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Social Impact Assessment

2 FISHBURN CRESCENT, CASTLE HILL



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List of Abbreviations

Abbreviation	Definition
ABS	Australian Bureau of Statistics
DCP	Development Control Plan
HDA	Housing Development Authority
LGA	Local Government Area
LHS	Local Housing Strategy
LSPS	Local Strategic Planning Statement
SA2	Statistical Area Level 2
SEPP	State Environment Planning Policy
SIA	Social Impact Assessment
SSD	State Significant Development

Executive Summary

This Social Impact Assessment (SIA) accompanies a State Significant Development (SSD) Planning Proposal for a 431-dwelling residential development located within the Showground Priority Precinct in The Hills Shire Local Government Area (LGA).

The proposed development includes three residential towers (18, 16, and 10 storeys), delivering a mix of 1-, 2-, 3-, and 4-bedroom apartments, including a 5% affordable housing component and over 5,000m² of communal open space to support liveability.

Key Findings

- **Demographic Alignment:** The proposal responds to emerging trends in the Castle Hill – Central area, including a growing ageing population, an increase in lone-person households, and projected growth in families and young professionals. It offers diverse housing options and improved accessibility, supporting demographic transition and housing need.
- **Population Impacts:** The development is expected to house approximately 959 residents, based on local household size and vacancy trends. This population will include a mix of age groups, with above-average representation of children, young professionals, and downsizing older adults, aligning with projected demographic change.
- **Access to Infrastructure:** The site is highly accessible, located within 400 metres of Hills Showground Metro Station, and surrounded by schools, parks, health services, and community facilities. The area is already experiencing significant redevelopment activity, creating a cumulative demand for social infrastructure. The proposal contributes to precinct-wide goals by supporting walkability and integrated transport planning.
- **Social Infrastructure Demand:** The new population will create incremental demand for facilities including childcare places, after-school care, recreation space, and aged care. However, the proposal's integrated open space, communal facilities, and apartment diversity help offset some of these needs.
- **Positive Social Contributions:** The proposal is expected to deliver several positive social impacts, including improved housing diversity, enhanced social interaction through shared open space, increased walkability, and proximity to employment and amenities.
- **Key Risks and Mitigation:** Construction-phase impacts include noise, dust, traffic disruption, and potential cumulative effects from nearby developments. Operational concerns include localised traffic, noise, and visual impacts. Mitigation measures – such as construction management plans, noise monitoring, and staged works – have been proposed to manage these risks.
- **Cultural and Community Cohesion:** The development supports urban renewal while aiming to maintain community cohesion and a sense of place. It applies the Connecting with Country Framework and includes accessible, inclusive design to promote social interaction and local identity.

Conclusion

The proposed development delivers a strategically located, high-quality housing outcome that supports the planning objectives of The Hills Shire Council and the NSW Government. While temporary construction impacts will require careful management, the long-term social outcomes are expected to be positive, particularly through the provision of diverse, affordable housing, accessible open space, and enhanced connectivity.

The SIA concludes that the project is socially sustainable, aligns with local and regional planning strategies, and includes appropriate measures to mitigate negative impacts and enhance community wellbeing.

1 Introduction

This report accompanies a Planning Proposal for a development application for 431 residential units, including 5% affordable housing, on a site in the Showground Priority Precinct within the Hills Shire Local Government Area (LGA). The proposal has been declared a State Significant Development (SSD) through the Housing Development Authority (HDA) pathway.

The development site is located at 2 Fishburn Crescent, Castle Hill (Lot 1 DP 1316896) and covers a total site area of 14,224sqm. The entire site is zoned R4 High Density Residential but is divided by an LEP line denoting varying FSR and building height controls.

1.1 STUDY STRUCTURE

To address the requirements of the Social Impact Assessment Guideline for State Significant Projects, this study has been set out as follows:

- **Section 2 – SIA methodology:** Provides an overview of the approach used to undertake the SIA
- **Section 3 – Project context:** Identifies key planning and land use considerations for the project
- **Section 4 – Social baseline:** Provides an overview of the socio-economic and demographic profile of the social locality used for the SIA
- **Section 5 – Social infrastructure review:** Reviews social infrastructure provision in the social locality and the impact of the project
- **Section 6 – Engagement outcomes:** Provides a summary of the community consultation undertaken to assist in identifying the extent and magnitude of social impacts
- **Section 7 – Impact assessment and mitigation response:** Identifies the social impacts associated with the project and outlines proposed mitigation strategies

2 Methodology

This section outlines the methodology used to undertake this SIA assessment. An SIA aims to identify and analyse social impacts from the perspectives of the affected communities and other affected stakeholders and develop responses to reduce or mitigate these impacts (negative social impacts) or enhance them (positive social impacts).

The Social Impact Assessment Guideline for State Significant Projects identifies the following social impact categories for consideration.

Table 1: Social impact categories

Categories	Types of impact
Way of life	How people live, how they get around, how they work, how they play, and how they interact each day
Community	Composition, cohesion, character, how the community functions, resilience, and people's sense of place
Access	How people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation
Culture	Both Aboriginal and non-Aboriginal culture, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings
Health and wellbeing	Physical and mental health especially for those who are highly vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health
Surroundings	Ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity
Livelihoods	People's capacity to sustain themselves through employment or business
Decision-making systems	The extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms

Source: *Social Impact Assessment Guideline for State Significant Projects (2023)*

2.1 SIA ASSESSMENT METHODOLOGY

The following methodology was undertaken to prepare this SIA. The methodology was informed by the guidance contained within the Social Impact Assessment Guideline for State Significant Projects.

Table 2: Overview of SIA approach

<i>Issues scoping</i>	<i>Impact analysis</i>	<i>Mitigation and impact management</i>
<ul style="list-style-type: none"> Review existing land uses Review relevant state and local policies Consider community experiences of other projects Identify project's social locality Analyse social baseline Assess impact on social infrastructure 	<ul style="list-style-type: none"> Review engagement outcomes Review site plans and technical assessments Assess the extent and nature of likely social impacts against baseline conditions Assess cumulative impacts 	<ul style="list-style-type: none"> Develop responses to social impacts and explain residual social impacts Propose arrangements to monitor and manage residual social impacts

2.2 APPROACH TO ASSESSING SOCIAL IMPACTS

The risk assessment methodology outlined in the Technical Supplement to Social Impact Assessment Guideline for State Significant Projects has been applied in this SIA. This approach assesses the overall significance of identified positive and negative social impacts by considering the magnitude and dimensions of the impact and the likelihood that it will occur. The following tables are used to guide the rating assessment.

Table 3: Likelihood categories

Likelihood	Definition
Almost certain	Definite or almost definitely expected (e.g. has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Source: *Social Impact Assessment Guideline for State Significant Projects (2023) – Technical Supplement*

Table 4: Magnitude dimensions

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

Source: *Social Impact Assessment Guideline for State Significant Projects (2023) – Technical Supplement*

Table 5: Magnitude levels

Magnitude level	Meaning
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

Source: *Social Impact Assessment Guideline for State Significant Projects (2023) – Technical Supplement*

Table 6: Social impact significance matrix

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

Source: *Social Impact Assessment Guideline for State Significant Projects (2023) – Technical Supplement*

The Technical Supplement highlights that the ratings of likelihood and magnitude typically have both subjective and objective components, as they will depend on people’s individual experiences and/or perceptions as well as technical evaluations.

Each impact is first analysed in the absence of any mitigation or enhancement actions. Responses to each impact are then developed to mitigate (negative social impacts) or enhance (positive social impacts) their effects. The assessment is then repeated assuming the responses have been implemented, to determine their residual impact rating.

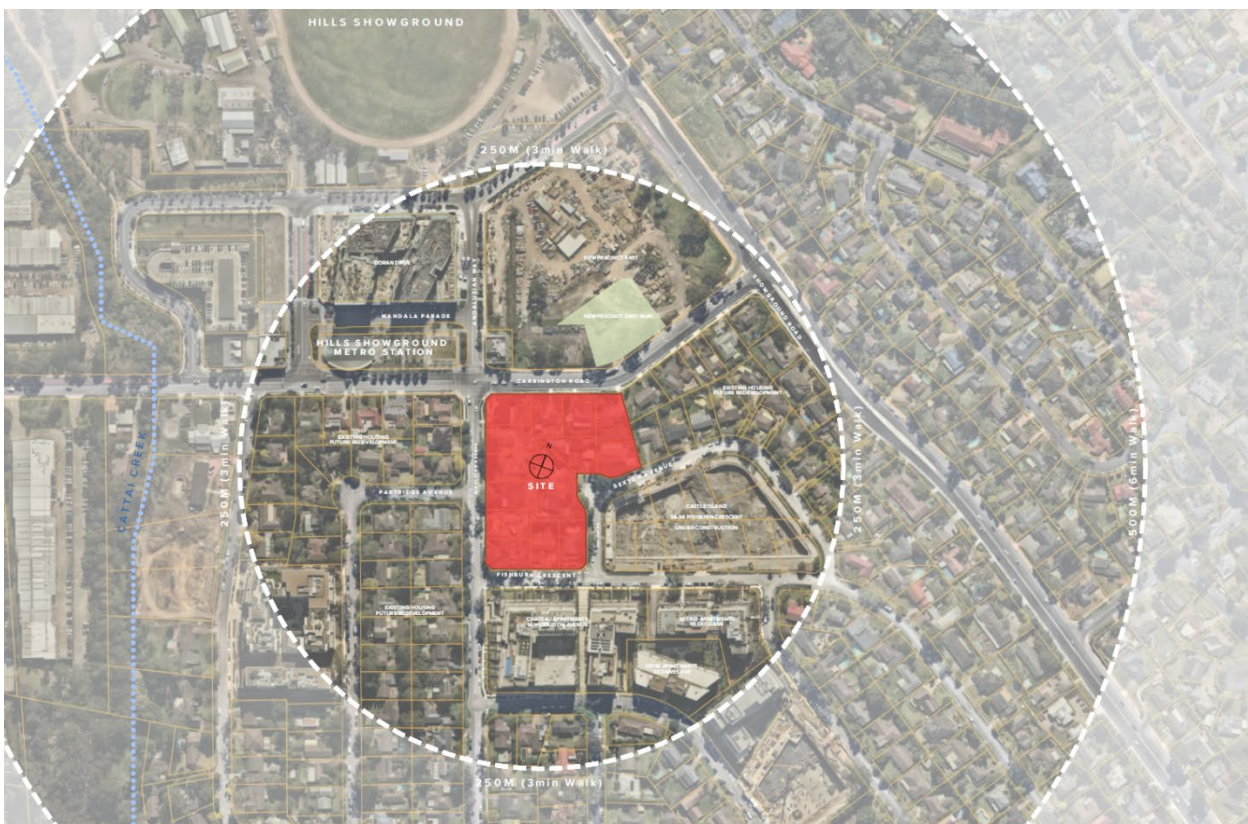
3 Project Context

3.1 EXISTING LAND USES

Existing development on the site is low density residential dwellings, with:

- a total of seven residential dwellings (demolition completed or underway for other previous dwellings)
- various car ports, swimming pools and other residential amenities
- Demolished and vacant on the western side of the site
- trees and vegetation scatted across the site.

Figure 1: Surrounding locality context



Source: Turner, 16-20 Carrington Road SEARs Application

The site is located less than 150m from the Hills Showground Metro station. It has significant street frontages to Carrington Road, Middleton Avenue, Fishburn Crescent and Sexton Avenue. Directly to its east, the Castle Island development is under construction and to its north (across Carrington Road), redevelopment is also underway at Hills Showground Precinct East.

3.2 PROPOSED LAND USES

The proposal comprises three residential flat buildings. Building A has frontages with Middleton Avenue and Carrington Road and is proposed at 18 storeys, Building B has frontages with Carrington Road and Sexton Avenue and is proposed at 16 storeys, and Building C has frontages with Middleton Avenue, Fishburn Crescent and Sexton Avenue and is proposed at 10 storeys. The bedroom mix for the 431 units is outlined in Table 7.

Table 7: Dwelling provision

Bedroom Mix	Number	Share %
1 Bed	36	8.35%
1 Bed + Study	5	1.16%
2 Bed	174	40.37%
2 Bed + Study	77	17.87%
3 Bed	37	8.58%
3 Bed + Study	85	19.72%
4 Bed	17	3.94%
Total	431	100.0%

Source: Turner, Uplift Scheme, August 2025

The dwelling mix and the proportion of larger apartments are consistent with Clause 9.7(2) of The Hills Local Environmental Plan 2019, supporting housing diversity and suitability for families. The proposal also includes an affordable housing component comprising 5% of the total dwellings. In addition, the development provides a high level of residential amenity through 3,150m² of communal courtyard space, 1,980m² of rooftop communal areas, and a range of shared facilities including an indoor and outdoor pool, children’s play areas, and general recreational spaces.

3.3 LOCAL AND STATE PLANNING POLICES

Table 8 outlines the relevant state and local plans and strategies for the site.

Table 8: State and local plans and strategies

Planning Document	Relevant Context
State Environmental Planning Policy Amendment (Showground Station Precinct) 2017 NSW Government	The Showground Station Precinct was rezoned in 2017 as part of the NSW Government’s Sydney Metro Northwest Urban Renewal Corridor initiative. It was established as a transit-oriented precinct to accommodate increased housing density around Hills Showground Metro Station. The precinct is targeted to deliver approximately 9,000 new homes, capitalising on its proximity to high-frequency public transport and supporting housing supply in a strategically serviced location. Over the next 20 years, it is expected to generate around 2,300 new jobs, leveraging the economic uplift associated with the \$20 billion Sydney Metro – Australia’s largest public transport infrastructure project. The proposal aligns with this vision by delivering high-density housing within walking distance of the Metro station, contributing to the precinct’s housing target while supporting a vibrant, well-connected urban neighbourhood.
Housing Strategy The Hills Shire Council	The proposed development directly aligns with the objectives of The Hills Shire Council’s Housing Strategy by delivering a diverse mix of high-density housing within the Showground Priority Precinct, a location specifically identified for transit-oriented growth. It provides a significant proportion of larger apartments suitable for families and includes a 5% affordable housing component, supporting socioeconomic diversity and addressing local rental stress. The development contributes to urban renewal outcomes in a zoned precinct, consistent with Council’s strategy to concentrate growth near transport and services. It also delivers over 5,000m ²

Planning Document	Relevant Context
	<p>of high-quality communal open space, supporting liveability, social interaction, and resident wellbeing.</p> <p>By addressing the housing needs of young professionals, downsizers, and families alike, the proposal supports the Strategy's aim of delivering well-located, diverse, and sustainable housing that meets the Shire's changing demographic profile.</p>
<p>Hills LEP 2019 The Hills Shire Council</p>	<p>The proposal complies with Clause 9.7(2) of The Hills LEP 2019, which applies to large residential sites within the Showground Station Precinct. The site exceeds the 10,000m² threshold and qualifies for the FSR incentive by meeting the following dwelling mix and design criteria.</p> <ul style="list-style-type: none"> • Studio and 1-bedroom dwellings comprise only 9.5% of the yield (well below the 25% cap). • 3-bedroom dwellings make up 28.3%, exceeding the 20% minimum. <p>The proposal falls short of the requirement that 40% of 2 bedroom units will have a minimum internal floor area of 110m², with only 30.7% meeting this requirement.</p> <p>Clause 7.28 of The Hills LEP 2019 applies to the site and establishes an affordable housing contribution requirement of 6% of the total gross floor area. The proposal provides an affordable housing component equivalent to 5% of gross floor area, delivered as a mix of one- and two-bedroom dwellings.</p>
<p>Hills DCP 2012, Part D Section 19 Showground Station Precinct The Hills Shire Council</p>	<p>The proposal is consistent with the movement and connectivity objectives of The Hills DCP 2012 for the Showground Station Precinct. It supports a walkable, higher-density neighbourhood by providing active frontages and safe pedestrian access on all street boundaries, with provision for a future through-site pedestrian link to the north.</p> <p>The site's close proximity to Hills Showground Metro Station encourages active and public transport use, reducing car dependence. The layout promotes natural surveillance, with clear pedestrian entries and high-quality landscaping that enhance safety and public domain amenity.</p>
<p>Hills Future 2036 The Hills Shire Council</p>	<p>The proposal aligns with Hills Future 2036, The Hills Shire Council's LSPS, by supporting key housing and open space priorities. It delivers higher-density housing in a strategic location near Hills Showground Metro Station (Priorities 6 & 7), provides a mix of dwelling types including affordable units to support housing diversity (Priority 8), and incorporates over 5,000m² of communal open space, including recreation and wellness areas (Priority 15). The development responds to the LSPS vision for sustainable, well-located growth and liveable neighbourhoods.</p>
<p>Recreation Strategy The Hills Shire Council</p>	<p>The proposal aligns with The Hills Shire Recreation Strategy by delivering over 5,000m² of high-quality communal open space to support active and passive recreation in a high-density precinct. It addresses the Strategy's goals for liveability in growth areas by providing rooftop and ground-level open space, children's play areas, and wellness zones—helping to meet local demand for recreation where private open space is limited. The development also supports walkability and connects to the broader pedestrian network, consistent with the Strategy's vision for accessible, well-designed open space in urban renewal areas.</p>
<p>Productivity and Centres Strategy The Hills Shire Council</p>	<p>The proposal supports the Hills Shire Productivity and Centres Strategy by delivering housing within the Showground Station Precinct—an identified urban renewal area linked to the Sydney Metro. It contributes to a walkable, mixed-use environment that supports local services and centre vitality. The diverse apartment mix and affordable housing component respond to demographic change and enable key workers to live near employment, aligning with the Strategy's goals for sustainable growth and economically active centres.</p>
<p>Integrated Transport and Land Use Strategy The Hills Shire Council</p>	<p>The proposal supports the Hills Shire Integrated Transport and Land Use Strategy by delivering high-density housing in a strategic location within walking distance of Hills Showground Metro Station—promoting transit-oriented development and reducing car dependence.</p> <p>It contributes to the Strategy's goals by:</p> <ul style="list-style-type: none"> • Integrating land use with transport infrastructure, aligning with the 30-minute city vision

Planning Document	Relevant Context
	<ul style="list-style-type: none"> • Supporting active transport through a highly walkable layout and proximity to pedestrian connections • Encouraging sustainable travel behaviour with reduced reliance on private vehicles and access to public transport • Delivering housing in an identified urban renewal precinct, ensuring growth occurs where infrastructure and services are already in place. <p>The development reinforces the Strategy’s priorities for convenient, connected public transport, walkable neighbourhoods, and vibrant, transit-supported centres.</p>

3.4 SURROUNDING DEVELOPMENT

A desktop review of major development activity near the site was undertaken using the NSW Department of Planning, Housing and Infrastructure (DPHI) Major Projects website, the NSW Planning Portal, and The Hills Shire Council's development application register. This review identified the following key projects:

- **Showground Seniors Housing (SSD-64026959):** Currently preparing an Environmental Impact Statement (EIS) for a major seniors living development located approximately 400 metres from the subject site.
- **Hills Showground Precinct East (SSD-62802207):** A State Significant Development currently under assessment, proposing residential buildings ranging from 3 to 18 storeys to deliver 873 dwellings.
- **Doran Drive Plaza Precinct (SSD-15882721):** Approved for a 20-storey mixed-use development comprising 430 residential units, a public plaza, and supporting commercial and community uses.

In addition to these large-scale projects, several other residential developments are under construction in the surrounding area, and a number of demolition DAs have recently been approved or lodged. The local community is currently experiencing a high level of redevelopment activity, which is expected to continue in the short-to-medium term as the precinct transitions in line with its strategic planning vision.

4 Social Baseline

This section of the report aims to establish the social context without the project.

4.1 SOCIAL LOCALITY

The site comprises approximately 14,224 square metres and was previously occupied by detached residential dwellings. The surrounding land uses are described as follows:

- To the **east**, across Sexton Avenue, is the Castle Island (4-6 Sexton Avenue) development that is currently under construction and will feature seven buildings (8-9 storeys) and close to 300 dwellings. This is surround by further low density residential dwellings.
- To the **south**, across Fishburn Crescent, are a series of higher density residential apartments, including Chapman Gardens, which is currently under construction.
- To the **west**, across Middleton Avenue, is a mixture of low density residential houses and higher density apartment buildings. Including the current construction site for the first stage of Atrium at Carrington Place, with future stages also planned.
- To the **north**, across Carrington Road, is the Hills Showground Metro Station, with surrounding and active construction for the Hills Showground Precinct. The location of the site and the boundaries of the Hills Shire LGA is shown below.

Figure 2: 1-3 Site location and LGA context



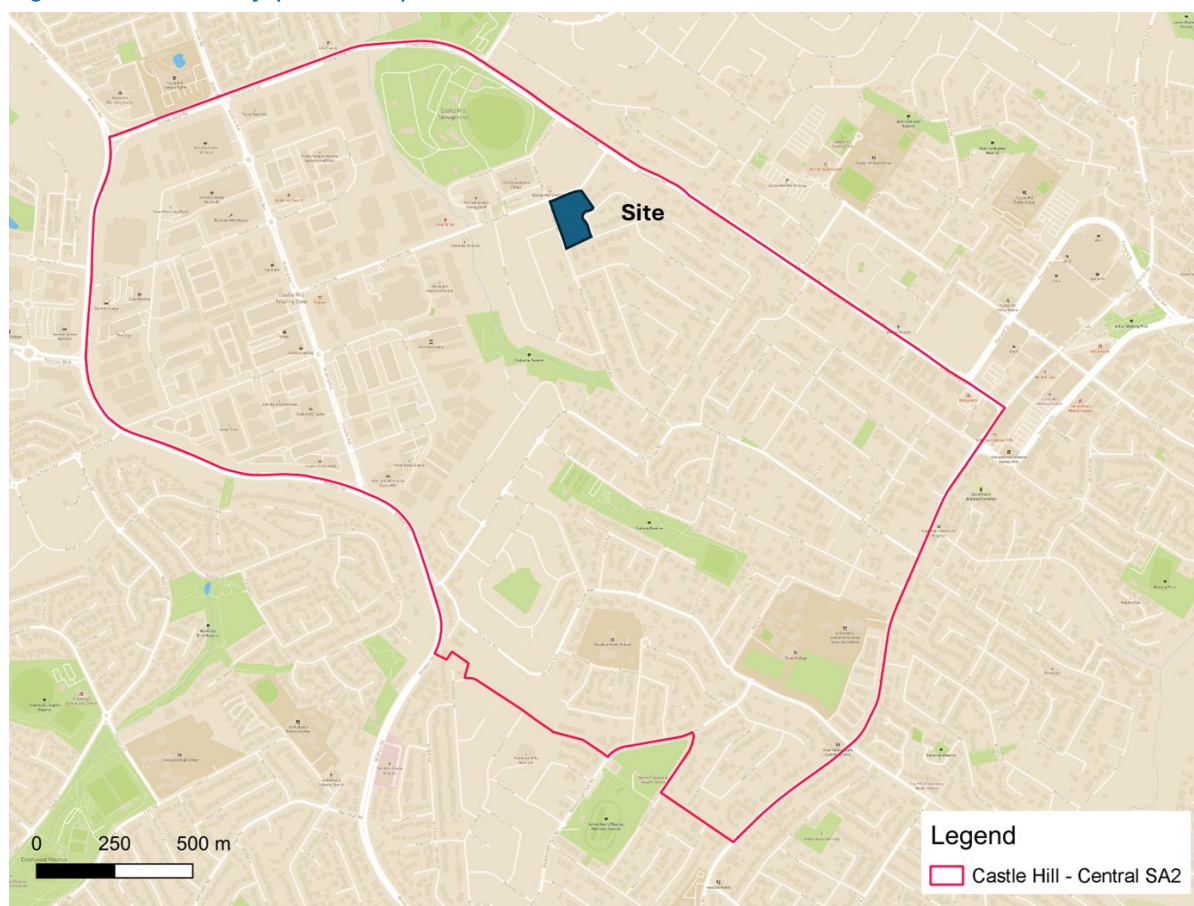
Source: Hadron Group

The social locality is the Castle Hill – Central SA2. The locality is characterised by a range of different uses:

- The locality is predominately residential in the east and south, with a mix of standalone dwellings to apartments and active developments (concentrated in the northern end, within walking distance to the Hills Showground Metro Station).
- There are a multiple green space and recreational areas, including the Castle Hill Showground at the northern end, the Coolong Reserve and the Cockayne Reserve.
- The Gilroy Catholic College and Excelsior Public School are within the locality, as well as multiple early childhood learning centres.
- There are a range of commercial uses, including light commercial / warehousing / storage in the western part of the locality.

The figure below represents the boundaries of the social locality:

Figure 3 Social locality (red outline)



Source: Hadron Group

4.2 DEMOGRAPHIC PROFILE

Table 9 presents the age, household, and dwelling profiles for Castle Hill - Central SA2, Castle Hill (NSW) suburb, The Hills Shire LGA, and Greater Sydney as at Census 2016 and 2021.

- Population Trends:** The population of Castle Hill - Central remained relatively stable, increasing marginally from 7,611 in 2016 to 7,677 in 2021. In comparison, Castle Hill (NSW) suburb grew from 39,594 to 40,874, and The Hills Shire experienced significant growth from 157,243 to 191,876. These growth rates reflect the higher rate of population growth experienced by the LGA (22%) in comparison to Greater Sydney and the local SA2 (0.8%).
- Age Distribution:** Castle Hill - Central has an aging population, with residents aged 65 years and over increasing from 15.0 per cent in 2016 to 16.3 per cent in 2021. This trend is consistent with Castle Hill (NSW) suburb, where 14.8 per cent of the population were aged 65 and over in 2021, and The Hills Shire (19.9 per cent). In contrast, Greater Sydney has a lower proportion of residents in this age group (15.2 per cent). The share of children aged 0-4 years in Castle Hill - Central declined to 5.0 per cent in 2021, lower than Greater Sydney (6.0 per cent), indicating a potential need to consider services for an older demographic. Castle Hill - Central has a lower share of young adults aged 25-34 years (9.1 per cent) in 2021 compared to Greater Sydney (12.2 per cent) but in line with Castle Hill suburb and the Hills Shire LGA.
- Household Composition:** Family households account for 80.1 per cent of households in Castle Hill - Central in 2021, higher than Greater Sydney (72.6 per cent) but slightly lower than Castle Hill (NSW) suburb (82.8 per cent) and The Hills Shire (86.4 per cent). The proportion of couple families with children in Castle Hill - Central (45.1 per cent) is notably higher than Greater Sydney (36.0 per cent), suggesting that the area continues to attract families. Lone-person households in Castle Hill - Central (18.2 per cent) are increasing, although they remain below the Greater Sydney average (23.2 per cent).
- Household Composition of Flats or Apartments:** Between 2016 and 2021, Castle Hill - Central SA2 saw a slight increase in the share of family households living in flats or apartments, rising from 19.9% to 21.2%. This share is notably higher than in Castle Hill (NSW) suburb (rising from 9.3% to 11.7%) and The Hills Shire (from 4.0% to 7.3%), highlighting that apartment living in Castle Hill - Central is more commonly adopted by families than in the broader area. However, it remains slightly lower than Greater Sydney, where 23.4% of apartments were occupied by families in 2021. Among family types, couple families with children are the predominant form in Castle Hill - Central apartments, accounting for 30.8% in 2021, up from 29.0% in 2016—again exceeding the shares in Castle Hill (NSW) and The Hills Shire, but just below Greater Sydney (34.0%).
- Dwelling Composition:** Separate houses make up 60.4 per cent of dwellings in Castle Hill - Central in 2021, a lower proportion than Castle Hill (NSW) suburb (73.8 per cent) and The Hills Shire (81.3 per cent) but higher than Greater Sydney (56.0 per cent). Flats or apartments account for 24.5 per cent of dwellings, reflecting a moderate level of urban density compared to Greater Sydney (30.8 per cent).
- Dwelling Size:** Castle Hill - Central shows a strong prevalence of three-bedroom (34.2 per cent) and four or more-bedroom dwellings (41.7 per cent) in 2021. This is consistent with the family-oriented nature of the area but contrasts with Greater Sydney, where two-bedroom dwellings (26.1 per cent) are more common. The higher proportion of larger dwellings in Castle Hill - Central indicates a need to maintain infrastructure and services that support family households, but also the need for options that reflects global trends in average household sizes.

This demographic profile highlights Castle Hill - Central as an area characterized by family households, an aging population, a lower share of population aged 25-34 years and a mix of dwelling types. The increasing proportion of lone-person households and apartments suggests evolving housing needs, while the prevalence of larger homes reflects the ongoing demand for family-oriented residential development.

Table 9: Demographic profile, as at Census 2016 and 2021

	Castle Hill – Central – SA2		Castle Hill (NSW) – Suburb		The Hills Shire		Greater Sydney	
	2016	2021	2016	2021	2016	2021	2016	2021
Key statistics								
Population – no (000s)	7.61	7.68	39.59	40.87	157.24	191.88	4,823.99	5,231.12
Density – Persons per km ²	1,834	1,849	2,105	2,173	407	497	390	423
Average household size	2.9	2.9	3	3	3.2	3.1	2.8	2.7
Median age	38	40	40	42	38	38	36	37
Age distribution								
0-4 years	7.09%	5.02%	6.21%	5.77%	7.09%	4.32%	6.43%	5.97%
5-14 years	13.61%	16.18%	15.17%	15.42%	13.61%	14.45%	12.23%	12.44%
15-24 years	11.23%	11.51%	13.33%	12.77%	11.23%	12.45%	13.04%	12.19%
25-34 years	12.78%	9.08%	10.50%	10.07%	12.78%	8.32%	16.05%	15.51%
35-44 years	16.82%	17.23%	15.03%	16.07%	16.82%	14.20%	14.43%	14.87%
45-64 years	23.46%	24.67%	26.26%	25.08%	23.46%	26.30%	23.87%	23.83%
65+ years	15.03%	16.30%	13.50%	14.81%	15.03%	19.95%	13.94%	15.19%
Household Composition								
Family Households	80.45%	80.11%	82.94%	82.79%	87.13%	86.44%	73.63%	72.59%
<i>Couple family with children</i>	45.52%	45.08%	49.54%	48.05%	54.47%	53.13%	37.40%	35.98%
<i>Couple family with no children</i>	24.00%	23.51%	23.81%	24.95%	23.41%	23.89%	23.76%	24.39%
<i>One parent family</i>	10.09%	10.50%	8.72%	9.01%	8.46%	8.73%	11.05%	10.95%
<i>Other family</i>	0.85%	1.03%	0.87%	0.79%	0.79%	0.68%	1.42%	1.28%
Lone person household	17.54%	18.21%	15.70%	15.87%	11.34%	12.17%	21.64%	23.22%
Group household	2.01%	1.68%	1.36%	1.34%	1.53%	1.39%	4.73%	4.19%
Household Composition of Flats or Apartments								
Family Households	19.94%	21.15%	9.27%	11.65%	4.04%	7.32%	21.50%	23.42%
<i>Couple family with children</i>	28.99%	30.84%	14.62%	16.79%	6.40%	11.99%	31.78%	34.03%
<i>Couple family with no children</i>	12.82%	13.97%	5.81%	8.10%	2.47%	4.47%	14.53%	15.78%
<i>One parent family</i>	26.44%	26.55%	13.52%	15.02%	6.92%	10.69%	21.10%	22.95%
<i>Other family</i>	31.82%	51.85%	17.27%	26.92%	10.53%	21.27%	36.33%	40.24%
Lone person household	42.29%	39.41%	30.75%	33.21%	15.39%	25.35%	44.62%	49.09%
Group household	32.69%	36.36%	25.00%	29.94%	15.46%	24.55%	55.15%	55.53%
Dwelling Composition								
Separate house	62.56%	60.44%	74.72%	73.79%	82.71%	81.30%	57.25%	55.98%
Semi / row / townhouse etc	13.45%	15.08%	12.38%	10.87%	11.70%	8.90%	14.08%	12.84%
Flat or apartment	23.99%	24.47%	12.88%	15.34%	5.53%	9.78%	28.26%	30.83%
Other dwelling	0.00%	0.00%	0.02%	0.00%	0.05%	0.03%	0.41%	0.36%
Dwelling composition by no. of bedrooms								
None (includes bedsitters)	0.12%	0.12%	0.02%	0.05%	0.19%	0.08%	0.82%	0.90%
One bedroom	2.63%	2.51%	3.68%	3.43%	2.53%	1.96%	7.62%	8.19%
Two bedrooms	19.71%	21.51%	11.56%	13.19%	14.36%	9.54%	25.80%	26.05%
Three bedrooms	35.99%	34.16%	24.90%	22.92%	50.65%	20.36%	35.17%	31.33%
Four bedrooms or more	41.54%	41.71%	59.83%	60.41%	32.27%	68.05%	30.59%	33.54%

Source: ABS (2016, 2021), Census of Population and Housing; ^ Totals do not equal 100% as exclude not applicable and not stated

4.3 POPULATION PROJECTIONS

Table 10 presents projections for population and households from the NSW 2024 Common Planning Assumptions for the Castle Hill suburb and The Hills Shire Council LGA:

The population of Castle Hill is projected to more than double, increasing by 157% between 2021 and 2036—from 7,688 to 19,725 people. This equates to a compound annual growth rate of approximately 6.5%, indicating very rapid urban densification within the precinct.

Strong growth is expected across all age cohorts, with particularly high increases in:

- Children aged 0–4 years: up 188%, indicating growing demand for early childhood services, play space, and walkable family housing.
- Young adults aged 25–34 years: up 271%, reflecting a likely influx of early-career professionals and highlighting the need for well-located, high-amenity housing with access to employment and transit.
- Older adults aged 65+: up 141%, emphasising the need for accessible dwellings, downsizer-friendly apartments, and health and mobility-supportive infrastructure.

The broader Hills Shire is projected to grow by 59% over the same period, with the population increasing from 192,660 to over 306,000.

Table 10 Population projections

	Castle Hill – Central (SA2)			The Hills Shire (LGA)		
	2021	2036	% change	2021	2036	% change
Population	7,688	19,725	157%	192,660	306,389	59%
0-4 years	395	1,138	188%	11,339	17,365	53%
5-14 years	1,247	2,894	132%	29,894	41,428	39%
15-24 years	903	2,597	188%	24,701	40,132	62%
25-34 years	711	2,641	271%	19,809	32,697	65%
35-44 years	1,340	3,153	135%	31,089	43,765	41%
45-64 years	1,875	4,367	133%	48,040	82,287	71%
65+ years	1,217	2,935	141%	27,788	48,715	75%

Source: NSW 2024 Common Planning Assumptions

4.4 ECONOMIC PROFILE

Castle Hill – Central has a highly educated population, with 35.1% of residents holding a Bachelor’s degree or higher—above Castle Hill suburb (34.9%), The Hills Shire (31.9%), and Greater Sydney (27.2%). Diploma-level qualifications are consistent with local and regional averages, while fewer residents hold Certificate-level qualifications (7.5%) compared to Greater Sydney (9.7%).

Only 22.2% of residents report secondary school as their highest qualification, lower than the Greater Sydney average (27.4%), reflecting a skilled, professional population likely to drive demand for well-located, high-amenity housing.

Table 11: Highest level of Educational Attainment

	Castle Hill - Central	Castle Hill (NSW)	The Hills Shire	Greater Sydney
Bachelor degree or higher	35.11%	34.85%	31.89%	27.21%
Diploma or Graduate Certificate level	8.06%	8.26%	8.44%	7.89%
Certificate level (I to IV)	7.45%	7.16%	8.77%	9.73%
Secondary school level	22.17%	23.65%	23.53%	27.35%

Source: ABS (2021), Census of Population and Housing

^ Totals do not equal 100% as exclude not applicable and not stated

Castle Hill – Central and the broader Hills Shire demonstrate a higher income profile relative to Greater Sydney. A greater proportion of residents earn above \$3,000 per week (7%–8%) compared to 6% across Greater Sydney, and a higher share earn between \$2,000 and \$2,999 per week (9%–10% vs 7%).

Lower income brackets (\$1–\$499 per week) are less common in Castle Hill (15%–16%) than Greater Sydney (17%), while the proportion of residents reporting nil or negative income is consistent across all areas (9%–10%).

These figures reflect the affluent, professional demographic of Castle Hill and The Hills Shire, aligning with housing demand for well-designed, high-amenity dwellings.

Table 12: Total Personal Income - Weekly - ranges

Income brackets	Castle Hill - Central	Castle Hill (NSW)	The Hills Shire	Greater Sydney
Negative or nil	10%	10%	9%	9%
\$1 - \$499	15%	16%	14%	17%
\$500 - \$999	15%	14%	14%	17%
\$1000 - \$1499	12%	11%	12%	13%
\$1500 - \$1999	9%	9%	10%	9%
\$2000 - \$2999	9%	9%	10%	7%
Above \$3000	7%	8%	8%	6%

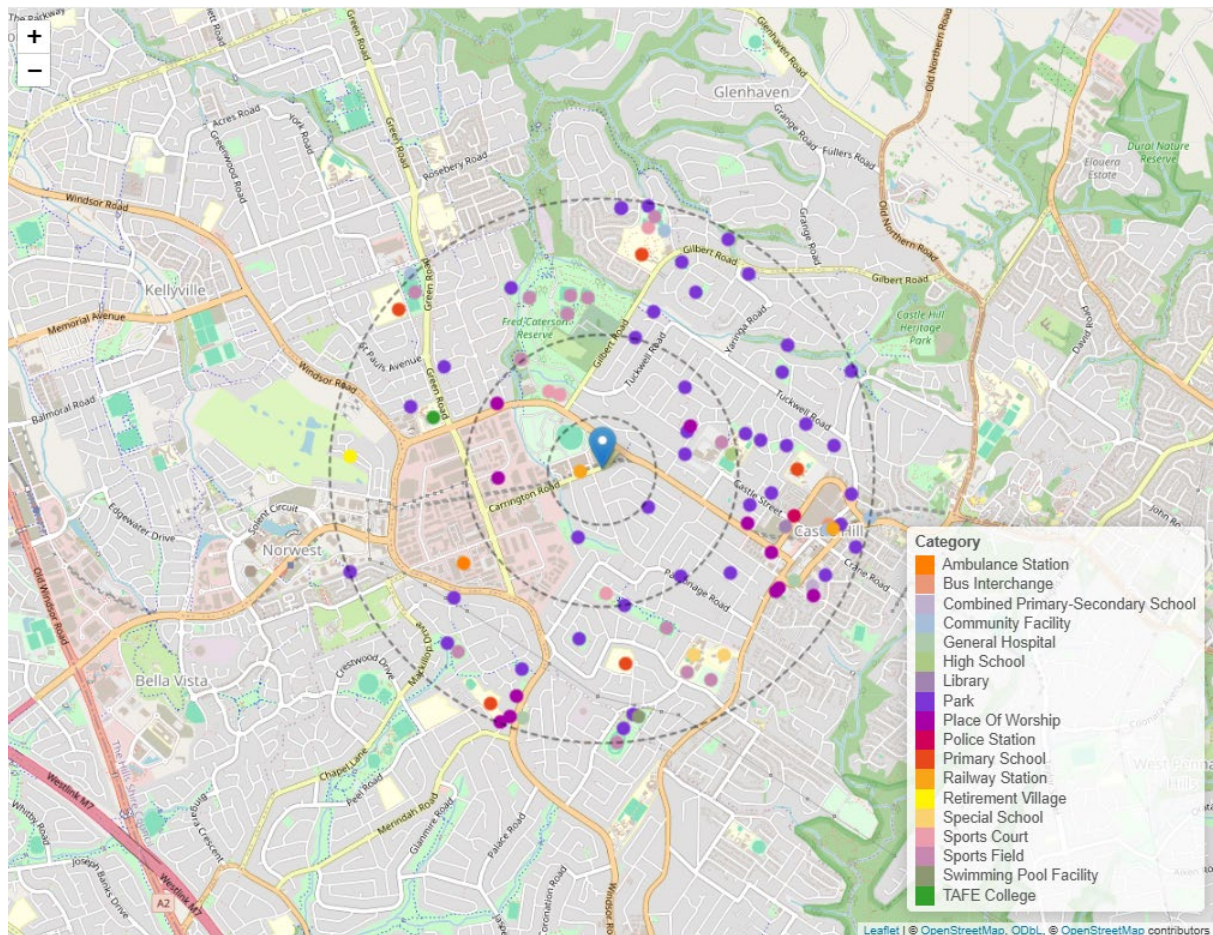
Source: ABS (2021), Census of Population and Housing

5 Social infrastructure audit

The following section provides an overview of social infrastructure in the vicinity of the site. This information is provided in order to assess any potential impact on access and availability of social infrastructure as a result of the redevelopment, and to identify potential opportunities for the proposal to contribute to social infrastructure provision that may be lacking in the locality.

The local social infrastructure context for the site is shown below in Figure 4 and detailed in the following sections. The audit has been undertaken for a 400 meter, 1km and 2km radius of the site and has been informed by an analysis of the NSW Points of interest (NSW POI) dataset¹. The audit excludes the onsite facilities.

Figure 4: Location of existing facilities



Source: Hadron Group, Google Maps, NSW Points of Interest (POI), Spatial Services, Department of Customer Service (extracted 28 November 2024)

Parks, sports and recreational facilities

The site is located close to a variety of parks and recreational facilities, offering ample opportunities for physical activity, relaxation, and community engagement. These facilities include open spaces for general outdoor use,

¹ NSW Point of Interest (POI) Map Service, State Government of NSW and Spatial Services (DCS) 2024.

sports amenities, and specialized venues such as tennis academies and bowling clubs. Key highlights of nearby parks and recreational facilities include:

- Chapman Avenue Reserve: Located less than 1 km from the site, this reserve provides open spaces for outdoor activities.
- Castle Hill Tennis Academy: Situated within 1 km, offering tennis courts for sports enthusiasts.
- Netball Court Coolong Reserve: A venue within 1 km that supports netball activities, encouraging team sports and community engagement.
- Castle Hill Bowling Club: Less than 1 km from the site, this club offers bowling facilities for social and recreational purposes.
- Fred Caterson Reserve: Located within 2 km, this large reserve offers a wide range of recreational amenities, including walking trails and sports fields.

Table 13: Main parks, playgrounds, and sport facilities within a 2km radius of the site

Facility name	Address	Proximity
Chapman Avenue Reserve	15 Dawes Ave, Castle Hill NSW 2154	< 1 km
Cockayne Reserve	15 White Cedar Dr, Castle Hill NSW 2154	< 1 km
Britannia Road Reserve	62Z Britannia Rd, Castle Hill NSW 2154	< 1 km
Castle Hill Tennis Academy	5 Gilbert Rd, Castle Hill NSW 2154	< 1 km
Bounty Avenue Reserve	3 Bounty Ave, Castle Hill NSW 2154	< 1 km
Cumberland Avenue Reserve	20Z Cumberland Ave, Castle Hill NSW 2154	< 1 km
Netball Court Coolong Reserve	45 Coolong St, Castle Hill NSW 2154	< 1 km
Coolong Reserve	38 Coolong St, Castle Hill NSW 2154	< 2 km
Castle Hill Bowling Club	79 Castle St, Castle Hill NSW 2154	< 1 km
Parsonage Road Reserve	1B Whitling Ave, Castle Hill NSW 2154	< 1 km
Lisa Crescent Reserve	16Z Lisa Cres, Castle Hill NSW 2154	< 2 km
Bert Parkinson Reserve	31 Carramarr Rd, Castle Hill NSW 2154	< 2 km
Worthing Avenue Reserve	5Z Worthing Ave, Castle Hill NSW 2154	< 2 km
Sherwin Avenue Reserve	20-22 Sherwin Ave, Castle Hill NSW 2154	< 2 km
Woodchester Place Reserve	61Z Gilbert Rd, Castle Hill NSW 2154	< 2 km
Anson Place Reserve	24A Dresden Ave, Castle Hill NSW 2154	< 2 km
Larool Crescent Reserve	7 Larool Cres, Castle Hill NSW 2154	< 2 km
Fred Caterson Reserve	1 Caterson Dr, Castle Hill NSW 2154	< 2 km

Source: NSW Points of Interest (POI), Spatial Services, Department of Customer Service (extracted 28 November 2024)

Community facilities

The site is located near a diverse range of community facilities that cater to the cultural, social, safety, and recreational needs of the local population. These include places of worship, libraries, emergency services, and community centres. Key highlights include:

- Castle Hill Library: Within 2 km, serving as a hub for learning and community engagement.
- Castle Hill Community Centre: A space for events, programs, and activities, fostering community interaction. Wrights Road Community Centre: Supporting various local programs and activities

Table 14: Community facilities within 2km of the site

Facility name	Address	Proximity
Church of Christ	47A Britannia Rd, Castle Hill NSW 2154	< 1 km
Uniting Church	30-34 Showground Rd, Castle Hill NSW 2154	< 2 km
Castle Hill Ambulance Station	6 Gladstone Rd, Castle Hill NSW 2154	< 2 km
Baptist Church	13 Showground Rd, Castle Hill NSW 2154	< 2 km
Castle Hill Library	12 Pennant St, Castle Hill NSW 2154	< 2 km
Castle Hill Police Station	18 Pennant St, Castle Hill NSW 2154	< 2 km
Christadelphian Church	240 Old Northern Rd, Castle Hill NSW 2154	< 2 km
Presbyterian Church	249 Old Northern Rd, Castle Hill NSW 2154	< 2 km
Castle Hill Community Centre	305 Old Northern Rd, Castle Hill NSW 2154	< 2 km
Seventh Day Adventist Church	117 Cecil Ave, Castle Hill NSW 2154	< 2 km
Castle Glen Community Centre	157 Ridgecrop Dr, Castle Hill NSW 2154	< 2 km
Catholic Church	520 Windsor Rd, Baulkham Hills NSW 2153	< 2 km
Catholic Church	7A St Michaels Pl, Baulkham Hills NSW 2153	< 2 km
Castle Hill Senior Citizens Centre	2 McMullen Ave, Castle Hill NSW 2154	< 2 km
Wrights Road Community Centre	65Z Harrington Ave, Castle Hill NSW 2154	< 2 km

Source: NSW Points of Interest (POI), Spatial Services, Department of Customer Service (extracted 18 November 2024)

Education facilities

The site is near multiple educational facilities catering to children and young adults at all levels of education, from primary to high school and specialised learning institutions. Key highlights include:

- Castle Hill High School: Located within 1 km, providing secondary education close to the site.
- St Gabriel's School for Students with Special Needs: Situated within 2 km, offering specialized education services.
- The Hills TAFE College Castle Hill Campus: Within 2 km, offering vocational education and training opportunities.

Table 15: Main schools and childcare facilities within 2km of the site

Facility name	Address	Proximity
Castle Hill High School	76 Castle St, Castle Hill NSW 2154	< 1 km
The Hills TAFE College Castle Hill Campus	2 Green Rd, Castle Hill NSW 2154	< 2 km
Excelsior Public School	55 Rondelay Dr, Castle Hill NSW 2154	< 2 km
Castle Hill Public School	Public School, 5 Les Shore Pl, Castle Hill NSW 2154	< 2 km

Facility name	Address	Proximity
Aspect Western Sydney School Castle Hill	42A Marie St, Castle Hill NSW 2154	< 2 km
Gilroy Catholic College	42A Marie St, Castle Hill NSW 2154	< 2 km
Samuel Gilbert Public School	18 Gilbert Rd, Castle Hill NSW 2154	< 2 km
St Gabriel's School for Students with Special Needs	194 Old Northern Rd, Castle Hill NSW 2154	< 2 km
Hills Adventist College Castle Hill Campus	84 Cecil Ave, Castle Hill NSW 2154	< 2 km
St Michael's Primary School	5 Chapel Ln, Baulkham Hills NSW 2153	< 2 km
St Angela's Primary School	46 Harrington Ave, Castle Hill NSW 2154	< 2 km

Source: NSW Points of Interest (POI), Spatial Services, Department of Customer Service (extracted 18 November 2024)

Health facilities

The site is supported by health facilities within close proximity, ensuring access to essential medical services for residents. Castle Hill Hospital, located within 2 km, provides a range of medical and healthcare services, while The Hills Private Hospital, also within 2 km, offers specialized and private healthcare services.

Table 16: Health facilities within 2km of the site

Facility name	Address	Proximity
Castle Hill Hospital	74 Cecil Ave, Castle Hill NSW 2154	< 2 km
The Hills Private Hospital	501 Windsor Rd, Baulkham Hills NSW 2153	< 2 km

Source: NSW Points of Interest (POI), Spatial Services, Department of Customer Service (extracted 18 November 2024)

Transport and Connectivity

The site is exceptionally well-connected by public transport, ensuring convenient access for residents and visitors. Hills Showground Railway Station, located less than 400 metres from the site, provides immediate access to the metro network. Additionally, Castle Hill Bus Interchange and Castle Hill Railway Station, both within 2 km, offer extensive connectivity to the broader Sydney region.

Table 17: Transport facilities within 2km of the site

Facility name	Address	Proximity
Hills Showground Railway Station	1 Mandala Parade, Castle Hill NSW 2154	< 400m
Castle Hill Bus Interchange	15 Old Castle Hill Rd, Castle Hill NSW 2154	< 2 km
Castle Hill Railway Station	309 Old Northern Rd, Castle Hill NSW 2154	< 2 km

Source: NSW Points of Interest (POI), Spatial Services, Department of Customer Service (extracted 18 November 2024)

5.1 SCOPING PROPOSAL POPULATION

The reference scheme that has been developed for the site includes 387 residential apartments with the following bedroom mix.

- Studio apartments (0%)
- 1-bedroom apartments (5.9%)
- 2-bedroom apartments (46.8%)
- 3-bedroom apartments (39.3%)
- 4-bedroom apartments (8.0%)

The estimated development population was calculated using the following data:

1. Average number of people living in studios, one, two, three and four bedroom apartments in the Hills Shire LGA.²
2. Average residential vacancy rates for the Hills Shire over last five years.³ The vacancy rate used was for all dwelling types and sizes because more granular estimates were not available.
3. Age distribution of the population of persons in flats or apartments in the Hills Shire LGA was used to estimate the demographics of the new population.⁴

The total estimated resident population of the development is shown in the table below:

Table 18 Development population estimates

Population components	Population number
No. of apartments	431
Occupied apartments	420
Estimated population	959
<i>Persons 0-4</i>	57
<i>Persons 5-14</i>	104
<i>Persons 15-24</i>	84
<i>Persons 25-34</i>	191
<i>Persons 35-44</i>	182
<i>Persons 45-64</i>	159
<i>Persons 65+</i>	175

Source: ARADA, ABS 2021 Table Builder, SQM Research, Hadron Group analysis

Note: Totals may not sum due to rounding

² ABS 2021, *Census of Population and Housing, 2021, Table Builder, 2021 Census - Selected Dwelling Characteristics, Dwelling Structure by Number of Persons Usually Resident in Dwelling by Number of Bedrooms in Private Dwelling (ranges) by LGA*

³ SQM Research 2024, *Residential Vacancy Rates – Region: The Hills District*

⁴ ABS 2021, *Census 2021 Table Builder, Population by age*

5.2 DEMAND FROM THE PLANNING PROPOSAL

Factors which influence demand for social infrastructure from a development include the projected demographic characteristics of the population, the cumulative needs of the population and surrounding community, the capacity of existing facilities and the targeted rates of provision per head of population for the area.

The expected demands on facilities and infrastructure associated with the Planning Proposal have been calculated using the following benchmarks:

- The Hills Shire Council's Recreation Strategy
- Growth Centre Commission (2006)

These benchmarks should be treated as a guide to the infrastructure requirements associated with demand from the development.

Table 19 indicates the level of demand for social infrastructure created by the Planning Proposal.

Table 19 Planning Proposal population demand for community facilities

Category	Source	Type of facility	Benchmark provision rate	Demand from Planning Proposal
Community facilities	Growth Centre Commission – Development Code (2006)	Local community centre	1:6,000 people	0.16
		District community centre	1:20,000 people	0.05
		Branch library	1:33,000 people	0.03
		District library	1:40,000 people	0.02
		Youth centre	1:20,000 people	0.05
		Performing arts/cultural centre	1:30,000 people	0.03
		Childcare facility	1 place: 5 children 0-4 years	11.47
		After school care facility	1 place: 25 children 5-12 years	3.48
Education	Growth Centre Commission – Development Code (2006)	Public Primary Schools	1:1,500 new dwellings	0.29
		Public High Schools	1:4,500 new dwellings	0.09
Health and social welfare	Growth Centre Commission – Development Code (2006)	Community Health Centre	1:20,000 people	0.05
		Hospital Beds	2 beds:1000 people	1.92
		Aged Care Housing	1:10,000 people	0.10
		High Care (Nursing home)	40 beds:1,000 people 70yrs+	5.53
		Low Care (Hostel) places	48 places:1,000 people 70yrs+	6.64
		Community Service Centre	85 sqm:1000 people	81.60
Open space	Hills Shire Council - Recreation Strategy	Active open space	1.21ha:1,000 people	1.16
		Passive open space	1.62ha:1,000 people	1.56
		Playing field	1:4,297 people	0.22
		Aquatic facility (local/neighbourhood)	1:30,000 people	0.03
		Indoor centre (3+ courts)	1:50,000-100,000 people	0.01
		Skate facilities (neighbourhood)	1:5,000-10,000 people	0.13

Source: Hadron Group analysis of sources noted in table

Monetary contributions to provide for the physical and social infrastructure needs to cater for the area's growing population are collected through The Hills Section 7.11 Contributions Plan (CP) No. 19 – Showground Station Precinct.

6 Stakeholder engagement

Community consultation was undertaken by Sarah George Consulting between February and May 2025. The consultation aligned with the NSW Department of Planning's *Undertaking Engagement Guidelines for State Significant Projects* and aimed to:

- Provide early information to the community and stakeholders
- Offer a platform for questions and concerns
- Enable feedback to shape the project prior to lodgement

6.1 ENGAGEMENT ACTIVITIES

A variety of methods were used to engage with local residents, community groups, and statutory agencies:

- **Letterbox drop** to 360 nearby properties (13 February 2025)
- **Public notice** in the *Daily Telegraph* (19 February 2025)
- **Emails and letters** to stakeholders, including The Hills Shire Council, NSW Police, DCJ Housing, NSW Health, and Aboriginal land councils
- **Pre-lodgement meeting** with The Hills Shire Council (14 February 2025)
- **Community information webinar** (2 May 2025), attended by 10 participants
- **Connecting with Country walk** (25 July 2024) with local Elders and cultural heritage representatives

6.2 KEY THEMES AND FEEDBACK

The majority of community interest came from neighbouring residents. The key concerns raised included:

- **Building height** and overshadowing impacts on neighbouring properties
- **Traffic congestion** and on-street parking demand
- **Amenity impacts**, including loss of privacy and noise
- **Impact on property values**
- **Pressure on infrastructure**, particularly schools and roads
- **Clarification of affordable housing definitions and management**

6.3 RESPONSES AND DESIGN AMENDMENTS

In response to the community feedback, several changes and clarifications were made:

- **Increased on-site car parking** and single entry point to improve traffic flow
- **Building massing and setbacks adjusted** to reduce visual and privacy impacts
- **Clear information on affordable housing** management and tenancy controls provided during the webinar

7 Social Impacts Assessment

Social impacts have been identified and analysed from the perspective of the community and other affected stakeholders. Different stakeholder groups considered include:

- Future residents
- Neighbours to the development including residents in surrounding houses and apartments
- Businesses nearby or likely to be impacted by the proposed development
- Community within Castle Hill – Central SA2
- Community within The Hills LGA

The following assessment outlines the social impacts as a consequence of the changes to the current social environment or changes experienced by the community resulting from the proposed development.

7.1 WAY OF LIFE

Impacts considered include how people live, how they get around, how they work, how they play, and how they interact each day.

Table 20: Way of life – impacts and responses

Way of life – impacts and responses	
Construction phase	<ul style="list-style-type: none"> • Environmental disruption from construction (noise, dust, vibration) • Traffic and access disruption during construction • Cumulative impacts from nearby concurrent developments
Impact significance	Direction: Negative Likelihood: Likely Magnitude level: Moderate Significance: High
Identified responses	<ul style="list-style-type: none"> • Implement noise monitoring during each construction phase and in response to complaints. • Implement Traffic Control Plans with local notification and truck movement protocols. • Coordinate staging with nearby sites and inform local community regularly of upcoming disruptions.
Residual impact	Direction: Negative Likelihood: Possible Magnitude level: Minor Significance: Medium
Operational Phase	<ul style="list-style-type: none"> • Improved supply and diversity of dwellings • Enhanced social interaction opportunities
Impact significance	Direction: Positive Likelihood: Likely Magnitude level: Moderate Significance: High

Way of life – impacts and responses	
Identified responses	<ul style="list-style-type: none"> • Deliver a mix of apartment sizes including affordable housing near jobs and transport.. • Design vibrant communal areas to support interaction and passive/active recreation.
Residual impact	Direction: Positive Likelihood: Likely Magnitude level: Moderate Significance: High
Operational Phase	<ul style="list-style-type: none"> • Improved walkability and connectivity
Impact significance	Direction: Positive Likelihood: Almost Certain Magnitude level: Minor Significance: Medium
Identified responses	<ul style="list-style-type: none"> • Leverage proximity to Metro, include a through-site pedestrian link and active street frontages.
Residual impact	Direction: Positive Likelihood: Almost Certain Magnitude level: Minor Significance: Medium
Operational Phase	<ul style="list-style-type: none"> • Noise exposure from nearby busy roads • Noise from loading dock and building services
Impact significance	Direction: Negative Likelihood: Possible Magnitude level: Minor Significance: Medium
Identified responses	<ul style="list-style-type: none"> • Apply recommended glazing and acoustic treatments per Noise Impact Assessment. • Restrict loading dock operations between 10:00pm and 7:00am.
Residual impact	Direction: Negative Likelihood: Possible Magnitude level: Minor Significance: Medium
Operational Phase	<ul style="list-style-type: none"> • Cumulative change to local urban form and lifestyle
Impact significance	Direction: Positive/Negative Likelihood: Likely Magnitude level: Moderate Significance: High
Identified responses	<ul style="list-style-type: none"> • Maintain quality urban design and integrate with broader precinct planning.
Residual impact	Direction: Neutral Likelihood: Likely Magnitude level: Minor Significance: Medium

Source: Hadron Group analysis.

7.2 COMMUNITY

Impacts considered include composition, cohesion, character, how the community functions, resilience, and people's sense of place.

Table 21: Community – impacts and responses

Community – impacts and responses	
<i>Construction phase impacts</i>	<ul style="list-style-type: none"> • Construction-related disruption to local community and streetscape: Construction noise, visual impacts, and ongoing activity may disrupt daily routines, wellbeing, and residents' connection to place. • Cumulative construction impacts: With multiple major projects nearby, the local community is likely to experience heightened and prolonged disruption.
Impact significance	Direction: Negative Likelihood: Likely Magnitude level: Moderate Significance: High
Identified responses	<ul style="list-style-type: none"> • Noise monitoring at the commencement of each phase and in response to complaints • Implementation of a Construction Management Plan (CMP) with staged works and regular community updates • Coordination with neighbouring site managers to reduce peak cumulative impacts
Residual impact	Direction: Negative Likelihood: Possible Magnitude level: Minor Significance: Medium
<i>Operational phase – younger composition</i>	<ul style="list-style-type: none"> • Improved access to well-located housing for younger adults: Provision of one- and two-bedroom apartments addresses a known shortfall in suitable housing for emerging professionals and helps retain younger residents.
Impact significance	Direction: Positive Likelihood: Almost Certain Magnitude level: Moderate Significance: High
Identified responses	<ul style="list-style-type: none"> • Incorporate adaptable layouts, work-from-home amenities, and promote strong transit access • Support targeted housing promotion and engagement with younger adults
Residual impact	Direction: Positive Likelihood: Almost Certain Magnitude level: Moderate Significance: High
<i>Operational phase – older composition</i>	<ul style="list-style-type: none"> • Opportunity for ageing households to downsize within the area: The provision of accessible, larger apartments offers suitable options for downsizers, enabling older residents to age in place and supporting local housing turnover.

Community – impacts and responses	
Impact significance	Direction: Positive Likelihood: Likely Magnitude level: Moderate Significance: High
Identified responses	<ul style="list-style-type: none"> • Ensure lift-serviced, accessible layouts • Promote downsizing opportunities through real estate and community channels
Residual impact	Direction: Positive Likelihood: Likely Magnitude level: Moderate Significance: High
<i>Operational phase – community cohesion</i>	<ul style="list-style-type: none"> • Community cohesion through provision of communal spaces: Shared courtyards and recreational areas support social interaction and the formation of new community connections.
Impact significance	Direction: Positive Likelihood: Possible Magnitude level: Moderate Significance: Medium
Identified responses	<ul style="list-style-type: none"> • Design inclusive, safe communal spaces • Support informal events and community engagement activities
Residual impact	Direction: Positive Likelihood: Possible Magnitude level: Moderate Significance: Medium
<i>Operational phase – sense of place</i>	<ul style="list-style-type: none"> • Change in local character and community identity: A shift to higher density may alter the area's character and residents' sense of place. High-quality urban design and landscaping can help mitigate perceived loss.
Impact significance	Direction: Positive/Negative Likelihood: Possible Magnitude level: Minor Significance: Medium
Identified responses	<ul style="list-style-type: none"> • Retain local elements through landscaping and facades • Promote high-quality, contextual design and maintain public realm quality
Residual impact	Direction: Neutral Likelihood: Possible Magnitude level: Minor Significance: Medium
<i>Operational phase – cumulative impacts</i>	<ul style="list-style-type: none"> • Cumulative social impacts due to broader precinct redevelopment: Ongoing redevelopment across the Showground Precinct may compound social and physical changes, potentially affecting neighbourhood identity and cohesion.

Community – impacts and responses	
Impact significance	Direction: Negative Likelihood: Possible Magnitude level: Moderate Significance: Medium
Identified responses	<ul style="list-style-type: none"> Engage regularly with Council and residents Monitor social sentiment and adapt place management accordingly
Residual impact	Direction: Neutral Likelihood: Possible Magnitude level: Minor Significance: Medium

Source: Hadron Group analysis.

7.3 ACCESS

Impacts considered include how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation.

Table 22: Access – impacts and responses

Access – impacts and responses	
<i>Construction phase impacts</i>	<ul style="list-style-type: none"> Construction Traffic Disruption: The movement of construction vehicles and worker parking along Carrington Road, Middleton Avenue, Fishburn Crescent, and Sexton Avenue may disrupt access to neighbouring residences, businesses, and community facilities. Cumulative Impacts from Nearby Projects: The Construction Traffic Management Plan (CTMP) identifies five other major construction sites within 250 metres of the site, increasing the potential for cumulative congestion, safety concerns, and access constraints in the local area
Impact significance	Direction: Negative Likelihood: Likely Magnitude level: Moderate Significance: High
Identified responses	<ul style="list-style-type: none"> On-site Parking Provision: Ensure adequate on-site parking for all contractors and tradespersons to minimise street congestion and parking pressure. Designated Site Access and Egress: Heavy vehicles are to enter and exit the site in a forward direction via Showground Road, Carrington Road, Middleton Avenue, and Fishburn Crescent. Traffic Control Plans (TCPs): Two TCPs have been developed to manage traffic flow and ensure local notification and clear truck movement protocols. Neighbourhood Coordination: Site management is to engage with nearby construction projects to coordinate schedules and minimise cumulative impacts
Residual impact	Direction: Negative Likelihood: Likely Magnitude level: Minor Significance: Medium
<i>Operational phase impacts</i>	<ul style="list-style-type: none"> Local Traffic Generation: The Traffic and Parking Assessment Report estimates a net increase in vehicle movements of approximately 72 vehicles/hour during the AM peak and

Access – impacts and responses	
	<p>53 vehicles/hour during the PM peak. The analysis concluded that the development proposal would not necessitate any new road improvements or intersection upgrades. The surrounding road network is expected to continue operating at a satisfactory Level of Service, with no unacceptable traffic impacts anticipated in relation to overall network capacity.</p> <ul style="list-style-type: none"> • Active Transport Accessibility: The site's proximity to Hills Showground Metro Station encourages use of public transport and supports reduced car dependency, enhancing accessibility to jobs, services, and education. • On-street Parking Demand: Increased population and visitor numbers may result in higher on-street parking demand. However, the Traffic and Parking Assessment concludes that on-site parking provision is sufficient and that impacts on local parking availability will be minimal.
Impact significance	<p>Direction: Positive Likelihood: Possible Magnitude level: Minimal Significance: Low</p>
Identified responses	<ul style="list-style-type: none"> • Green Travel Plan (GTP): A GTP has been prepared to promote sustainable travel behaviours among residents, staff, and visitors. Actions include infrastructure provision, behaviour change initiatives, marketing, and coordination with Council and Transport for NSW. The plan is to be monitored and regularly updated.
Residual impact	<p>Direction: Positive Likelihood: Possible Magnitude level: Minimal Significance: Low</p>

Source: Hadron Group analysis.

7.4 CULTURE

Impacts considered include both Aboriginal and non-Aboriginal culture, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings.

Table 23: Culture – impacts and responses

Culture – impacts and responses	
<i>Construction phase impacts</i>	<ul style="list-style-type: none"> • Changes to site appearance and usage: The construction period may temporarily alter the site's appearance, sense of place, and uses, affecting connection to place for local residents and visitors. • Protection of archaeological finds: There is a potential for impacts to local Aboriginal cultural heritage due to construction activities. However, no Aboriginal objects or potential archaeological deposits were identified during the archaeological survey.
Impact significance	<p>Direction: Negative Likelihood: Possible Magnitude level: Moderate Significance: Medium</p>
Identified responses	<ul style="list-style-type: none"> • Apply Connecting with Country Framework: Undertake the recommendations from the Connecting with Country Framework that has been developed for the project, including facilitating ongoing consultation with Aboriginal stakeholders and updating them on future development of the site

Culture – impacts and responses	
Residual impact	Direction: Negative Likelihood: Unlikely Magnitude level: Minor Significance: Low
<i>Operational phase impacts</i>	<ul style="list-style-type: none"> • Enhanced place narratives and connection to place: The redevelopment will help activate the area and potentially facilitate the creation of new place narratives and strengthen connections to the location. However, for some, the development and the area's broader densification could negatively impact their sense of connection to place.
Impact significance	Direction: Positive and Negative Likelihood: Possible Magnitude level: Moderate Significance: Medium
Identified responses	<ul style="list-style-type: none"> • Apply Connecting with Country Framework: Undertake the recommendations from the Connecting with Country Framework to strengthen design outcomes, including considering design principles, arranging Cultural Awareness Training for staff and monitoring the Outcomes for Country.
Residual impact	Direction: Positive Likelihood: Possible Magnitude level: Moderate Significance: Medium

Source: Hadron Group analysis.

7.5 HEALTH AND WELLBEING

Impacts considered include physical and mental health especially for those who are highly vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health.

Table 24: Health and wellbeing – impacts and responses

Health and wellbeing – impacts and responses	
<i>Construction phase impacts</i>	<ul style="list-style-type: none"> • Construction-Related Externalities: Noise, dust, and vibration associated with demolition, excavation, and construction activities may adversely affect the health and wellbeing of nearby residents, particularly vulnerable groups such as the elderly, shift workers, or those with pre-existing health conditions. These impacts may contribute to stress, sleep disturbance, and reduced amenity.
Impact significance	Direction: Negative Likelihood: Likely Magnitude level: Minor Significance: Medium
Identified responses	<ul style="list-style-type: none"> • Noise monitoring: The noise impact assessment recommends that attended noise monitoring be conducted at the commencement of each new construction phase (e.g. demolition, excavation, building works), and in response to any complaints raised by neighbouring sensitive receivers during the course of construction.

Health and wellbeing – impacts and responses	
Residual impact	<p>Direction: Negative</p> <p>Likelihood: Likely</p> <p>Magnitude level: Minor</p> <p>Significance: Medium</p>
<i>Operational phase impacts</i>	<ul style="list-style-type: none"> • Benefits of Affordable Housing: The inclusion of dedicated affordable housing units will positively contribute to the mental and emotional wellbeing by offering housing security and helping maintain a socio-economically diverse community. Stable housing reduces stress and supports long-term physical and psychological health outcomes. • Active Transport Lifestyle: The site’s close proximity to the Hills Showground Metro Station encourages walking and public transport use, reducing car dependence. This promotes physical activity for residents of all ages and offers a particularly valuable option for older adults who may no longer drive, and for families with young children accessing schools, parks, and community facilities on foot • Support for Downsizers and Ageing in Place: The apartment design and lift accessibility provide an attractive housing option for older residents seeking to downsize while remaining in a familiar community. Being able to walk to nearby shops, open space, medical services and the Metro enhances independence, reduces social isolation, and contributes to overall wellbeing • Family-Friendly Living: The landscape masterplan includes communal courtyards, interactive play areas, and open lawns—creating inclusive spaces where children can play safely and families can socialise. Access to usable green space is strongly linked to child development, physical health, and family cohesion. • Social Interaction Opportunities: High-quality communal spaces have been integrated into the design to encourage social connections among residents and visitors. These include passive recreation areas, wellness gardens, and rooftop amenities, which will enhance social cohesion and emotional wellbeing across demographic groups.
Impact significance	<p>Direction: Positive</p> <p>Likelihood: Possible</p> <p>Magnitude level: Minor</p> <p>Significance: Medium</p>
Identified responses	<ul style="list-style-type: none"> • Green Travel Plan (GTP): A Green Travel Plan has been prepared to encourage sustainable transport choices among residents, workers, and visitors, helping reinforce patterns of physical activity and environmental awareness. • Establish Vibrant, Inclusive Community Spaces: Ensure that all shared areas are safe, accessible, and inviting for a range of users—including children, older people, and families. Ongoing management should prioritise amenity, maintenance, and inclusiveness.
Residual impact	<p>Direction: Positive</p> <p>Likelihood: Possible</p> <p>Magnitude level: Moderate</p> <p>Significance: Medium</p>

Source: Hadron Group analysis.

7.6 SURROUNDINGS

Impacts considered include ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.

Table 25: Surroundings – impacts and responses

Surroundings – impacts and responses	
<i>Construction phase impacts</i>	<p>During the construction phase, temporary disruptions to local ecosystem services and community amenity may occur. These include:</p> <ul style="list-style-type: none"> • Reduced shade and pollution control, resulting from vegetation removal or disturbance. • Public safety and security risks, associated with the presence of construction equipment, vehicles, and materials near pedestrian and residential areas. • Restricted access to roads, footpaths, and surrounding public spaces, potentially impacting residents' ability to navigate and use the built and natural environment. • Temporary reduction in visual and environmental amenity, affecting the community's perception of the area's attractiveness and liveability.
Impact significance	<p>Direction: Negative Likelihood: Possible Magnitude level: Moderate Significance: Medium</p>
Identified responses	<ul style="list-style-type: none"> • Construction Management Plan (CMP): To address potential disruption to local amenity and ensure safe and efficient operation of the site, the CMP will outline access arrangements, noise and dust control measures, pedestrian and traffic management strategies, and consultation processes with neighbours and stakeholders. • Construction Environmental Management Plan (CEMP): The CEMP will specify procedures to avoid or minimise environmental impacts, including soil and vegetation protection, air quality controls, and waste and water management during construction activities. These plans will be finalised once the construction program is established.
Residual impact	<p>Direction: Negative Likelihood: Unlikely Magnitude level: Moderate Significance: Medium</p>
<i>Environmental and amenity benefits for future residents</i>	<p>The landscape concept delivers high-quality communal and open space, shaded pathways, and green corridors that improve microclimate comfort, biodiversity, and liveability. It supports physical and mental wellbeing and enhances the residential experience, especially for households without private open space.</p>
Impact significance	<p>Direction: Positive Likelihood: Moderate Magnitude level: Likely Significance: High</p>
Identified responses	<p>As outlined in the Landscape Site Analysis & Concept Report</p>
Residual impact	<p>Direction: Negative Likelihood: Minor Magnitude level: Possible Significance: Medium</p>
<i>Visual and streetscape change impacts for residents</i>	<p>The proposal introduces a notable change in built form compared to the existing 1-2 storey dwellings nearby. While the development steps down and incorporates terraced landscaping, the scale and intensity of development may still be perceived as inconsistent by long-term residents. Landscape design elements soften this impact but do not fully remove it.</p>

Surroundings – impacts and responses	
Impact significance	Direction: Negative Likelihood: Likely Magnitude level: Moderate Significance: High
Identified responses	To address the visual and streetscape impacts for neighbouring residents, the development incorporates several design and landscaping strategies, including: <ul style="list-style-type: none"> • Terraced setbacks and articulated built form to reduce perceived bulk and create a more human-scale street edge. • Retention of mature trees and additional canopy planting, mimicking existing vegetative cover and providing visual softening. • Ground-level and podium landscaping with native planting, garden beds, and swales to create green buffers between the new buildings and the public domain. • Variation in materials and façade treatments to reduce visual monotony and reflect a finer urban grain. • Building height transitions near sensitive edges, particularly towards existing 1–2 storey dwellings, to maintain compatibility with adjoining neighbourhood character. These measures align with the Norwest Precinct Plan’s vision for a transition zone between new medium-rise density and existing low-density housing.
Residual impact	Direction: Negative Likelihood: Possible Magnitude level: Minor Significance: Medium

Source: Hadron Group analysis.

7.7 LIVELIHOODS

Impacts considered people’s capacity to sustain themselves through employment or business.

Table 26: Livelihoods – impacts and responses

Livelihoods – impacts and responses	
<i>Construction phase impacts</i>	<ul style="list-style-type: none"> • Direct and Flow-on Employment Benefits: The construction phase will generate employment opportunities for local workers, contractors, and suppliers, contributing to short-term economic uplift and local business activity.
Impact significance	Direction: Positive Likelihood: Unlikely Magnitude level: Minor Significance: Medium
Identified responses	<ul style="list-style-type: none"> • Prioritise local procurement and employment: Where feasible, prioritise local contractors and labour in tendering processes. Support workforce development by linking with local training providers and apprenticeship programs.
Residual impact	Direction: Positive Likelihood: Possible Magnitude level: Minor Significance: Medium
<i>Operational phase impacts</i>	<ul style="list-style-type: none"> • Employment Generation in Building Services: Ongoing operational roles – such as in building management, reception, cleaning, gardening, and security – will create continuing local employment opportunities.

Livelihoods – impacts and responses	
	<ul style="list-style-type: none"> • Economic and Property Value Benefits: The project's high-quality built form, improved public realm, and increased site activation may stimulate nearby commercial activity and positively influence property values, indirectly supporting livelihoods.
Impact significance	Direction: Positive Likelihood: Unlikely Magnitude level: Minor Significance: Low
Identified responses	<ul style="list-style-type: none"> • Promote local employment in operations: Where practicable, prioritise local hiring for building management and services through inclusive recruitment practices. • Collaborate with local businesses: Explore partnerships for community events or services within communal areas to support local economic integration.
Residual impact	Direction: Positive Likelihood: Unlikely Magnitude level: Moderate Significance: Medium

Source: Hadron Group analysis.