood, accessibility, way of life, and social cohesion in the area.	Almost certain + Minor (positive) = Medium (positive)	None identified (positive)	None identified (positive)	Almost certain + Minor (positive) = Medium (positive)
Provision of 48 accessible and adaptable dwellings would benefit an ageing population, enabling residents to age in place, and provide options for other households and individuals with access requirements. This would improve future residents' livelihood, way of life, and social cohesion.	Likely + Moderate (positive) = High (positive)	None identified (positive)	- Develop mechanisms to ensure accessible and adaptable dwellings are advertised for sale and rent as such. - Provide information and resources to residents of adaptable dwellings to enable them to retrofit accessibility features.	Likely + Moderate (positive) = High (positive)
There are existing crime hotspots and higher crime rates to the north-west of the site in Kingswood. This could potentially increase the risk of antisocial behaviour around site, impacting safety and wellbeing, as well as livelihoods for residents, workers and visitors to the site and surrounds. Built up areas with high crime can have the potential to create a feeling of unsafeness impacting way of life; enjoyment of surroundings and safety and wellbeing.	Possible + Minimal = Low	- Implementation of standard design elements to minimise anti-social behaviour, including: - Active frontages to ensure passive surveillance of public areas - Designated access points which are clearly visible for non-residential areas.	- Design and operational features of the proposed development have been informed by the findings of the CPTED report. The recommendations of the CPTED report should be reviewed and implemented as relevant prior to the commencement of operations at the site. - Resident-only areas to be secured and accessible only by residents - Large and diverse population on site would provide activation and passive surveillance across the day.	Unlikely + Minimal = Negligible
Additional demand for parks and open space arising from the increase in local population on site could impact accessibility for the existing and future residents in the local area.	Possible + Minor = Low	None identified	- Provision of approximately 14,382 square metres of open space, including a new local park, village green, environmental protection land, and a range of informal passive open space areas. - The removal of Building A from the original design plans to allow for the provision of additional open space adjacent to the remnant Cumberland Plain native vegetation	Very unlikely + Minimal = Negligible

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual significance
The provision of landscaping and planting at the site would improve local tree canopy coverage, potentially reducing the urban heat island effect and improving air quality and access to shade. This would also improve amenity and access to natural environment areas for local residents and future residents at the site.	Almost certain + Minor (positive) = Medium (positive)	None identified (positive)	None identified (positive)	Almost certain + Minor (positive) = Medium (positive)
Additional demand for and pressure upon health care services arising from the increase in local population on site. This could potentially impact upon way of life, health and wellbeing, and access for local residents and workers.	Unlikely + Minimal = Negligible	None identified	None identified	Unlikely + Minimal = Negligible
Additional demand for local schools (primary and secondary) arising from population on site, potentially affecting access to services.	Possible + Minor = Low	School capacity planning is the responsibility of NSW Education and School Infrastructure NSW. While modelling on school capacity planning is not made public, these agencies are tasked with monitoring and projecting population growth and planning infrastructure accordingly.	- As noted in section 6.2.2, HillPDA has estimated that: - The proposal could result in an increase in approximately 59 primary school age children - The proposal would result in an increase in approximately 24 high school age children - The local primary schools currently have the capacity to accommodate the growth in primary school age children, whilst the local high school (Kingswood High School) is currently at capacity with limited room to accept additional enrolments - The proponent should engage with School Infrastructure NSW regarding the expected increase in high school age students on site for incorporation into future capacity planning.	Possible + Minor = Low
Additional demand for and pressure upon child care services arising from increase in local population on site. This could potentially impact upon way of life, and access for local residents and workers.	Possible + Minor = Low	None identified	- HillPDA has estimated that the proposal would generate demand for approximately 25 additional LDC places and 22 additional OSHC places. - Our review of existing childcare facilities within an approximate 800 metre radius of the site found that there were several childcare facilities reporting vacancies at the time of reporting.	Unlikely + Minor = Low
Impact to surrounding parking availability from on-site uses, impacting accessibility and way of life for surrounding residents, workers and shoppers, and livelihoods for retailers which rely on existing parking.	Possible + Minimal = Low	None identified	- The proposal provides for a total of 1,031 car parking spaces, in addition to the existing 506 spaces at the site. - The TPA finds that the proposed parking provision will be adequate and appropriate, meeting all relevant requirements.	Unlikely + Minimal = Negligible

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual significance
The proposal includes 53 bicycle parking spaces, much lower than the recommended provision in accordance with the <i>Penrith Development Control Plan 2014</i> (between 96 and 145 spaces). This would impact accessibility, limiting the ability of residents and workers to utilise active transport to access the site.	Almost certain + Minor = Medium	None identified	- Provide end-of-trip facilities and bicycle parking to support active transport uptake. - Provide (or exceed) bicycle parking in accordance with the rates stipulated in the <i>Penrith Development Control Plan 2014</i>. - Ensure bicycle parking is distributed across the site, providing direct access to the various points of interest / residential areas.	Almost certain + Moderate (positive) = High (positive)
Increased congestion on local roads could impact accessibility and way of life for surrounding residents, workers, and visitors, and livelihoods for nearby businesses who rely on local traffic access.	Possible + Minimal = Low	None identified	The TPA prepared by TTPA concluded that there would be no adverse traffic implications from the proposed development	Unlikely + Minimal = Negligible
The provision of around 500 square metres of private communal space would increase the availability of meeting places and benefit social cohesion and wellbeing for building residents.	Almost certain + Minimal (positive) = Low (positive)	None identified (positive)	None identified (positive)	Almost certain + Minimal (positive) = Low (positive)
The provision of public open space within the site would increase amenity for existing local residents and workers.	Almost certain + Minor (positive) = Medium (positive)	None identified (positive)	None identified (positive)	Almost certain + Minor (positive) = Medium (positive)

CONCLUSION

8.0 CONCLUSION

This report comprises a revised assessment of the potential social impacts arising from a proposed mixed use development at 68-80 O'Connell Street, Caddens, in the Penrith LGA. The proposal incorporates demolition works at the site, tree removal, a boundary adjustment, relocation of car parking spaces, and construction of a staged development comprising retail premises and residential units across 16 buildings, with a total of 482 dwellings.

Through reference to the existing age structure and average dwelling sizes for high density dwellings across the study area, the projected population arising from the proposal has been estimated at approximately 868 residents.

The analysis has examined the site and its surrounds as well as its social context, noting that:

- There are several child care centres, educational institutions, healthcare facilities, and open space and recreation facilities within the local area, including several new parks recently constructed to the south of the site in Caddens.
- The study area currently has a younger age profile than Greater Sydney, however a review of the DPHI population projections has signalled an ageing population for the local area.
- A smaller proportion of households speak a language other than English at home (approx. 32 per cent) within the study area compared to across Greater Sydney (42 per cent).
- Areas immediately surrounding the site had moderate-high levels of advantage, whilst those further to the west, north and east showed higher levels of disadvantage.
- Whilst the area surrounding the site recorded elevated incidences of selected crime types compared to NSW, these were generally consistent with (or lower than) those recorded across the Penrith LGA as a whole.

Our assessment of the proposed development has found that there are likely to be a selection of negative social impacts during the construction period, including impacts to health and wellbeing from noise and vibration, and to accessibility through construction vehicle traffic and interruptions to services or access continuation. However, through the application of typical construction phase mitigations, these were all assessed to have a low or residual impact rating. We also found that the creation of around 600 FTE job years of construction phase employment at the site would constitute a significant social benefit.

Once operational, social impacts were considered likely to arise for neighbouring residents and future residents at the site from noise emissions from mechanical plant, and residential, communal, and commercial activities. The site's location near existing crime hotspots was also seen to present a social risk to health and wellbeing, with the addition of a large number of new residents in this area. It was also seen that the increased traffic generation and demand for parking from the proposed works at the site could impact accessibility for existing and future residents in the Caddens area. These operational impacts were all able to be reduced to a low or negligible impact significance rating with standard and project-specific mitigation measures.

The proposal was also seen to generate additional need for social infrastructure in the local area, impacting access for these facilities for existing and future residents. This, however, has been addressed through the provision of a range of communal facilities within the site as well as a new public park.

Our assessment also found that the proposal's minimal provision of bicycle parking spaces would generate social impacts to access that would limit the opportunity for active transport uptake at the site in the long term. With our recommended mitigation of providing additional bicycle parking across the site in accordance with relevant standards, this impact would be transformed into a social benefit.

The proposal was also found to have a range of social benefits once operational, including:

- The additional retail space and demand generated by the additional population would create 81 FTE new jobs at the site, providing social benefits to livelihoods, as well as an increased local expenditure catchment through the additional 868 residents next to the existing retail centre
- The provision of additional and diverse housing at the site including affordable housing (73 dwellings) and adaptable housing (48 dwellings) would address the existing shortfall in housing diversity and availability
- The significant landscaping, tree canopy, and several new public open space inclusions in the proposal would significantly improve the aesthetic quality and amenity of the site for future residents as well as the existing community and neighbours.

Overall, the proposal would have a small number of low-significance residual negative social impacts and a wide range of positive social impacts. In conclusion, the proposal has merit on social grounds.

APPENDIX

APPENDIX A METHOD

Penrith Council has not adopted a guideline for assessing social impacts. In lieu of a specific guideline, this SIA has adopted an approach that reflects current industry best practice, drawing upon the NSW DPHI *SIA Guideline for State Significant Developments 2023* (the *SIA Guideline*).

The SIA aims to scope, assess, and enhance or mitigate potential positive and negative impacts that may arise from the proposed development. The method for this SIA is divided into four phases as shown in Figure A1.

Figure A1: SIA process



Source: Adapted from NSW DPHI (2023), *SIA Guideline*.

A.1 Defining social impacts

A social impact can be defined as the net effect of an activity on a community and the wellbeing of individuals and families. Social impacts may occur across a range of aspects of an individual's and a community's life, as shown in Figure A2.

Figure A2: Areas of social impact

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

Source: Adapted from NSW DPHI (2023), *SIA Guideline*.

A.2 Scoping

Social impacts arising from a development may be positive, negative and cumulative. Table A1 presents the outcomes of impact scoping undertaken for the project. The table identifies high level key impact areas for detailed investigation, that may be affected by the proposal.

Table A1: Types of social impacts

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

Source: Adapted from NSW DPHI (2023), *SIA Guideline*.

A.3 Evidence base

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

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

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

- The Australian Bureau of Statistics
- NSW Bureau of Crime Statistics and Research
- NSW DPHI
- Relevant information provided by Council or the proponent.

A.4 Predicting, analysing and evaluating impacts

The impact assessment framework in this report identifies and evaluates changes to the social baseline due to the proposal. This includes the assessment of positive, negative, and cumulative impacts outlined in Chapter 7.0. Changes can be tangible or intangible; qualitative or quantitative; direct or indirect; and subjectively experienced.

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

The likelihood of a potential impact is a primary element of considering each social impact and its risk rating. The criteria used to determine the likelihood of any potential impact are described in Table A2.

Table A2: Likelihood of impact

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

Source: NSW DPHI (2025), *SIA Technical Supplement*. Adapted from Esteves A.M.et. al. (2017).

The magnitude of a potential impact is a key consideration to determine a risk rating. In determining the magnitude of a potential impact there are five key characteristics that must be considered, these are shown below in Table A3.

Table A3: Dimensions of social impacts

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

Source: NSW DPHI (2025), *SIA Technical Supplement*. Adapted from Esteves A.M.et. al. (2017).

Table A4 below identifies the overall magnitude level of impact rating.

Table A4: Magnitude of impact

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

Source: NSW DPHI (2025), *SIA Technical Supplement*. Adapted from Esteves A.M.et. al. (2017).

Potential impacts identified in the scoping process are analysed based on the nature of the impact and its predicted severity, and based on this, are assigned a level of significance in line with Table A5.

Table A5: Social impact significance matrix

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

Source: Adapted from NSW DPHI (2025), *SIA Technical Supplement*.

A.5 Social impact management

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

APPENDIX B SIA REVIEW QUESTIONS

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

Table B1: SIA review questions and relevant report sections

	Impact area	Section
General		
1	Does the lead author meet the qualification and experience requirements?	Yes, refer Author Declaration.
2	Has the lead author of provided a signed declaration?	Yes, refer Author Declaration.
3	Would a reasonable person judge the SIA report to be impartial, rigorous, and transparent?	Yes, HillPDA has been engaged as an independent expert and Appendix A details the approach taken.
Project's social locality and social baseline		
4	Does the SIA report identify and describe all the different social groups that may be affected by the project?	Yes, Chapters 3.0 and 4.0.
5	Does the SIA report identify and describe all the built or natural features that have value or importance for people, and explain why people value those features?	Yes, Chapters 3.0 and 4.0.
6	Does the SIA report identify and describe historical, current, and expected social trends or social changes for people in the locality, including their experiences with this project and other major development projects?	Yes, Chapters 3.0 and 4.0.
7	Does the social baseline study include appropriate justification for each element, and provide evidence that the elements reflect both relevant literature and the diversity of views and likely experiences?	Yes, Chapters 3.0 and 4.0.
8	Does the social baseline study demonstrate social-science research methods and explain any significant methodological or data limitations?	Yes, Chapters 3.0 and 4.0.
Identification and description of social impacts		
9	Does the SIA report adequately describe likely social impacts from the perspectives of how people may experience them, and explain the research used to identify them? When undertaken as a part of SIA scoping and initial assessment, has the plan for the SIA report been detailed?	Yes, the method and approach for preparing the SIA is described in Appendix A.
10	Does the SIA report apply the precautionary principle to identifying social impacts, and consider how they may be experienced differently by different people and groups?	Yes, the precautionary principle is applied in Chapter 7.0.
11	Does the SIA report describe how the preliminary analysis influenced both the project design and EIS Engagement Strategy?	Yes, the engagement approach is summarised in Chapter 5.0.
Community engagement		
12	Were the extent and nature of engagement activities appropriate and sufficient to canvass all relevant views, including those of vulnerable or marginalised groups?	Yes, Chapter 5.0.
13	How have the views, concerns and insights of affected and interested people influenced both the project design and each element of the SIA report?	Community engagement outcomes and project refinements/responses are described in Chapter 5.0.
Predicting and analysing social impacts		
14	Does the SIA report impartially focus on the most important social impacts to people at all stages of the project, without any omissions or misrepresentations?	Yes, Chapter 7.0.
15	Does the SIA report analyse the distribution of both positive and negative social impacts, and identify who will benefit and who will lose from the project?	Yes, Chapter 7.0.
16	Does the SIA report identify its assumptions, and include sensitivity analysis and alternative scenarios? (including 'worst-case' and 'no project' scenarios where relevant)	Yes, Chapter 7.0.
Evaluating significance		
17	Do the evaluations of significance of social impacts impartially represent how people in each identified social group can expect to experience the project, including any cumulative effects?	Yes, Chapter 7.0.

	Impact area	Section
18	Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?	Yes, however no significant impacts to vulnerable groups have been identified.
Responses, monitoring and management		
19	Does the SIA report propose responses that are tangible, deliverable, likely to be durably effective, directly related to the respective impact(s) and adequately delegated and resourced?	Yes, Chapter 7.0.
20	Does the SIA report demonstrate how people can be confident that social impacts will be monitored and reported in ways that are reliable, effective and trustworthy?	HillPDA has been engaged as an independent expert. Evidence presented here is from impartial sources.
21	Does the SIA report demonstrate how the proponent will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?	The SIA identifies the need to monitor and manage potential social impacts across the construction and operational phases of the proposed development. This is outlined in Chapter 7.0.

APPENDIX C DECLARATION

This Social Impact Assessment (SIA) relates to a proposed development by Caddens Estate Pty Ltd for the delivery of a mixed-use development at 68-80 O'Connell Street, Caddens. As part of this, the proponent would undertake demolition, tree removal, a boundary adjustment, relocation of car parking spaces, and construction of a staged development comprising retail premises and residential buildings, totalling 482 dwellings. This SIA has been prepared to accompany the State Significant Development Application for the project (SSD-80875966), issued 14 March 2025.

The SIA was completed on 9 September 2025.

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

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

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

- Qualifications: Bachelor of Science, Bachelor of Social Science, Master of Planning
- Experience: Five years preparing social impact assessments
- Professional memberships: Member of Planning Institute of Australia.



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