

SOCIAL IMPACT ASSESSMENT (SIA)



MELIORA
PROJECTS

DESCRIPTION: **Mountains Blue Alpine Retreat and Residences**
State Significant Development

ADDRESS: **142-150 Narrow Neck Road Katoomba, NSW, 2780**

PROJECT#: Meliora Projects - J19793
NSW Planning Portal (Major Projects) – **SSD-86456706**



ACKNOWLEDGEMENT OF COUNTRY

Meliora Projects acknowledges and pays our respects to Aboriginal and Torres Strait Islander peoples – Traditional Custodians and Elders past and present – and to their cultural, spiritual, and educational practices. We recognise the deep and ongoing connections to Country – land, water, and sky – and the knowledge, memories, and diverse values of past and contemporary communities.

In particular, we acknowledge the Gundungurra and Dharug peoples as the Traditional Custodians of the land on which this project is situated, and we honour their enduring connection to Country, culture, and community.

Meliora Projects is committed to learning from and working respectfully with Aboriginal and Torres Strait Islander peoples in all aspects of our planning and engagement work.



QUALITY CONTROL AND REVISIONS

Author:	Anna Sharikova Lead Social Planner Director, Meliora Projects
Reviewer	Daryl Ryan Principal Planner Director, Meliora Projects
Client:	Management 7BBH Pty Ltd
Document Version/s and parts of the SIA in progress	<ol style="list-style-type: none"> 1. 05/09/2025 - 09/10/2015: Initial draft including project description, SIA scoping, social baseline data research & analysis, planning Information relevant to the project, Site photographs (Appendix 1) 2. 09-15/10/2025: WIP revision & rectification of data and interpretations conflicts, 3. 17-21/10/2025: additional edits of the previous draft based on the consultants reports (available to that date), technical reports summary (limited assessment), draft SIA matrix (Appendix 2), draft SIMP (Appendix 3), assessment of likely social impacts of the proposal, both unmitigated and mitigated 4. 22/10/25 & 28/10/25 : issue the WIP draft for clients review and comments, based on further information and documents supplied 5. 03/11/2025 - additional amendments based on the final information and technical reports provided by the client. Revision is issued for client's approval before final release. 6. 05/11/205 – Report released for lodgement, approved by the client. 7. 23/12/2025 – Amended revision based on the amended proposal 8. 09/01/2025 - Final report based on the updated supporting documentation.
Disclaimer/s	<p><i>Meliora Projects reserves all copyright of intellectual property in any or all of Meliora Projects's documents. No permission, licence or authority is granted by Meliora Projects to any person or organisation to use any of Meliora Projects's documents for any purpose without the written consent of Meliora Projects.</i></p> <p><i>This document may only be used for the purpose for which it was commissioned and in accordance with the contract between Meliora Projects and the client.</i></p> <p><i>This report has been prepared by Meliora Projects with input from other specialist consultants where relevant. To the best of our knowledge, the information contained in this report is accurate and not misleading at the time of preparation. Meliora Projects accepts no responsibility or liability for any errors, omissions, or any loss or damage arising from reliance on the information provided within this document.</i></p> <p><i>Any representation, statement, opinion or advice, expressed or implied in this report is made in good faith but on the basis that Meliora Projects are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in any respect of any representation, statement, or advice referred to above. Meliora Projects accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. Information provided is not identified to be suitable for a site-specific assessment or legal advice in relation to any matter. Despite our best efforts and professional standards, the consent authority is entitled to exercise its own discretion and reach its own conclusions.</i></p>

Copyright © Meliora Projects Australia Pty Ltd

ABN: 91 631 233 595 .

All rights reserved. No part of this publication may be reproduced, stored, or transmitted in any form without prior written permission from Meliora Projects.



TABLE OF CONTENT

Acknowledgement of Country.....	2
Quality control and revisions.....	3
Table of content.....	4
1 - Introduction.....	6
2 - SIA Methodology.....	7
3 - Executive summary.....	10
4 - Scoping Overview.....	15
5 - Project overview.....	16
6 - The Site.....	19
7 - Social Locality.....	29
8 - Social Baseline analysis.....	36
8.1 - Demographic profile.....	36
8.2 - Community profile.....	41
8.3 - Crime Trend Summary.....	41
8.4 - Consideration of the Population Projections.....	42
8.5 - SEIFA Data – Blue Mountains LGA.....	46
8.6 - Contextual Insights.....	48
9 - Community and Stakeholder Engagement SUMMARY.....	49
10 - The Key social impacts identified based on scoping study.....	51
11 - Review of current and recently determined Development Applications within the surrounding area.....	52
12 - Technical Reports summary and SIA comments.....	54
13 - Planning Information relevant to the project and Policy Context.....	64
14 - Social Impact Assessment.....	66
14.1 - Assessment Principles.....	66
14.2. - Social Impact Categories.....	68
14.3 - Combined and Cumulative Impacts.....	73
14.4. - Assessment Against the DPHI Cumulative Impact Assessment Technical Supplement.....	75
14.5 - Significance of the Social Impacts.....	77
15 - Mitigation and enhancement measures & management.....	80
15.1 - Consideration of other social impacts.....	80



15.2 - Social Impact Management Plan (SIMP).....	82
15.3. - Monitoring, Reporting and Adaptive Management.....	82
17 - Declaration & SIA GUIDELINE RESPONSES.....	83
Disclaimer	86
APPENDICES	87





1 - INTRODUCTION

A social impact assessment is a process for the identification, analysis, assessment, management and monitoring of the potential social impacts of a project, both positive and negative. The goal of a social impact assessment is to bring about a more ecologically, socio-culturally and economically sustainable and equitable environment.

This SIA is one input to the broader planning process that also considers environmental, economic, social, and cultural impacts. The primary purpose of the SIA will be to bring about a more sustainable result from a project that minimises any potential negative impacts and enhances positive impacts.

Social impacts can be understood as the consequences that people (individuals, households, groups, communities, or organisations) experience when a new project brings change. A SIA considers physical and intangible impacts, direct and indirect impacts, short term (construction) and long term (operational) impacts.

The SIA accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

This Social Impact Assessment has been prepared by Meliora Projects Australia Pty Ltd (Meliora Projects) to address the Planning Secretary's Environmental Assessment Requirements (SEARs) issued on 23 June 2025 for the subject development proposal (SSD-86456706). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

18. Social Impact Assessment	<i>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 Social Impact Assessment Guideline for State Significant Projects.</i>
------------------------------	---

Based on the supplied Secretary's Environmental Assessment Requirements (SEARs) response, a Planning Proposal) is to be lodged concurrently with this State Significant Development Application (SSDA). The Planning Proposal seeks to amend the applicable development standards to facilitate the proposed development and to apply revised planning controls to the site.

Meliora Projects was not engaged to provide services in relation to the Planning Proposal component of the project. Accordingly, these elements fall outside the scope of this Social Impact Assessment and were not considered within the engagement activities or the social research process.



2 - SIA METHODOLOGY

The methodology follows the requirements set out in the NSW Department of Planning and Environment's Social Impact Assessment Guideline for State Significant Projects (2025) and the accompanying Social Impact Assessment Technical Supplement (July 2025).

The following methodology can be scaled depending on the significance of the impacts identified, and the level (basic – complex) required.

PHASE 1 - Proposal review & the site visit

Provides an initial understanding of the proposal and the potential impacts.

PHASE 2 - Conduct scoping study

The scoping study enables:

- initial understanding of the project's social locality
- initial understanding of the characteristics of the communities within the project's social locality
- review of draft technical reports
- initial evaluation of the likely social impacts for different groups in the social locality and the level to which these impacts need to be assessed
- consideration of potential refinements or approaches in response to likely social impacts
- consideration of the remainder of the SIA tasks, including engagement.

The scoping study elements:

1. Define the social locality

The identification of the social locality will enable consideration of the potential affected communities and stakeholders in one or more geographical areas, and how positive and negative impacts may be reasonably perceived or experienced by different people in that catchment. The social locality is generally defined through an observational analysis.

Observing the geographic location around site is done through a site visit and ariel mapping, as well GIS enquiries around the area to identify any communities or stakeholders that may be impacted.

The social locality is then expressed geographically, demonstrating how residents, communities and stakeholders will experience various impacts depending on their location.

2. Social baseline analysis

The review and analysis of selected demographic data, population projections and other characteristics of the area will be undertaken to create an understanding of the existing community and conditions (social baseline), and how it may change or be impacted by the proposed development.

3. Review the literature

A review of the literature is undertaken in three main categories:

State and local government policy and planning context in which the project is situated.

Academic and other research to support the assessment.

4. Review technical reports

Technical reports communicate the outcomes of research undertaken in various disciplines to critically analyse aspects of the project, and provide conclusions and recommendations related to the immediate and ongoing management of the project.

Technical reports are reviewed to support a comprehensive and informed overview relative to various social impacts.

Relative mitigation measures identified in the technical reports are used to inform the residual impact assessment.

5. Conduct community and stakeholder engagement

Community and stakeholder engagement is vital to ensure that the voices of those likely to be impacted by the Project are included in the SIA. Inputs identified by through the engagement will identify impacts and the magnitude of their effects, inform project refinements, and assist in the creation of mitigation and enhancement measures.

Residents, communities, and stakeholders that are identified as part of the social locality are the general focus of engagement, however as consultation begins it may be appropriate to expand the engagement to others.

The level of community and stakeholder engagement and the activities specifically designed to align with the project will depend on the potential impacts identified through the scoping study.

Engagement processes for SIAs is social inquiry based and aims to explore and reflect on issues of a social nature, that because of a project, may impact those in the social locality, as well as potential options that may assist to reduce, minimise or illuminate adverse impacts, or enhance positive impacts.

PHASE 3 - Conduct social impact assessment

A - Based on information collected and collated in the previous sections, potential social impacts will be assessed against the corresponding impact categories as outlined in the SIA Guideline.

These eight categories provide for high level groupings of potential social impacts that can be interrogated, which then forms the basis of the assessment. The level and scope of interrogation of the categories will depend on the nature of the project. The categories have been established to provide a standard approach to measuring social impact assessments.



The impact assessment process utilises tools from the SIA Guideline and the SIA Technical supplement to assess each impact in relation to its likelihood and magnitude (including the extent, duration, severity/scale, sensitivity/importance, level of concern/interest). The significance of the social impacts is then undertaken and a pre residual impact score applied.

B - Conduct residual impact assessment

Identified social impacts are reassessed with proposed enhancement and mitigation measures to determine the post-mitigation or residual social risk. Enhancement and mitigation measures aim to enhance positive impacts or reduce negative impacts.

PHASE 4 - Social Impact Management Plan (as required)



3 - EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) has been prepared by Meliora Projects on behalf of the Proponent to support a State Significant Development Application (SSDA) for the proposed residential and lifestyle precinct at 142-150 Narrow Neck Road, Katoomba – known as the Mountains Blue Alpine Retreat and Residences (the Development project).

Assessing social impacts

A SIA is a specialist technical study which identifies and analyses the potential social impacts and benefits associated with a proposal. Social impacts and benefits are the consequences that people experience when a new project brings change.

The potential impacts and benefits of the proposal are assessed by comparing the magnitude of impact (minimal to transformational) against the likelihood of the impact occurring (very unlikely to almost certain). This risk assessment methodology has been applied from the NSW Department of Planning and Environment (DPE) SIA Guideline: Technical Supplement (2025) and is outlined below.

The NSW Department of Planning, Housing and Infrastructure's (DPHI) Social Impact Assessment Guideline (2025) states that a SIA should consider the likely changes to the following social elements of value to people: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods and decision-making systems, as displayed in the below figure.



The SIA process intended to:

- Identify the social opportunities, risks, and sensitivities associated with the Development.
- Assess both the positive and negative social impacts, applying a transparent, evidence-based approach.
- Recommend mitigation, enhancement, and management measures to inform the Social Impact Management Plan (SIMP).



Summary of Key Findings

The Development is expected to deliver net positive social outcomes for Katoomba and the wider Blue Mountains region. Adverse effects are short-term, localised, and manageable, primarily related to construction-phase disturbance and perceived visual change. Long-term social benefits are substantial, arising from improved housing diversity, health and wellbeing facilities, employment generation, cultural activation, and alignment with Blue Mountains City Council's (BMCC) Planetary Health and Sustainable Blue Mountains 2035 objectives.

Positive Social Impacts

- Way of Life: Broader housing choice and a high-amenity mixed-use environment, promoting inclusivity, lifestyle diversity, and long-term population stability.
- Community: Strengthened identity through public-facing facilities, fostering social interaction and tourism.
- Accessibility: DDA-compliant access, new pedestrian and cycle links, and improved road safety, delivering lasting mobility and connectivity benefits.
- Culture: Incorporation of Connecting with Country principles and Aboriginal design elements, enhancing cultural recognition and storytelling, cultural diversification.
- Health and Wellbeing: Active-living design, open spaces, and wellness facilities supporting mental and physical health outcomes.
- Livelihoods: Approximately 822 full-time equivalent jobs supported over an eight-year period, boosting local employment and supply chains.
- Decision-Making Systems: Robust communication, engagement, and transparency measures embedded in the SIMP framework.

Negative Social Impacts (Mitigated)

- Short-term construction impacts (noise, dust, access disruption): mitigated via a Construction Environmental Management Plan (CEMP) with real-time monitoring, community notifications, and traffic staging.
- Visual and landscape change: reduced through stepped massing, native planting, and Dark-Sky compliant lighting.
- Temporary rental or access pressures — minimised by workforce accommodation staging and Council coordination.
- Community fatigue or mistrust — addressed through clear engagement channels, post-lodgement updates, and a community consultative committee.

Cumulative Impacts

Cumulative impacts were assessed in relation to concurrent initiatives such as the Planetary Health Precinct & Parklands Plan (2023) and BMCC sustainability programs. The combined projects are expected to enhance regional amenity, visitor appeal, and social

infrastructure while requiring coordinated communication to manage short-term visitation and access pressures. Overall, the cumulative social impact is assessed as moderate-to-high positive.

Summary of Social Impact Recommendations

This report concludes that the proposed development is suitable and warrants approval subject to the implementation of the following key points:

1. Construction Management and Communication

- Implement a comprehensive Construction Environmental Management Plan (CEMP) incorporating noise, vibration, dust, and erosion controls consistent with the ELAB Noise and Vibration Report (2025).
- Restrict noisy works to permitted hours, manage heavy vehicle routes under an approved Construction Traffic Management Plan (CTMP), and provide advance notice to nearby residents.
- Maintain a grievance register and real-time monitoring of community feedback throughout construction.

2. Inclusive Design and Housing Diversity

- Deliver a diverse and adaptable housing mix consistent with the ADG Design Verification Statement and KGP Access Report (2025).
- Incorporate universal design and accessibility principles, ensuring age-friendly, DDA-compliant, and inclusive living environments.
- Provide on-site amenities including a café, wellness centre, and communal open spaces that promote daily social connection.

3. Community Cohesion and Engagement

- Establish a transparent, ongoing engagement framework, including a project website, newsletters, and a feedback log within the SIMP.
- Support local events, public art, and community activation programs within the café, art, and wellness spaces (as outlined in the Operational Plan of Management, 2025).
- Continue consultation with local residents, Blue Mountains City Council, and other stakeholders post-approval.

4. Cultural Recognition and Connecting with Country

- Engage continuously with the Gundungurra and Dharug Traditional Custodians via BMCC's First Nations Liaison Officer.
- Integrate Connecting with Country design principles, interpretive signage, and opportunities for Aboriginal employment, artwork, and storytelling in the public domain.
- Ensure cultural values are embedded in landscaping, architecture, and operations.

5. Accessibility and Mobility

- Construct shared pedestrian and cycling links connecting Narrow Neck Road with the adjoining Planetary Health Precinct.
- Maintain safe pedestrian routes and traffic staging during works; provide bicycle facilities and universal access gradients.
- Promote active transport to reduce car dependency and enhance community health.

6. Health, Safety, and Wellbeing

- Monitor air quality, noise, and traffic impacts during construction, providing updates and temporary respite for sensitive individuals if required.
- Ensure the operational phase prioritises safe, shaded pedestrian networks, passive surveillance, and high-quality public realm design.
- Deliver open-space connections and wellness facilities to enhance community health and mental wellbeing.

7. Environmental and Visual Integration

- Implement landscape screening, native replanting, and Dark-Sky compliant lighting to protect local scenic and environmental values.
- Maintain height transitions, façade articulation, and retention of mature vegetation to preserve visual amenity.
- Undertake post-construction visual and landscape audits to verify compliance with the Urban Design and Visual Impact Reports.

8. Economic Participation and Local Benefit

- Achieve a minimum of 20% local workforce participation and prioritise regional procurement across construction and operation.
- Report annually on employment outcomes (estimated 822 full-time equivalent jobs over eight years) and local economic contributions.
- Support training, hospitality, and cultural industry opportunities to strengthen local resilience.

9. Governance and Transparency

- Maintain open and ongoing communication with stakeholders through quarterly SIMP reporting.
- Publish monitoring results, community engagement outcomes, and environmental performance updates online.
- Establish clear escalation pathways for community feedback, ensuring accountability and trust in project governance.

Assessment outcome

The assessment concludes that the Mountains Blue Alpine Retreat and Residences is socially acceptable and supportable, delivering clear net community benefit. With the adoption of



recommended mitigation and enhancement measures, the proposal aligns strongly with the principles of social sustainability, liveability, inclusivity, and resilience outlined in DPHI's SIA Guideline.





4 - SCOPING OVERVIEW

The scoping study enables the identification of potential social impacts to inform the design of the project.

After a review of the proposal and a desk top review of the area immediately surrounding the site, a scoping study was undertaken to identify the potential impacts likely to occur because of the proposal. By scoping the initial impacts, the purpose of the scoping study helped inform:

- the geographic areas and populations most likely to be impacted
- the methods and data sources required to investigate the impact
- initial project refinements in response to likely impacts
- potential mitigation / enhancement measures.

The preparation of the SIA scoping phase included a range of preliminary research and analytical tasks undertaken to define the assessment parameters and identify key social considerations. Activities undertaken comprised:

- A site and neighbourhood inspection to understand the local context and existing conditions.
- Review of draft planning and design documentation provided by the project team.
- Examination of relevant State and Blue Mountains Local Government Area (LGA) planning policies and strategic frameworks.
- Analysis of demographic data and population projections for the locality and broader LGA.
- Review of current and recently determined Development Applications within the surrounding area.
- Preliminary analysis of the social baseline to establish existing community characteristics.
- Initial identification and evaluation of potential social impacts associated with the proposal.
- Definition of the project's social locality, including affected geographic areas and stakeholder groups.
- Consideration of project refinements and design responses that influence social outcomes.
- Planning of the detailed Social Impact Assessment methodology and next-stage engagement approach.

The scoping study found most impacts associated with the project were positive. Although it is likely most of the negative impacts identified can be minimised through mitigation measures, it is unlikely that impacts related to sense of place can be overcome to the satisfaction of surrounding residents.

5 - PROJECT OVERVIEW

The proposed residential and lifestyle precinct at 142–150 Narrow Neck Road, Katoomba, named the Mountains Blue Alpine Retreat and Residences, represents a significant opportunity to revitalise the area through the delivery of a thoughtfully designed mixed-use precinct that harmonises with Katoomba’s distinctive character, natural setting, and cultural identity.

The project scope was refined during the engagement process as a result of consultation with the Department of Planning, Housing and Infrastructure, relevant government agencies, key stakeholders, immediate neighbours, the wider community, and ongoing feedback from the project team.

The final proposal comprises the following components:

Eight main buildings across the site, comprising seven residential flat buildings and one mixed use building, each up to four storeys above existing ground level, with basement parking below, including accessible parking spaces, to support residents, visitors and staff.

Residential Development

- A total of 218 residential apartments, noting that 15% of the residential gross floor area is allocated to the provision of in-fill affordable housing.
- 52 serviced apartments, integrated within the development.

Public Facilities and Community-Facing Uses

A corner building accommodating:

- A publicly accessible restaurant.
- Information and education facilities, including an art gallery.

Public-facing uses are designed to contribute to activation of the site and integration with the surrounding parkland and broader precinct.

Ancillary Resident and Guest Facility

Ancillary resident wellness centre is located within Building H.

Site Works and Infrastructure

- Associated site works, internal accessways, landscaping and public domain interfaces.
- Subdivision and a concurrent rezoning review to facilitate the revised built form outcomes.

The proposed development is to be delivered progressively over an estimated five-year period, ensuring coordinated implementation, efficient infrastructure delivery, and minimal disruption to the surrounding locality. The staging framework has been designed to prioritise essential civil and infrastructure works prior to the commencement of vertical construction, supporting an orderly and functional build-out of the site.

Stage 1 – Civil Works and Infrastructure (Years 1 to 1.5)

Encompasses bulk earthworks, stormwater infrastructure, road formation, sewer and water services, and installation of all major utility connections.

Stage 2 – Initial Building Construction (Years 1.5 to 2.5)

- Construction of Building H, Building F, and the restaurant precinct.
- Landscape and access improvements commenced in Stage 1 will be finalised in parallel with building works.

Stage 3 – Sequential Development of Remaining Blocks (Years 2.5 to 5)

Following completion of the initial stage buildings, the remaining blocks will be delivered sequentially to align with market demand, construction logistics, and service availability:

- Block E and Block D
- Block B and Block C
- Block A and Block G (final stage)

Consideration of the elements of the project that may interact with people

The proposed development includes a range of elements that will interact with people throughout its planning, construction, and operational stages. These interactions are considered below to identify potential social pathways and points of community interface.

Elements that may interact with people	Comment
Associated Activities and Infrastructure	The development will include seven residential buildings, a mixed-use building with serviced apartments, restaurant, an internet café, a wellness and arts hub, landscaped communal spaces, and associated internal roads, parking areas, and service infrastructure. Ancillary activities include drainage works, landscaping, and utility connections that will involve temporary coordination with nearby properties and Council infrastructure.
Construction Methods and Duration	<p>The proposed development is to be delivered progressively over an estimated five-year period, ensuring coordinated implementation, efficient infrastructure delivery, and minimal disruption to the surrounding locality. The staging framework has been designed to prioritise essential civil and infrastructure works prior to the commencement of vertical construction, supporting an orderly and functional build-out of the site. Refer to Figure 2 for building identification and layout.</p> <p>Temporary construction impacts may include intermittent traffic disruption along Narrow Neck Road, elevated noise and vibration levels,</p>



	and workforce activity near residential boundaries. These impacts are expected to be short-term and managed through the Construction Environmental Management Plan and the Social Impact Management Plan (SIMP).
Operational Methods	During operation, the site will function as a residential and serviced-apartment community with supporting hospitality and wellness facilities. Regular vehicle and pedestrian movements will occur within the site, while restaurants and shared amenities will attract both residents and visitors. Ongoing management practices, including noise control, waste management, and visitor policies, will be implemented to maintain amenity and safety for both on-site users and surrounding residents.
Nature of Workforce and Future Users	The operational phase will introduce a diverse mix of users, including permanent residents, short-stay guests, restaurant patrons, and staff. This population diversity may contribute to increased local economic activity and broaden the demographic mix of the neighbourhood.
Lifecycle Considerations	All stages of the project, from site establishment to long-term operation and eventual maintenance or adaptive reus, have been assessed for potential social implications. While no decommissioning is anticipated in the foreseeable future, ongoing building management and landscaping maintenance will ensure the development continues to align with community expectations and environmental standards.
Direct and Indirect Impacts	<p>Direct social impacts may arise from increased population density, changes to local traffic, and temporary construction-related disturbance. Indirect impacts include transport and logistics movements during construction, altered perceptions of local character, and potential demand on nearby infrastructure and services.</p> <p>The project does not involve property acquisition or displacement of existing land uses.</p>



6 - THE SITE

The site characteristics

The subject site, 142–150 Narrow Neck Road, Katoomba (Lot 1 in DP 1026915), is located approximately 1.5 kilometres southwest of the Katoomba town centre within the Blue Mountains Local Government Area. The site occupies land directly adjoining the permanently closed Katoomba Golf Course and forms part of the established residential and recreational precinct along Narrow Neck Road.

The site has an approximate area of 1.8 hectares and is currently occupied by a combination of cleared land and areas of vegetation associated with the golf course landscape. The topography is moderately sloping, falling generally towards the east and north, with distant views across the escarpment and vegetated ridgelines. The land is accessible via Narrow Neck Road, a sealed two-way local road that connects to Cliff Drive and the Katoomba town centre, providing access to local services, shops, and the railway station.

Surrounding land uses are predominantly low-density residential dwellings, tourism accommodation, and recreational open space associated with the golf course and escarpment trails. The site is well positioned within walking distance of scenic lookout points, walking tracks, and established residential neighbourhoods, supporting accessibility and integration with the broader Katoomba community.

A site/locality inspection was undertaken by the author of this report on 5 September 2025 to support the assessment of the project's physical, visual, and social context. The visit provided direct observation of existing land conditions, access arrangements, and surrounding development patterns, forming an essential component of the social baseline analysis. The photographic record (refer to Appendix 1 – Site Photographs) illustrates key characteristics of the site and its immediate context.



Figure 1: The Archistar – the aerial image of the subject site



Surrounding Locality

The surrounding locality is described as:

To the north:

The site is bounded by Narrow Neck Road, a two-way sealed local road providing direct access to the site and adjoining residential lots. Development to the north consists predominantly of detached dwellings on landscaped lots with mature tree cover. Beyond these properties lies Cliff Drive and the Blue Mountains escarpment, which provide access to scenic lookouts and walking tracks, including Boars Head and Cahills Lookout.

To the east:

The site adjoins the permanently closed Katoomba Golf Course, which extends across a substantial open landscape to the northeast. Beyond the former golf course are further residential dwellings within the Katoomba township.

To the south:

The southern boundary of the site adjoins Glencoe Road and areas of low-density residential development. The landscape slopes gradually downward, with clusters of mature trees and open green space that form part of the broader escarpment interface. Further south are scattered dwellings and sections of vegetated land connecting to the Narrow Neck Plateau walking track and conservation areas managed by the NSW National Parks and Wildlife Service.

To the west:

Land to the west of the site is primarily residential in nature, comprising detached single and two-storey dwellings. These properties back onto vegetated land parcels and road connections leading toward Katoomba town centre, located approximately 1.5 kilometres northwest of the site. The township accommodates a mix of local-scale retail, hospitality, community, and cultural services, as well as the Katoomba Railway Station, which forms a key transport node for the wider Blue Mountains region.

The urban context is therefore defined by a balance between established residential areas and the scenic, recreational, and environmental values that characterise Katoomba. The site occupies a location that is physically contained by vegetation and open space while remaining well connected to existing infrastructure and town amenities.

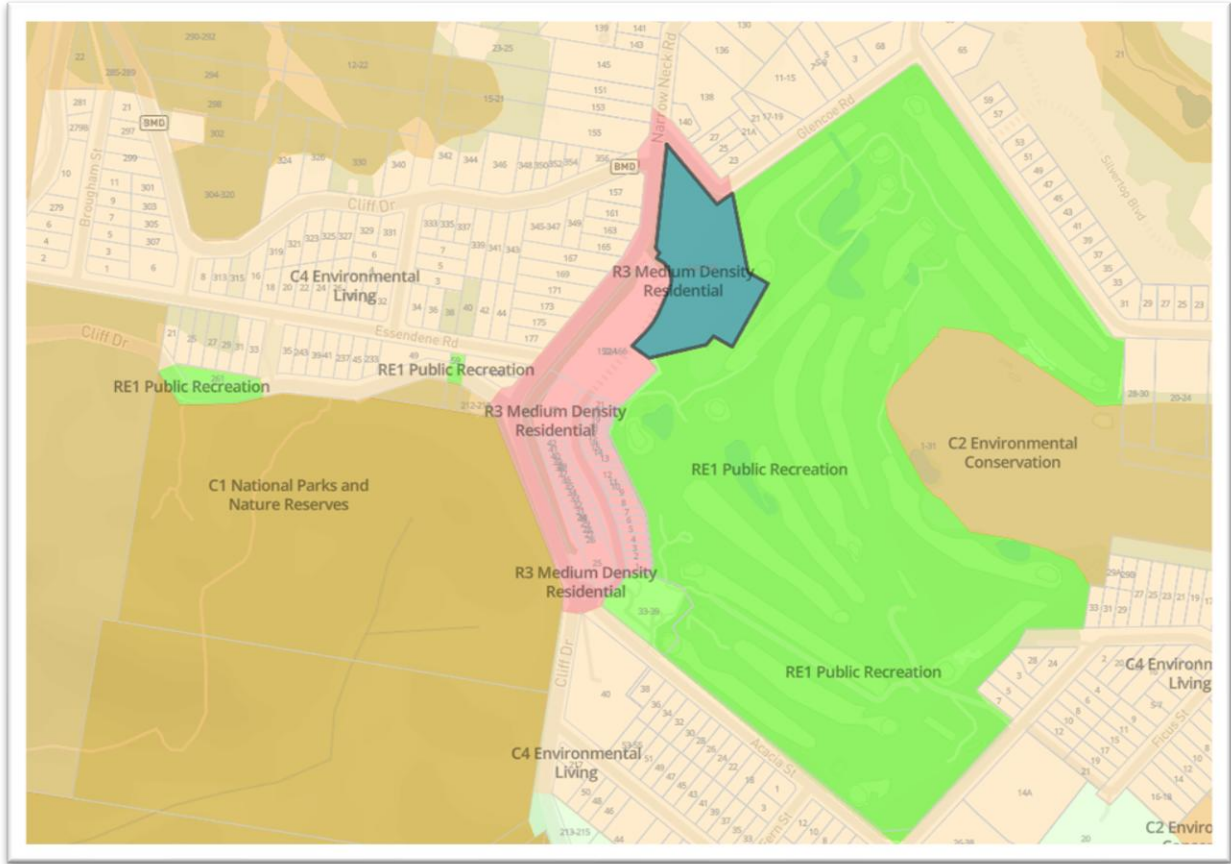


Figure 2: NSW Planning Portal Mapping: the Zoning of the subject site and the surrounding locality.



The site approval and development history

The subject site at 142–150 Narrow Neck Road, Katoomba (Lot 1 in DP 1026915) has a long association with recreation, hospitality, and residential land uses dating back several decades. Historical aerial imagery and Council records indicate that the land was originally part of the Katoomba Golf Course precinct, established in the mid-20th century as a private recreation facility.

In the early 2000s, following a period of decline in golf operations, the property was progressively subdivided and transitioned into private ownership. The site was subsequently identified as suitable for redevelopment consistent with its R3 Medium Density Residential zoning under the Blue Mountains LEP 2015.

Council's GIPA records show multiple applications and modifications have been lodged for the site over time, including:

- Preliminary development consents for tourist accommodation and serviced apartments,
- Subsequent modification applications addressing building height, access, and landscaping arrangements to align with Council's escarpment and slope controls.

The Katoomba Golf Course immediately to the south ceased operation and is now under the ownership of Blue Mountains City Council, forming the basis of the Planetary Health Precinct and Parklands Plan. This closure re-defined the environmental and social context of the surrounding land, including the subject site, which now adjoins a publicly accessible open-space precinct focused on ecological restoration, community learning, and recreation.

Overall, the development history demonstrates a clear and consistent transition from private recreation to mixed residential and hospitality-oriented use, supported by successive planning investigations and technical assessments. The site has remained undeveloped and unoccupied since the cessation of golf operations but is fully serviced and strategically positioned for redevelopment that aligns with current local and regional planning objectives.



List of Applications

Address: 142-150 Narrow Neck Road KATOOMBA

Parcels:

Application	Application Type	Description	Decision	Date
D/104/1995	DA entertainment / recreation	ALT TO CLUB & TOURIST FACILITY VARIOUS LOTS - GOLF CLUB SITE FN D95/0104	Cancelled	10/10/1995
X/905/1998	DA only (comm, ind, multi residential)	alts to existing Golf Course & Club House Pt Lot 1 Sec H Cook	Approved	10/01/2001
X/905/1998/A	DA only (comm, ind, multi residential)	alts to existing Golf Course & Club House	Approved	10/08/2004
X/905/1998/B	DA only (comm, ind, multi residential)	alts to existing Golf Course & Club House	Approved	5/04/2005
X/905/1998/C	DA only (comm, ind, multi residential)	alts to existing Golf Course & Club House Pt Lot 1 Sec H Cook	Approved	5/04/2005
X/905/1998/D	DA only (comm, ind, multi residential)	alts to existing Golf Course & Club House Pt Lot 1 Sec H Cook	Approved	5/04/2005
X/905/1998/E	DA only (comm, ind, multi residential)	alts to existing Golf Course & Club House Pt Lot 1 Sec H Cook	Approved	26/03/2007
X/905/1998/F	DA only (comm, ind, multi residential)	alts to existing Golf Course & Club House Pt Lot 1 Sec H Cook.s96(2) - amendment to design of dwellings & landscaping on Lot 2 DP 1026195 in stage 2	Approved	14/11/2008
XM/905/1998/A	Modification to Application	s96 modification alts to existing Golf Course & Club House	Application Rejected	28/06/2016
XM/905/1998/C	Modification to Application	alts to existing Golf Course & Club House Pt Lot 1 Sec H Cook.s96(2) - amendment to design of dwellings & landscaping on Lot 2 DP 1026195 in stage 2 - as modified	Application Rejected	4/11/2019
X/135/2025	CC issued by private certifier	Construction of a 120 Room Hotel, Construction of 102 Residential Units, Alterations to the Clubhouse, Alterations to the Golf Course and Subdivision of the land into 5 lots. Stage1 - Site establishment and bulk earthworks - X/905/1998/F & B/905/1998	Certificate received	19/02/2025

Figure 3: Excerpts from the GIPA response received as part of the research.



Surrounding Infrastructure

Infrastructure Australia defines social infrastructure as: “The facilities, spaces, networks and services that support individual and community health and wellbeing, promote a cohesive society and support economic prosperity, and builds the collective skills, knowledge and experience of individuals that creates economic value and social capital” (Australian Infrastructure Plan, 2021).”

Social infrastructure includes:

- community centres and halls
- childcare facilities and schools, TAFEs and universities
- health facilities
- libraries, arts and cultural centres, creative spaces
- playgrounds, recreation facilities, sports fields, parks and open green spaces.

The site is in a highly connected and accessible location, being within approximately 2 km of a range of social, retail, health, and transport facilities. A summary of these key facilities is provided in the provided table below. It is noted, however, that the information contained in this table is indicative and not exhaustive. The summary is based on publicly available data and site observations, and it is likely that additional infrastructure, services, and community facilities are present within the broader study area that have not been individually listed. These facilities collectively contribute to the high level of accessibility and liveability of the Katoomba locality.



Facilities	Details
Community facilities and services	<ul style="list-style-type: none">• Katoomba Neighbourhood Centre and Blue Mountains Women's Health & Resource Centre located within 1.2 km.• Blue Mountains Cultural Centre and Katoomba Library offering community programs and exhibitions within a 5-minute drive.• Blue Mountains City Council offices and community meeting spaces located in Katoomba Town Centre (approx. 1.5 km).
Education facilities	<ul style="list-style-type: none">• Katoomba Public School located approx. 1.3 km north-east of the site.• St Canice's Primary School and Katoomba High School within a 5-minute drive.• TAFE NSW Blue Mountains campus (Wentworth Falls) approximately 10 minutes by car.
Health facilities	<ul style="list-style-type: none">• Katoomba Medical Practice and Upper Mountains Medical Centre within 1 km.• Blue Mountains District ANZAC Memorial Hospital located approx. 2 km north-east of the site, providing emergency, maternity, and general medical services.• Multiple allied health services (dentists, physiotherapists, pharmacies) concentrated in Katoomba Town Centre within 1 km.
Transport facilities	<ul style="list-style-type: none">• Katoomba Railway Station located approx. 1.4 km north of the site, with direct services to Sydney and Lithgow.• Local bus routes along Narrow Neck Road and Waratah Street connecting to Katoomba Station and town centre.• The Great Western Highway provides regional connectivity east to Sydney and west to Lithgow.
Retail facilities	<ul style="list-style-type: none">• Katoomba Village Shopping Centre (including Coles, ALDI, and specialty shops) located approx. 1.5 km from the site.• Numerous cafes, restaurants, and local businesses within Katoomba Town Centre.
Recreation facilities	<ul style="list-style-type: none">• Former Katoomba Golf Course immediately south of the site—now part of the Planetary Health Precinct and Parklands under Council's endorsed master plan.• Cliff Drive walking trails, Scenic World, and access to the Blue Mountains National Park within a 5–10-minute drive.• Katoomba Showground and sporting fields located within 2 km.

Note: Data sourced from public directories, site visit, and Blue Mountains City Council mapping, 2025

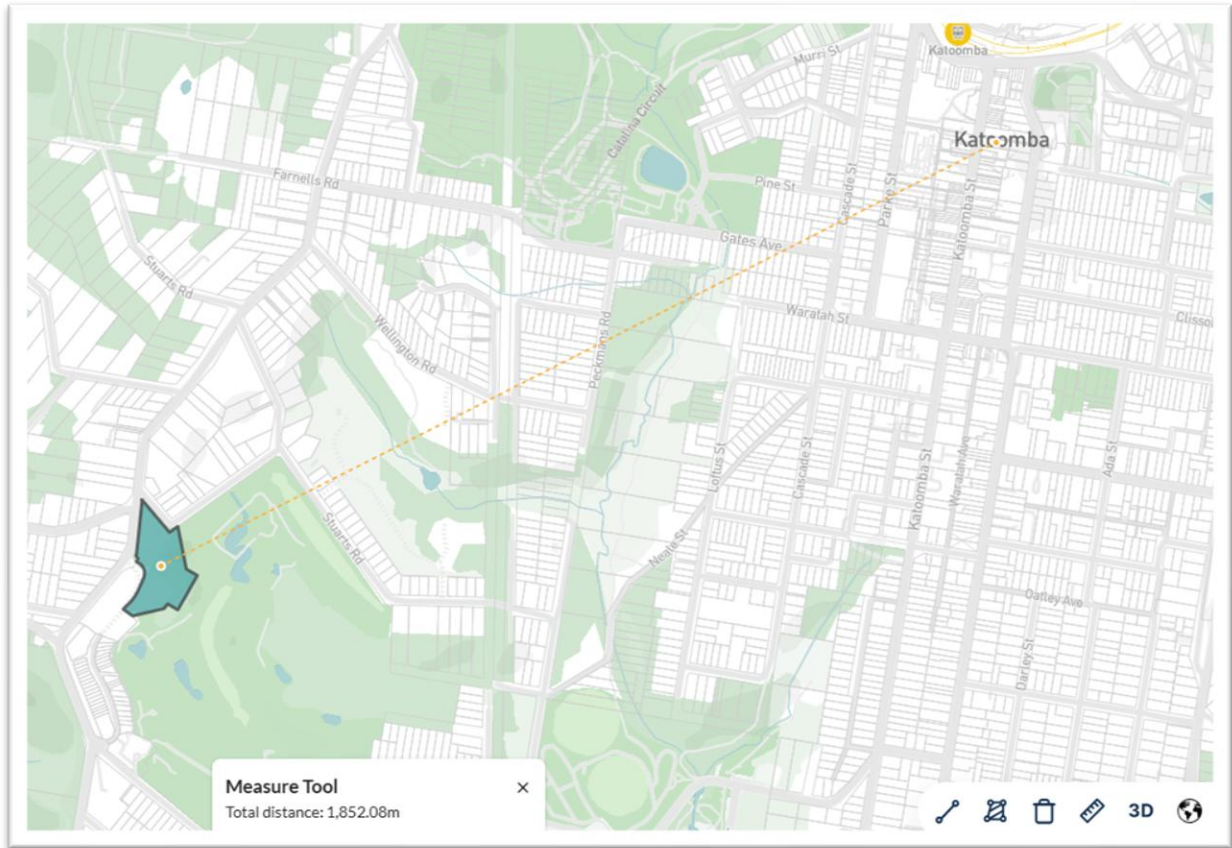


Figure 4: Archistar Measure Tool: Distance from the subject site to the Katoomba CBD.

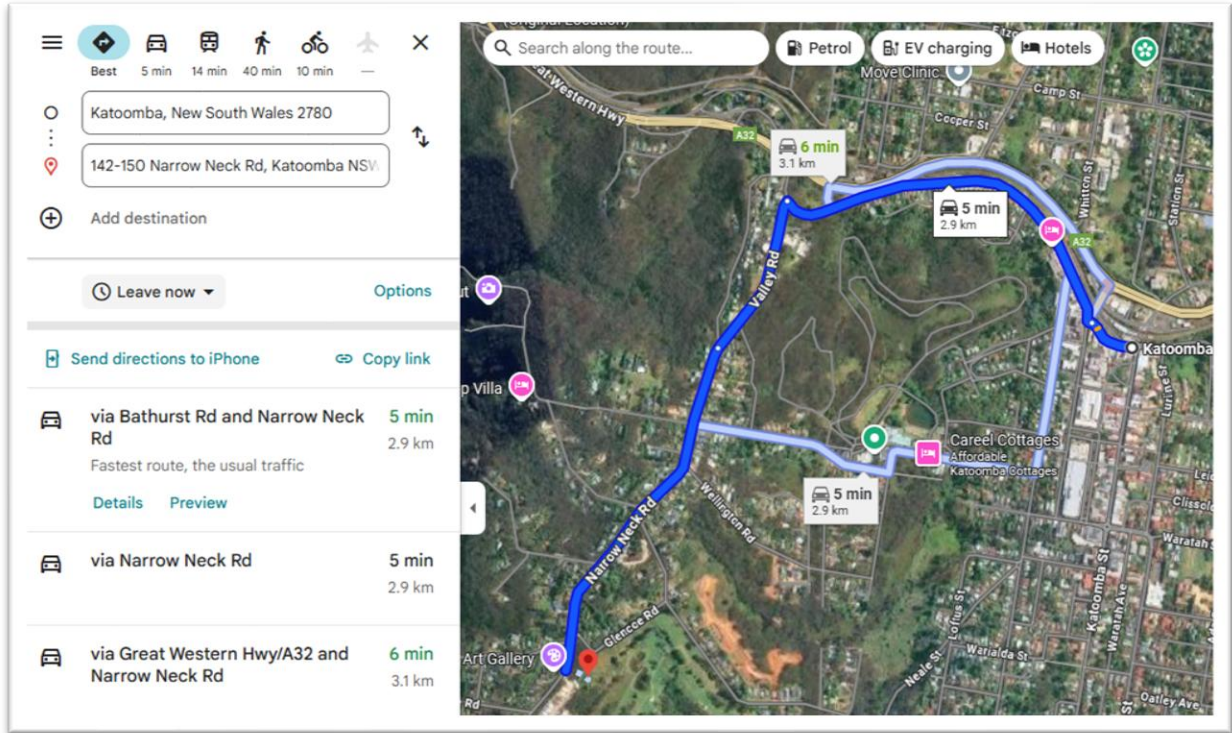


Figure 5: Google maps: travel time from the subject site to Katoomba CBD via car, bus, bike or walk.



7 - SOCIAL LOCALITY

The social locality encompasses the geographical areas and stakeholder groups likely to experience change as a result of the proposed development. Understanding these localities is essential for defining the social baseline that underpins this assessment.

Based on the SIA Guidelines, the social locality should be defined uniquely for each project to reflect the spatial distribution of its impacts.

The social locality for this project has been defined based on the spatial distribution of likely social impacts, the characteristics of affected communities, and the broader policy and service environment. It has been structured into three tiers to reflect different levels of potential impact:

Primary locality

Geographic extent: immediate residential neighbourhood along Narrow Neck Road and adjoining streets.

Residents within the primary locality (those living or working in close proximity to the site) are most likely to experience direct effects such as temporary construction-related disturbance, altered amenity, and changes to daily routines associated with population influx and activity around the site.

Secondary locality

Geographic extent: the township of Katoomba and adjoining settlements within the Blue Mountains LGA.

In contrast, the secondary locality (covering the suburb and wider LGA) may experience more indirect effects, including increased pressure on local infrastructure and services, greater movement of construction vehicles and materials along transport routes, and general economic and social flow-on effects linked to workforce mobility.

Based on the scoping review and identification of potential social impacts, these defined areas (and the people, community organisations, and service providers within them) collectively represent the project's social locality.

The social locality is categorised into primary and secondary areas, as shown in Figures 6 & 7.

Tertiary locality

Geographical extent: Greater Sydney catchment. Refer to Figures 8 & 9.

The tertiary locality extends beyond the Blue Mountains Local Government Area and includes regional centres and neighbouring local government areas that are socially and economically connected to Katoomba through transport networks, service catchments, and workforce mobility. This area reflects the broader regional influence of the project and captures the communities that may experience indirect or flow-on effects associated with the proposal.

The tertiary locality is connected to Katoomba primarily via the Great Western Highway and the Blue Mountains rail corridor, which provide direct links eastward to the Penrith, Blacktown, and



Parramatta LGAs, and westward to Lithgow and surrounding regional communities. These areas form part of the Greater Western Sydney and Central West transport and service network, enabling movement of workers, visitors, and goods between the Blue Mountains and major metropolitan centres.

Given this level of connectivity, tertiary-level social effects are expected to be diffuse and largely positive, including increased regional visitation, employment opportunities, and economic exchange generated by the project's construction and operational phases. These benefits may extend to regional suppliers, contractors, and tourism operators who service the Blue Mountains visitor economy. The tertiary locality therefore represents the broader regional context within which the project contributes to social and economic linkages between the Blue Mountains and Greater Western Sydney.

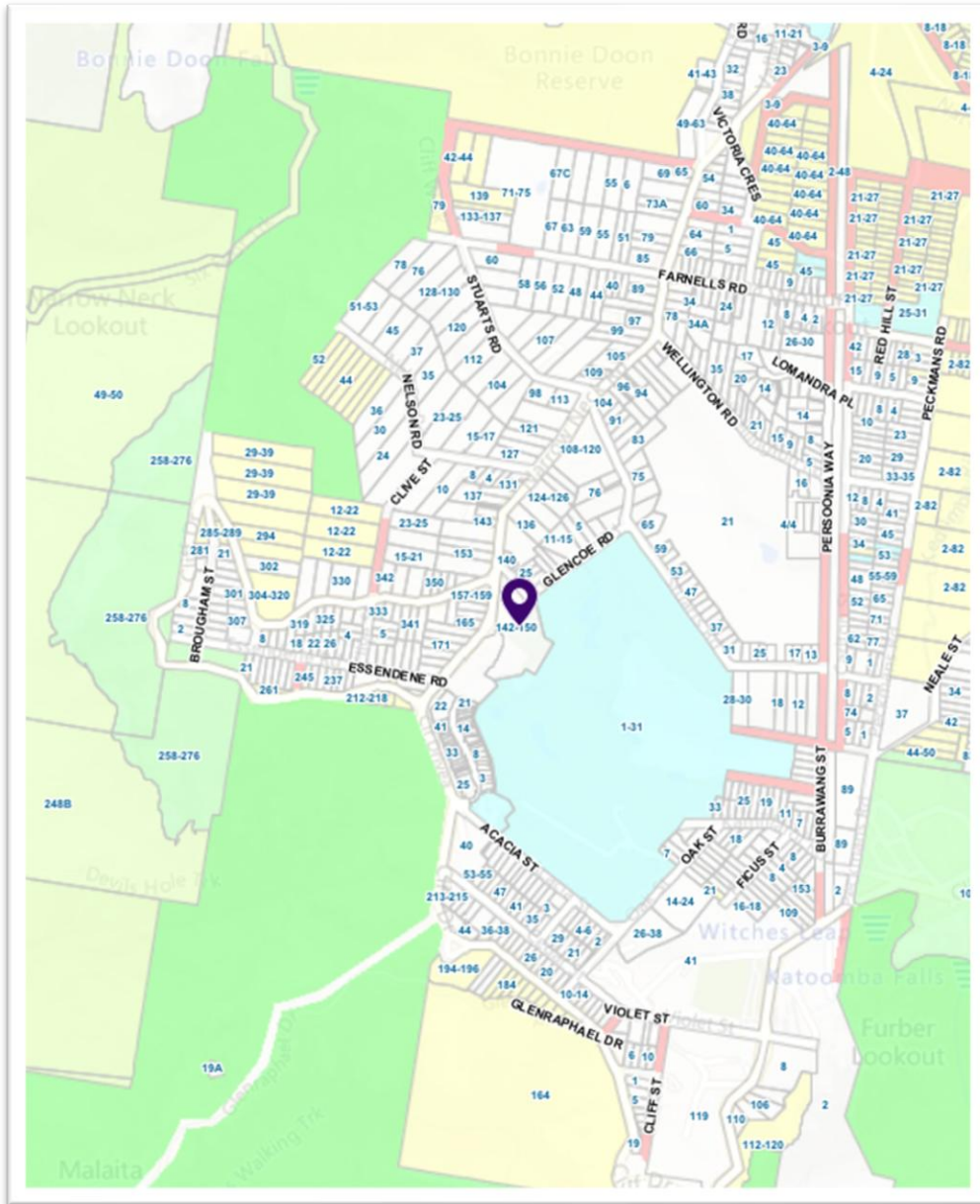


Figure 6: Blue Mountains City Council – Online Interactive mapping – Immediate Project Locality

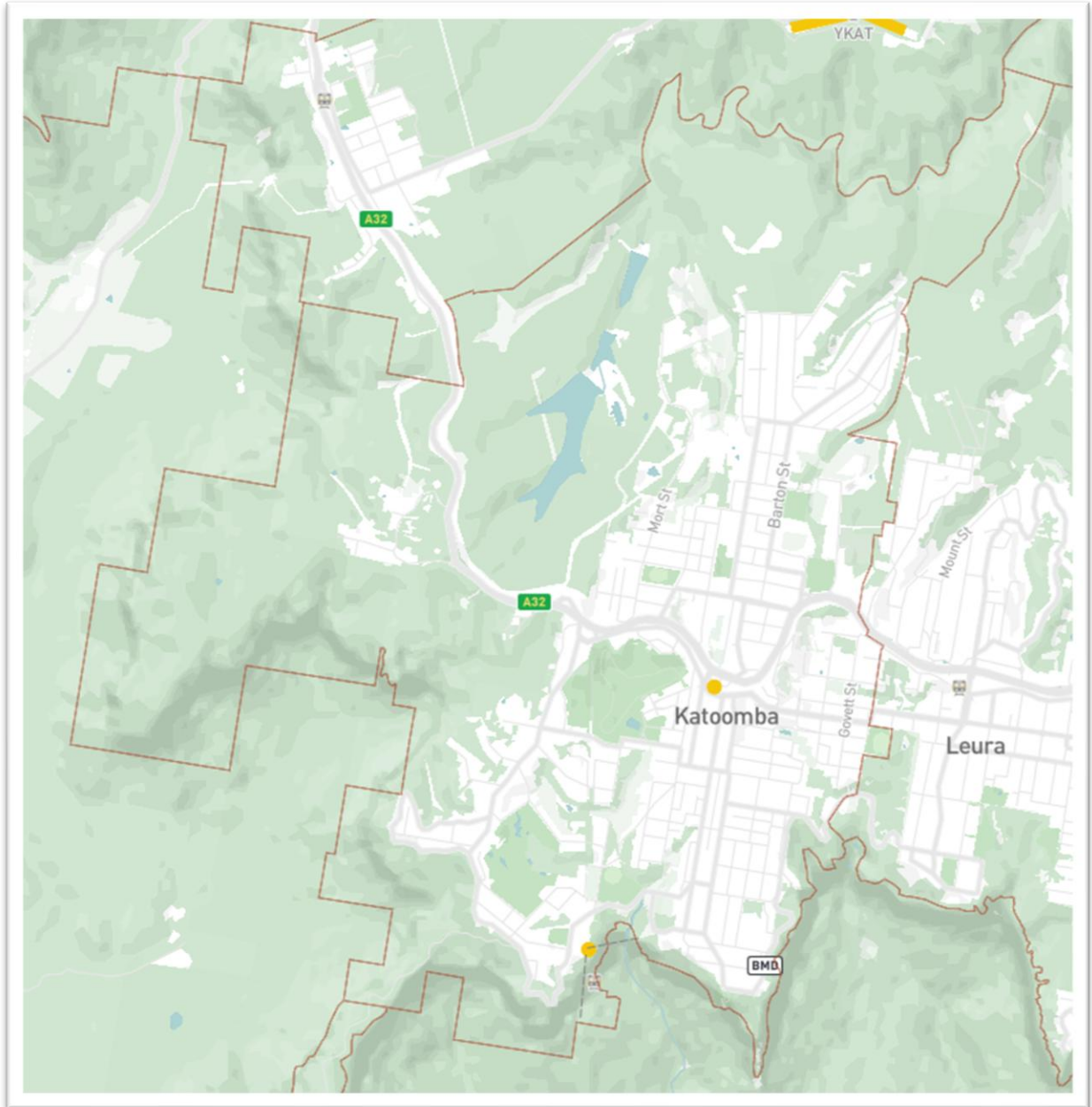


Figure 7: Katoomba (Suburb) Boundaries – Archistar.

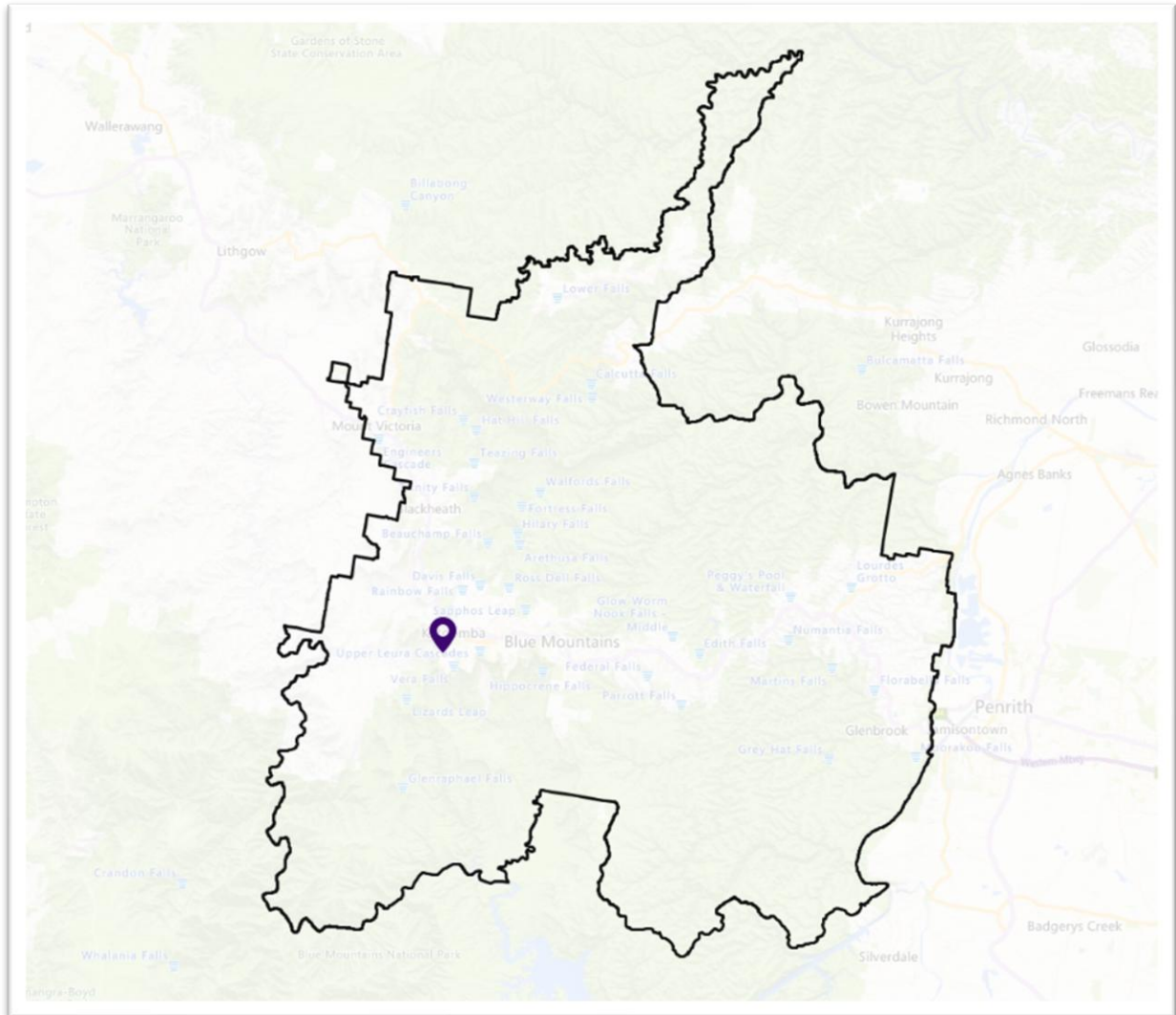


Figure 8: Blue Mountains City Council Boundaries – Online Interactive mapping



Figure 9: Archistar: Neighbouring Council Areas within reasonable travel distance (assumed)



Local Character Notes

The local character of Katoomba and the surrounding Narrow Neck precinct is defined by its unique combination of heritage townscape, natural landscape setting, and recreational focus. The area exhibits a tranquil residential environment framed by extensive vegetation, escarpment views, and a clear sense of separation from higher-density urban centres. Built form is predominantly low-rise, interspersed with open spaces, heritage dwellings, and tourism accommodation that reflect the Blue Mountains' identity as a destination for retreat and nature-based experiences.

Community values are strongly linked to environmental protection, scenic quality, and neighbourhood amenity. Residents place a high importance on maintaining visual harmony with the surrounding bushland and minimising impacts on the escarpment and local ecology. Within this setting, new development is expected to demonstrate design sensitivity, landscape integration, and social compatibility with the established character. The proposed development's siting adjacent to the Planetary Health Precinct and its incorporation of landscaped areas, walking connections, and community-oriented uses offer opportunities to reinforce these existing values while introducing a contemporary residential form that remains consistent with the area's evolving identity.

A sense of collective stewardship is evident among community members, reflecting a shared commitment to protecting the Blue Mountains' unique environment for future generations. This stewardship extends beyond environmental protection to include the maintenance of neighbourhood character, community safety, and liveability.

Social research and community engagement undertaken for similar development projects in the Blue Mountains have shown that local residents often express concerns about overdevelopment, traffic impacts, and visual intrusion, balanced by a willingness to support well-designed projects that enhance liveability, create local employment, and improve accessibility to housing and services. The community values developments that are contextually responsive, landscape-integrated, and socially inclusive.

8 - SOCIAL BASELINE ANALYSIS

The social baseline provides a snapshot of existing social conditions within the defined locality prior to the commencement of the project. It establishes a reference point against which potential social changes and impacts can be assessed. This baseline considers the demographic profile, housing characteristics, employment patterns, community values, social infrastructure, and accessibility of services within the primary and secondary localities.

Information has been drawn from a range of sources, including the Australian Bureau of Statistics (ABS, 2021), Socio-Economic Indexes for Areas (SEIFA), NSW Department of Planning, Housing and Infrastructure (DPHI) “2024 NSW Population Projections – Methods & Assumptions” and the associated open-data sets for Local Government Areas (LGAs), Blue Mountains City Council strategic plans, and other relevant local and regional datasets. Together, these data sources build an understanding of how people live, work, and interact within the area, as well as the key social and economic trends influencing community wellbeing and resilience.

The social baseline analysis is intended to provide a brief description of the area's key characteristics that provide context for the project. This information contributes to establishing the social baseline that informs the assessment.

8.1 - Demographic profile

Demographic data, population projections and other characteristics of an area provide secondary data that creates a greater understanding of the characteristics of communities potentially impacted by the project. The presentation and analysis of this informs the social baseline.

A demographic profile identifies the social and economic characteristics of the community most likely to experience change as a result of the proposed development. This information helps assess how the community currently lives, its strengths and vulnerabilities, and its capacity to adapt to new development.

This profile draws on Australian Bureau of Statistics (ABS) 2021 Census data, NSW Department of Planning, Housing and Infrastructure (DPHI) population projections (2024), and relevant social research. Comparisons are made between Katoomba (SAL 12085), the broader Katoomba–Leura Statistical Area Level 2 (SA2), the Blue Mountains Local Government Area, and New South Wales.

Population and Age

In 2021, Katoomba (SAL 12085) had a population of 8,268 people. The broader Katoomba–Leura SA2 recorded 13,348 residents, while the Blue Mountains LGA had 78,550. The median age in Katoomba was 48 years, increasing to 50 years in the SA2, significantly above the NSW median of 38 years. This reflects an ageing population trend, with 23.6% aged 65 and over and only 13.8% aged under 15.

Interpretation:

The higher proportion of older residents indicates an ageing demographic with potential implications for health services, mobility, and age-friendly design. Planning should prioritise accessible infrastructure, adaptable housing, and improved transport connections to support older adults.

Culture and Diversity

Katoomba's population is primarily Australian-born (73.3%), with key overseas origins from England (5.6%) and New Zealand (2.0%). English is the main language spoken at home (86%). Religious affiliation shows a strong secular trend, with 55.4% reporting no religion, followed by 12.4% Catholic and 9.5% Anglican.

Interpretation:

Cultural diversity is lower than the state average, but the community maintains strong local identity and cultural cohesion. Engagement and social design should reflect inclusive approaches that accommodate varying lifestyles and cultural backgrounds.

Education, Workforce and Employment

Educational attainment in Katoomba–Leura indicates moderate qualification levels, with a notable share holding vocational training certificates and a smaller proportion of university degrees compared to NSW averages. Employment participation is strong in health care, education, tourism, and arts, reflecting the area's mixed service and visitor economy.

Interpretation:

The workforce composition supports hospitality and community services sectors. However, the seasonal tourism economy may expose workers to income variability and employment precarity, particularly among casual and part-time workers.

Housing and Vulnerable Groups

Katoomba had 4,688 dwellings in 2021 with an average household size of 2.1 persons. Median weekly rent was \$350, and the median monthly mortgage repayment was \$1,600, both below state averages. Homeownership rates are moderate, and rental affordability is pressured by lower household incomes.

Interpretation:

While housing costs appear lower than the NSW average, local income constraints result in housing stress among low-income renters. Future residential development should contribute to a mix of affordable and diverse housing options, catering to single-person, ageing, and lower-income households.

Income

The median weekly household income in Katoomba is \$1,171, increasing slightly to \$1,238 in the Katoomba–Leura SA2. Both are significantly below the NSW median of \$1,746.



Interpretation:

Lower incomes indicate economic vulnerability and limited financial resilience. Developments introducing new housing or employment should consider affordability benchmarks and contribute to local economic activation.

Health, Wellbeing and Disability

Residents of Katoomba report moderate rates of long-term health conditions, aligning with the regional pattern of older populations. Access to primary health care and allied health services is available locally but constrained by distance from major hospitals (e.g., Nepean Hospital, Penrith).

Interpretation:

Ageing demographics and transport limitations increase vulnerability for residents with mobility or chronic health needs. Planning responses should emphasise walkability, community transport links, and integrated wellness spaces.

First Nations People

Approximately 2.6% (483 people) of Katoomba's population identify as Aboriginal and/or Torres Strait Islander, compared with 2.7% in the Katoomba–Leura SA2 and 2.3% across the Blue Mountains LGA. The median age of Aboriginal residents is 27 years, considerably younger than the general population.

Interpretation:

The local Aboriginal community is characterised by younger families and strong cultural ties to the Gundungurra and Dharug Traditional Custodians. Engagement should be culturally safe and respectful of ongoing connections to Country, with opportunities for representation in community consultation and design processes.

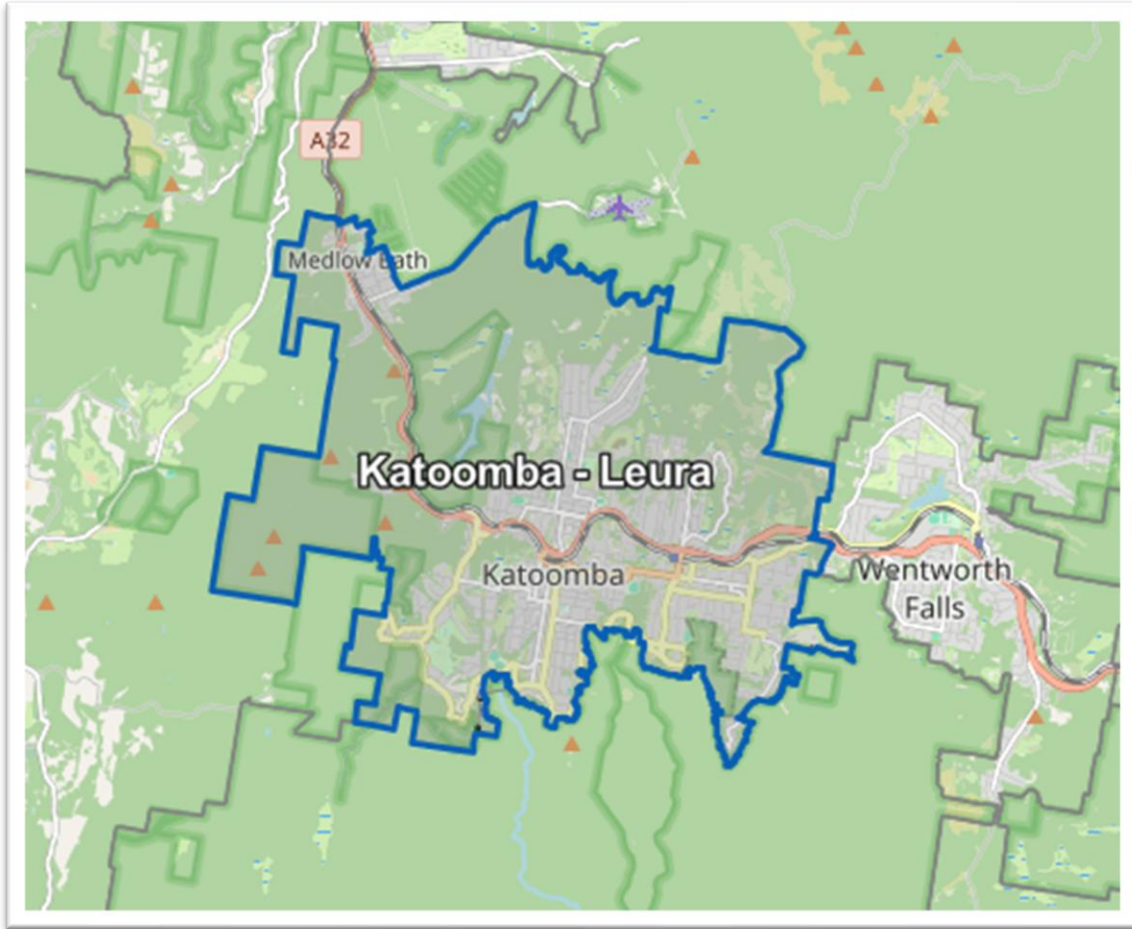


Figure 10: The Study area boundaries - Katoomba-Leura (Statistical Area Level 2 – SA2 124011452)

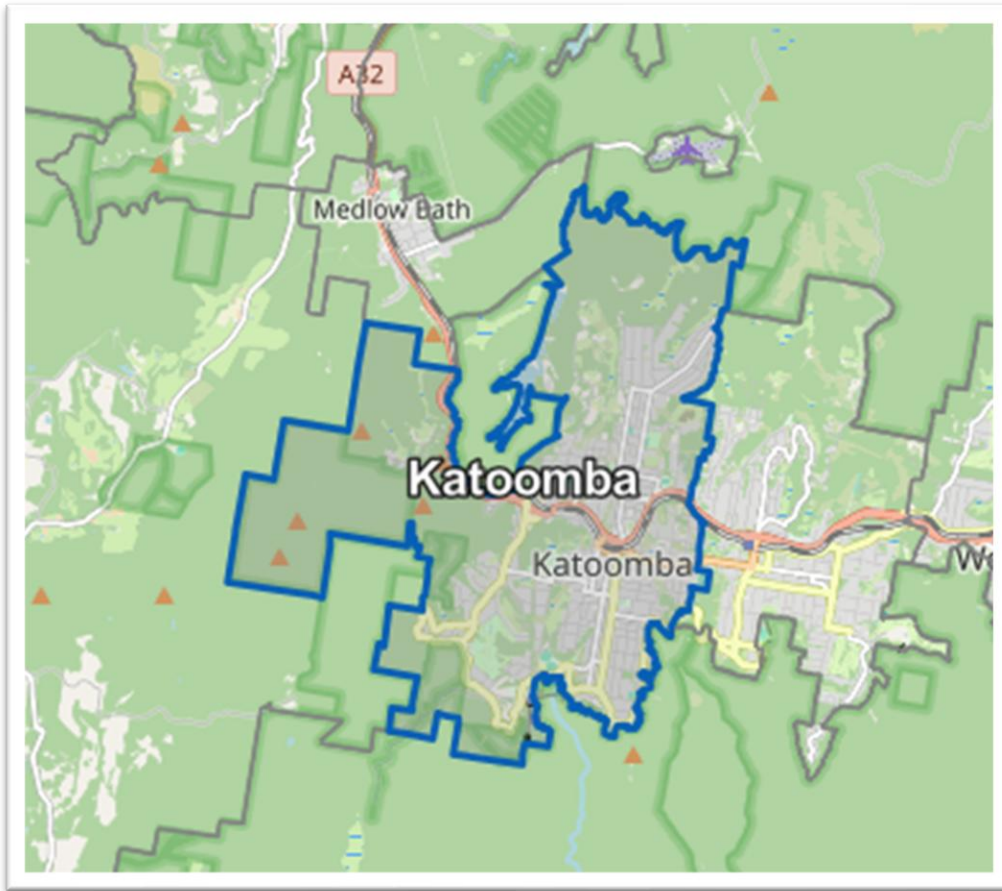


Figure 11: The Study area boundaries - Katoomba (Suburb - SAL12085)

8.2 - Community profile

The Katoomba community demonstrates strong social cohesion and a distinct cultural identity shaped by its heritage values and the natural landscape of the Blue Mountains. The local economy is heavily influenced by tourism and hospitality, with seasonal visitor fluctuations contributing to local employment and business activity.

The area is serviced by a modest network of health, transport, and community facilities, many of which are already under pressure from population ageing, tourism demand, and limited affordable housing supply.

The Gundungurra and Dharug Traditional Custodians maintain ongoing cultural, spiritual, and educational connections to Country, and their values underpin the broader community's environmental and social stewardship ethos.

8.3 - Crime Trend Summary

Data from the NSW Bureau of Crime Statistics and Research (BOCSAR) provides insight into crime trends and public safety in Katoomba (postcode 2780), forming an important component of the social baseline for this assessment – refer to the Appendix 4 for specific details.

.As shown in Appendix 4, the suburb experiences a moderate to high rate of recorded offences relative to the Blue Mountains LGA average. Key offence categories include assault (particularly domestic violence-related), malicious damage, and theft. Overall incident trends have remained stable or slightly declining across most property-crime categories, with some fluctuations in personal-violence and drug-related offences.

Key Findings

- Assaults and Domestic Violence: Rates of domestic violence-related assault remain above the LGA and state averages, reflecting both community-reporting patterns and the socio-economic profile of the area.
- Property Crime: Break-and-enter and motor-vehicle theft show a gradual decline over the past five years, consistent with state-wide trends.
- Drug and Alcohol-related Offences: These remain moderately elevated, consistent with the area's role as a regional tourism and hospitality centre.
- Fraud and Other Offences: Low frequency, with no statistically significant upward trend.

Interpretation

While Katoomba exhibits higher rates of violent and anti-social behaviour than the NSW average, these incidents have remained relatively stable over time. Property-related crimes continue to trend downward, indicating some improvement in local crime management and policing presence.

From a social-impact perspective, these data highlight the importance of integrating Crime Prevention Through Environmental Design (CPTED) principles in the design of the development.

8.4 - Consideration of the Population Projections

The following has been noted regarding the NSW Department of Planning, Housing and Infrastructure (DPHI) “2024 NSW Population Projections – Methods & Assumptions” and the associated open-data sets for Local Government Areas (LGAs):

- The projections cover the period from June 2021 to June 2041
- The projections are not targets, but modelling of what population might look like under defined assumptions (births, deaths, migration, household formation) for future planning

Under the 2024 NSW Population Projections, the Blue Mountains LGA (and surrounding region) is modelled to experience gradual change in population and household structure through to 2041, which has implications for housing demand, service provision and social infrastructure.

Year (30 June)	Projected Population (Blue Mountains LGA)
2021 (baseline)	~78,550
2026	~82,200
2031	~86,950
2041	~97,300

Population projections provide a foundation for understanding future social dynamics, housing demand, and service needs within the study area. According to the NSW Department of Planning, Housing and Infrastructure (DPHI) 2024 Population Projections, the Blue Mountains Local Government Area (LGA) had an estimated population of 78,372 people in 2021, projected to increase modestly to 79,622 by 2041. This represents a growth of only 1,250 residents (0.1% per annum) over 20 years, indicating a stable and mature population profile rather than significant expansion.

The data suggests that population stability is influenced by two key demographic drivers:

- Natural change (births minus deaths) is expected to result in a net loss of approximately 4,553 people between 2022 and 2041, reflecting an ageing demographic and lower birth rates.
- Net migration is forecast to contribute around +5,802 residents, offsetting the natural decline and maintaining population equilibrium.

In 2021, 22% of the Blue Mountains population was aged 65 years and over, with a median age of 44.1 years. The population pyramid for the LGA demonstrates a “top-heavy” structure, typical of ageing communities, where older cohorts represent a larger proportion of the total population. This demographic trend is expected to continue through 2041, with a gradual increase in the share of older residents and relatively stable or declining younger age cohorts.

This demographic composition has direct implications for planning and social impact assessment. It suggests that future development should prioritise age-friendly design, healthcare accessibility, and adaptable housing options. The need for smaller, low-maintenance dwellings suitable for older individuals and couples will likely increase, while community and recreational infrastructure should focus on wellbeing, accessibility, and intergenerational inclusion.

While population growth is projected to remain modest, maintaining population stability in the Blue Mountains has positive social implications. The inflow of new residents—primarily through migration—may introduce diverse skill sets, renewed economic activity, and community rejuvenation, offsetting the potential social stagnation associated with an ageing population. However, this slow growth also means that the pressure on infrastructure and essential services is likely to remain moderate, allowing for strategic, incremental improvements rather than large-scale expansion.

For the proposed development, these projections reinforce the need to:

- Support housing diversity and accessibility to accommodate older residents, smaller households, and newcomers seeking regional lifestyle opportunities.
- Promote social cohesion between long-term residents and new populations by integrating inclusive community spaces and shared amenities.
- Ensure that local infrastructure and services—particularly healthcare, public transport, and community facilities—are equipped to serve an ageing and relatively stable population base.

The Blue Mountains' projected demographic trajectory is one of consolidation rather than growth, with stable population numbers, an ageing profile, and balanced migration trends. From a social impact perspective, this underscores the importance of sustainable, low-impact development that enhances local liveability without overburdening existing systems. The proposed development aligns with this planning context by providing housing diversity and community benefit consistent with the region's demographic outlook.

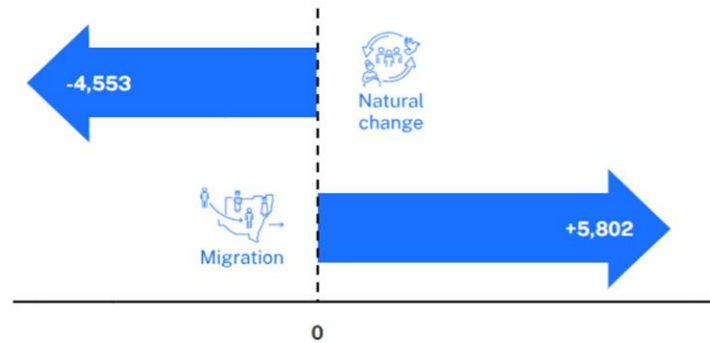


Drivers of change 2022 to 2041

This visual shows what factors are predicted to influence population change for **Blue Mountains**.

Population change is the difference between the population at the start of a period, and the population at the end of a period. To understand what is driving the changes in population, we look at the demographic components of population change: babies being born, people dying and people moving in and out of an area.

Blue Mountains



Definitions

Natural change = births - deaths

Migration = migration in - migration out

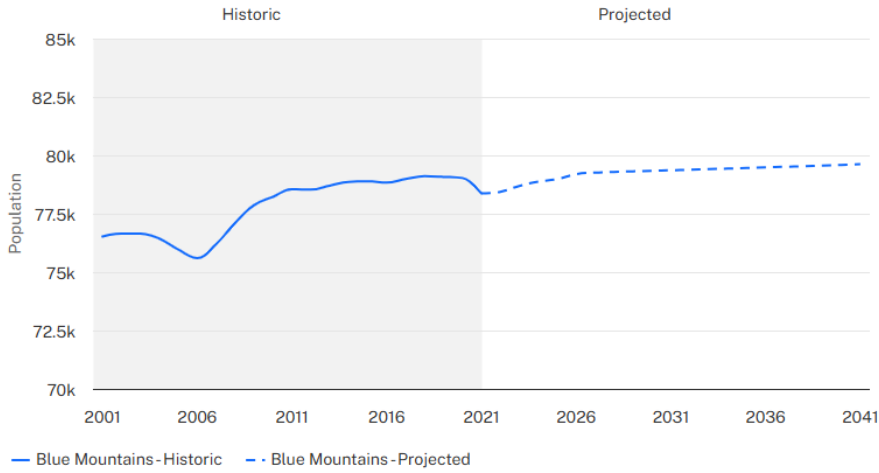
Blue Mountains Population Projections 2024

Region	NSW	Blue Mountains
2021	8,097,062	78,372
2041	10,070,467	79,622
Annual %	+1.1%	+0.1%
Change	+1,973,405	+1,250

Figure 12: NSW Department of Planning, Housing and Infrastructure (DPHI) "2024 NSW Population Projections – Methods & Assumptions"



In **Blue Mountains** the total population in 2021 was **78,372**. This is projected to **remain stable** over the next 10 years (2021-2031) then **remain stable** out to 2041.



Projected population by age and sex

This population pyramid shows age groups in 5 year ranges for **Blue Mountains**. If the shape is bottom-heavy, there are more younger people than older. A top heavy shape means more older than younger.

Understanding the age-structure of the population and how it is likely to change over time helps the NSW Government plan for services the community needs.

2021	2026	2031	2036	2041
------	------	------	------	------

In 2021, the share of 65+ year olds in **Blue Mountains** was **22.0%**.

In 2021 the median age in **Blue Mountains** was **44.1**.

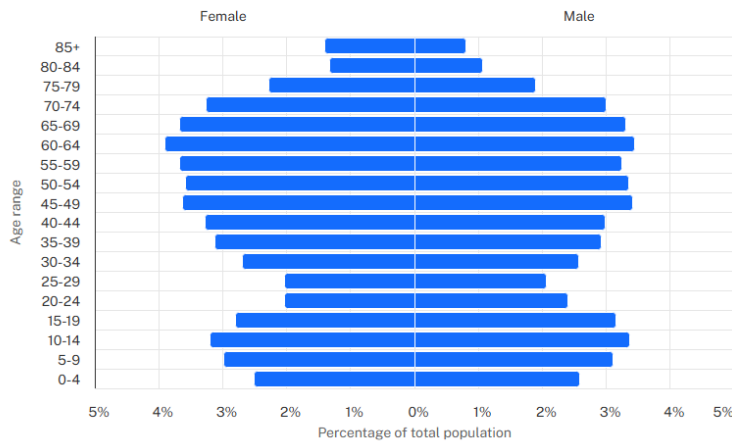


Figure 13: NSW Department of Planning, Housing and Infrastructure (DPHI) "2024 NSW Population Projections – Methods & Assumptions"

8.5 - SEIFA Data – Blue Mountains LGA

Socio-Economic Indexes for Areas (SEIFA) is an ABS product that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census of Population and Housing. SEIFA consists of four indices. Each index is a summary of a different subset of Census variables and focuses on a different aspect of socio-economic advantage and disadvantage.

- The Index of Relative Socio-economic Disadvantage (IRSD) - a general socio-economic index that summarises a range of information about the economic and social conditions of people and households within an area. Unlike the other indexes, this index includes only measures of relative disadvantage.
- The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) - summarises information about the economic and social conditions of people and households within an area, including both relative advantage and disadvantage measures.
- The Index of Education and Occupation (IEO) - is designed to reflect the educational and occupational level of communities. The education variables in this index show either the level of qualification achieved or whether further education is being undertaken. The occupation variables classify the workforce into the major groups and skill levels of the Australian and New Zealand Standard Classification of Occupations (ANZSCO) and the unemployed.
- The Index of Economic Resources (IER) - focuses on the financial aspects of relative socio-economic advantage and disadvantage, by summarising variables related to income and wealth.

The average for Australia is set at approximately 1,000, with lower numbers being more disadvantaged and higher numbers being less disadvantaged (and more advantaged if you're using the IRSEAD index).

Local government areas are benchmarked average to determine the level of advantage and disadvantage in an area.

SEIFA indexes are mostly used to show whether an area is really in need of a particular service and provide support for funding applications or advocacy.

For Katoomba (SAL 12085), SEIFA data (Index of Relative Socio-Economic Advantage and Disadvantage, 2021) indicates a decile ranking of 4 and a score of approximately 950, placing it below the NSW average (set at 1,000). This suggests that the Katoomba community experiences moderate socio-economic disadvantage relative to the broader state context.

The Blue Mountains LGA recorded a SEIFA (Index of Relative Socio-economic Advantage and Disadvantage – IRSAD) score of 1,048 for 2021, indicating that the area is less disadvantaged than much of the state and nation.

This score places the Blue Mountains LGA in approximately the 71st percentile nationally for the Index of Relative Socio-economic Disadvantage (IRSD) according to one data source (<https://profile.id.com.au/>).

According to another source (SOCIO-ECONOMIC INDEX FOR AREAS (SEIFA) IN GREATER WESTERN SYDNEY, December 2023) the Blue Mountains LGA is ranked in the 8th decile (71-80 %) in NSW and the 9th decile (81-90 %) nationally for the IRSAD index.



Area	SEIFA Score (IRSAD)	Decile (1 = most disadvantaged, 10 = least disadvantaged)	Interpretation
Katoomba (SAL 12085)	950	4	Below NSW average; indicates moderate socio-economic disadvantage within the suburb.
Katoomba–Leura (SA2 124011452)	980	5	Slightly higher than Katoomba but still below the NSW average; reflects mixed socio-economic profile.
Blue Mountains LGA	1,030	7	Above the NSW average; reflects overall higher household incomes and education levels.
New South Wales	1,000	5	State benchmark for relative socio-economic advantage and disadvantage.

Interpretation:

While the SEIFA scores suggest that the area is not among the most disadvantaged in NSW, they do highlight pockets of relative vulnerability within Katoomba compared to the broader Blue Mountains region. For the proposed development at 142–150 Narrow Neck Road, this reinforces the importance of:

- Supporting inclusive housing options that cater to varying income levels and household types.
- Strengthening local employment opportunities during both construction and operation.
- Ensuring accessibility and affordability in community infrastructure, services, and amenities.

Overall, the SEIFA data indicates a moderate level of community resilience, but with clear evidence of economic and social vulnerability that should be addressed through socially responsive design, local employment generation, and equitable access to project benefits.

8.6 - Contextual Insights

The social research and demographic analysis indicate that Katoomba and the wider Blue Mountains Local Government Area exhibit distinct social and demographic characteristics that are relevant to the assessment of potential social impacts associated with the proposed development.

The community is characterised by an ageing population, higher proportions of low-income households, moderate cultural diversity, and ongoing housing affordability pressures, including rental stress levels above the state average. These factors collectively highlight the need for development that supports accessible and inclusive living environments, particularly for older residents and lower-income groups.

According to the NSW Department of Planning, Housing and Infrastructure (2024) Common Planning Assumptions, the Blue Mountains LGA population is projected to increase from approximately 78,550 residents in 2021 to around 97,300 residents by 2041—a growth of roughly 24% over 20 years. This moderate rate of growth is expected to generate increased demand for housing diversity, local employment opportunities, transport connections, and community services.

For the proposed development at 142–150 Narrow Neck Road, Katoomba, this projected uplift reinforces the relevance of delivering diverse housing typologies, accessible design, and adequate social infrastructure capacity to meet evolving local and regional needs. While the scale of population growth is sufficient to support increased residential density and mixed-use investment, it remains gradual enough to ensure that change occurs in a manner consistent with community adaptability and social cohesion.

From a social planning perspective, these projections emphasise the importance of aligning the project with broader strategies for labour force participation, affordable housing, sustainable transport, and health and recreation infrastructure. The SIA therefore recommends incorporating ongoing monitoring indicators to track changes in population, household formation, and service demand, ensuring the project continues to respond effectively to regional growth trends and community expectations over time.



9 - COMMUNITY AND STAKEHOLDER ENGAGEMENT SUMMARY

This section provides an overview of the community and stakeholder consultation undertaken as part of this SIA. Consultation is critical to understanding what is important to people and how they feel they may be impacted by the proposal.

In some cases, what people may expect to feel may not be what eventuates as part of the proposal. The consultation summary below does not distinguish between this and summarises the consultation as it was heard to provide an accurate sentiment of people's thoughts, feelings and feedback. The assessment of social impacts considers the outcomes from consultation against the details of the proposal and other technical report findings.

The Community and Stakeholder Engagement Report (CASE) has been prepared by Meliora Projects on behalf of the Proponent, recording a range of consultation activities that were used to engage and consult with the community and key stakeholders in relation to social impacts. .

The engagement program was guided by the principles of early, inclusive, and proportionate engagement outlined in the Undertaking Engagement Guidelines for State Significant Projects and the NSW Social Impact Assessment Guideline for State Significant Projects.

Engagement objectives were to:

- Inform the community about the project's details
- Consult with affected residents, local businesses, and community organisations to understand local values, expectations, and concerns
- Involve key stakeholders in identifying issues and potential mitigation measures to support improved social outcomes and community acceptance.

The outcomes of this engagement process have informed the development of the proposal and the identification of social impacts, mitigation measures, and enhancement opportunities addressed in the CASE report.

Feedback received through surveys and written submissions indicates high community awareness and engagement, with responses reflecting strong local knowledge and a shared interest in protecting the unique character and environmental integrity of Katoomba.

Key themes emerging from the consultation include:

- Concerns regarding traffic generation, bushfire evacuation safety, visual impact, and the appropriateness of built form in a low-density setting.
- Desire for transparency about project staging, construction impacts, and future management of visitor activity.
- Recognition of potential opportunities, such as local job creation, activation of underutilised land, and provision of new community amenities.



The CASE Report demonstrates compliance with the Undertaking Engagement Guidelines for State Significant Projects by initiating early engagement, documenting outcomes transparently, and identifying ongoing communication strategies. While the engagement successfully captured local sentiment and informed key design refinements, the report notes that additional engagement—particularly with First Nations representatives and community interview participants—will continue in subsequent stages.

The outcomes of the engagement process have been integrated into the SIA to support assessment of community values, perceived impacts, and cumulative social considerations. It is recommended that:

- Post-lodgement engagement continue through a Community and Stakeholder Engagement Plan (CSEP) to maintain two-way communication.
- The project website remain active and regularly updated.
- Future engagement includes translated materials and targeted communications for vulnerable or underrepresented community members.



10 - THE KEY SOCIAL IMPACTS IDENTIFIED BASED ON SCOPING STUDY

This section outlines the key social impacts identified by participants throughout the SIA scoping study. All consultation sought to understand how participants viewed their community, and to identify how the proposal may impact their community.

Participants identified both positive and negative impacts, as well as opportunities to mitigate or enhance these potential impacts, as shown in Table below.

Positive impacts	Negative impacts/Risks	Opportunities
<ul style="list-style-type: none"> ▪ Provision of high-quality residential and short-stay accommodation that contributes to housing diversity in Katoomba and the wider Blue Mountains LGA. ▪ Improved utilisation of under-used land and support for the local economy through job creation during construction and operation. ▪ Enhanced visitor experience and tourism capacity consistent with the Planetary Health Precinct & Parklands Plan (2023). ▪ Potential to activate the area through wellness, cultural and hospitality facilities that foster community interaction and wellbeing. ▪ Alignment with sustainable building, accessibility, and Connecting with Country principles. 	<ul style="list-style-type: none"> ▪ Potential pressure on local infrastructure, community services, and road networks during construction and early operation phases. ▪ Temporary disruption to nearby residents and visitors due to construction-related noise, traffic, and visual impacts. ▪ Risk of perceived incompatibility between tourist accommodation and the residential character of the surrounding area. ▪ Potential community concern regarding changes to local amenity, landscape views, and environmental sensitivity. ▪ Increased visitation may heighten demand for parking and active-transport facilities. 	<ul style="list-style-type: none"> ▪ Provide new hang out spaces that are safe, free and facilitate social connections. ▪ Provision of a higher quality, affordable housing product than currently available. ▪ Supporting the development of an inclusive environment which encourages social connections between incoming residents and the existing community. ▪ Supporting the housing needs of Aboriginal and Torres Strait Islander people.



11 - REVIEW OF CURRENT AND RECENTLY DETERMINED DEVELOPMENT APPLICATIONS WITHIN THE SURROUNDING AREA

A review of recent and current local development applications (DA, CDC, review of determination, modification applications) within the vicinity of 142–150 Narrow Neck Road, Katoomba and the State Significant Applications (SSD and SSI) within the suburb (Katoomba) and the Blue Mountains City Council (BMCC) area has been undertaken to understand the local development context and to identify any potential cumulative impacts that may interact with the proposed project. This review draws on publicly available data from the Blue Mountains City Council (BMCC) ePlanning portal (<https://www.bmcc.nsw.gov.au/development/track-and-view-applications>) and the NSW Planning Portal (<https://www.planningportal.nsw.gov.au/map>).

The selected research period applied is 01 January 2025 – October 2025 (lodged date from - lodged date to).

The review indicates that the surrounding area is characterised by low-density residential land uses, pockets of tourist and recreation developments, and upgrading of existing dwellings and tourist accommodation. No large-scale urban redevelopment or high-density residential projects were identified within the immediate locality. However, several minor and moderate-scale projects have been noted within approximately 1 km of the subject site, summarised below.

Key identified applications include:

- Dwelling house alterations and additions at several residential lots along Narrow Neck Road and Cliff Drive, typically involving minor extensions, secondary dwellings, or upgrades to existing buildings.
- Tourism-related development associated with existing guesthouses and small-scale accommodation premises near the former Katoomba Golf Course and along Cliff Drive, reflecting the area's continuing focus on nature-based and short-stay visitor experiences.
- Infrastructure and landscape works within the former golf course precinct, including path and drainage upgrades, which support recreational and environmental management objectives.
- Tree management and vegetation clearing permits

From a social impact perspective, the surrounding development pattern reflects a stable and established community setting with incremental renewal rather than transformational change. This indicates that the proposed mixed-use development represents a significant but isolated instance of urban intensification, which may introduce new demographic and lifestyle diversity into the area without displacing existing residents or altering the overall neighbourhood structure.

The absence of comparable large-scale developments nearby means that construction-phase impacts, such as increased traffic, workforce movement, and noise, will be experienced as localised



and temporary, rather than cumulative. Once operational, the project's mix of residential, serviced apartment, and hospitality uses will complement existing recreational and tourist infrastructure and provide new local employment opportunities, contributing positively to community vitality and economic activity in Katoomba.

Number of applications found	All statuses (from lodgement throughout the determination)
NSW Planning Portal	5 State Significant applications within the LGA, inclusive of this development project. 597 results found for various local applications within the LGA (DA, CDC, review of determination, modification applications)
Council's DA tracker	44 applications found in assessment stage for various local applications within Katoomba area (DA, CDC, subdivision applications and Construction certificates) 3 applications found on Exhibition within Katoomba area



12 - TECHNICAL REPORTS SUMMARY AND SIA COMMENTS

The purpose of this summary is to demonstrate how the key technical disciplines have been addressed the relevant SEARs and industry requirements, to identify inter-relationships between environmental, social, and design considerations, and to ensure that the findings of all supporting studies have been integrated into this Social Impact Assessment. The review also provides a transparent overview of how potential impacts have been assessed, managed, and mitigated across technical domains to achieve balanced and sustainable project outcomes.

Table below outlines each SEARs item, the corresponding technical documentation, a summary of findings, and comments regarding its relevance to social impacts and community outcomes.

No.	SEARS Requirement	Technical Report	Relevance to social impacts	Executive summary comments & SIA recommendations
2	Estimated Development Cost and Employment.	EDC Report	Review for local economic contribution and job creation metrics.	The employment estimates outlined within the EDC report prepared by Archi-QS indicate that the proposal will support approximately 822 full-time equivalent (FTE) positions over the 8-year project lifecycle, averaging 82 supported employments per year.
From a social impact perspective, this represents a positive socio-economic contribution to the Blue Mountains and surrounding regional labour markets, where construction and service-based industries comprise a significant share of local employment. The scale of employment generation is proportionate to the size and duration of the proposed works and is expected to benefit a range of sectors including construction, engineering, architecture, and local supply chains.				
3	Contributions and Public Benefit.	EIS EDC Report Urban Design Report	Consider public benefit outcomes and equitable access.	It is anticipated that the project will make financial contributions in accordance with the applicable Section 7.11/7.12 Local Infrastructure Contributions Plan, proportionate to the development's scale. These funds will support local public domain improvements, traffic network upgrades, and community infrastructure in Katoomba.
<p>The proposal is likely to result in a number of public benefits during both the construction and operational phases of its lifecycle:</p> <ul style="list-style-type: none"> • The project is expected to deliver substantial economic and employment contributions throughout both the construction and operational stages. These roles will span construction, design, landscaping, hospitality, and maintenance sectors, supporting local businesses and trades. The commitment to engaging regional contractors and suppliers where feasible will ensure that economic benefits flow directly into the Blue Mountains community. • Public Domain and Accessibility Enhancements. The key design outcomes include: <ul style="list-style-type: none"> - Improved permeability and walkability with integrated footpaths and safe crossing points. - Generous landscaped setbacks and deep-soil zones to maintain the area's green character. - Shared zones providing equitable access for pedestrians, cyclists, and vehicles while protecting existing vegetation. • The development integrates key sustainability measures that support planetary health principles and ecological resilience: 				



			<ul style="list-style-type: none"> - Water Sensitive Urban Design (WSUD): on-site stormwater retention, filtration, and managed release into existing drainage lines. - Native replanting and biodiversity corridors: restoring habitat and maintaining ecological connectivity across the site. - Sustainable materials and passive design: reduced embodied carbon, enhanced energy efficiency, and improved indoor environmental quality. <ul style="list-style-type: none"> • Social and Cultural Benefits. The proposal incorporates several amenities that will serve both residents and the wider community, promoting social wellbeing, inclusion, and cultural awareness. These include: <ul style="list-style-type: none"> - A wellness centre promoting mental and physical health outcomes. - A café and restaurant that provide local gathering spaces and enhance visitation to the adjoining parklands. - Rooftop and community gardens fostering local food production and social interaction. - The project's Connection to Country Statement acknowledges the Gundungurra and Darug Traditional Custodians and demonstrates commitment to culturally sensitive design. Opportunities for interpretive signage, local artwork, and storytelling through landscape elements will strengthen cultural recognition and community identity. 	
4	Engagement.	Community and Stakeholder Engagement (CASE) Report	Highly relevant – forms the foundation for community sentiment analysis, stakeholder identification, and the integration of social impact principles into project design.	Refer to the dedicated section within this report – ‘Community and Stakeholder engagement summary’.
5	Design Quality.	Design Excellence Strategy / Design Review Report	Reflect in SIA analysis of amenity, safety, and accessibility outcomes.	The Urban Design Report confirms the development's height and form respond to the escarpment topography through stepped massing and retained vegetated buffers. The ADG Design Verification Statement confirms visual privacy, solar access, and view sharing principles are met. The proposal maintains landscape permeability and a strong interface with the Planetary Health Precinct. SIA recommendations: Maintain clear communication with residents regarding construction-phase visual mitigation measures. Provide photomontages and comparative view analyses for community transparency. Include vegetation retention and screening strategies in the final Landscape Plan.
6	Built Form and Urban Design.	Design Report / ADG Table in EIS / Architectural Drawings	Align with SIA themes of neighbourhood character and sense of place.	
8	Visual Impact.	Visual Impact Analysis	Confirm link with perceived landscape quality	The assessment concludes that the overall visual impact is low to moderate and



			and community identity.	<p>acceptable within the local character and escarpment setting.</p> <p>The Urbaine Design Group visual study confirms that the proposal achieves a high level of visual integration and landscape sensitivity, supporting positive social outcomes by maintaining the visual character, scenic quality, and community identity of the Blue Mountains.</p> <p>From a social-impact perspective, the project's visual design enhances amenity, place attachment, and community satisfaction, demonstrating clear alignment with the <i>NSW Social Impact Assessment Guideline (2025)</i> principles of liveability, environmental harmony, and design responsiveness.</p>
--	--	--	-------------------------	--

The report presents a series of 18 verified photomontages illustrating the proposal's visibility from public and semi-public vantage points surrounding the site. Viewpoints were selected to represent typical public sightlines and sensitive receivers—principally along Narrow Neck Road, Glencoe Road, and Cliff Drive, as well as distant elevated locations near the Katoomba Golf Course and adjacent residential areas.

Key Findings

- **Scale & Visibility:** The proposed buildings are primarily visible from limited sections of Narrow Neck Road and adjoining residential frontages.
- **Topographic Screening:** Vegetation, existing dwellings, and the escarpment gradient substantially screen mid- and long-range views, limiting the project's broader visibility.
- **Skyline Impact:** The upper building elements remain below the prevailing tree-canopy line and do not intrude upon the natural ridgeline or primary escarpment vistas.
- **Visual Integration:** Material selection (muted, non-reflective colours) and cascading built form assist in blending structures into the surrounding vegetation.
- **Cumulative Effects:** No significant cumulative visual intrusion identified; contrast levels remain low-to-moderate when viewed from key public receptors.

Key aspects of the review:

Aspect	SIA Comment
Visual Amenity and Neighbourhood Character	The photomontages demonstrate minimal intrusion on key public vistas, preserving scenic values fundamental to the Katoomba community's identity. By maintaining tree-canopy dominance and subdued building tones, the proposal safeguards residents' sense of place and visual comfort.
Community Perception and Place Attachment	Protecting the escarpment outlook and minimising visual bulk mitigates potential opposition based on perceived overdevelopment. The subdued visual presence supports community acceptance and continuity with the existing landscape character.
Health and Wellbeing Outcomes	Visual harmony and retention of landscape views contribute positively to psychological wellbeing and perceived liveability. Research links preserved scenic quality with reduced visual stress and enhanced resident satisfaction.
Design Integration and Public Benefit	Viewpoint analysis confirms that landscaping and form articulation deliver tangible design benefits—softening built edges and reducing glare. This aligns with SIA criteria promoting visual quality as a determinant of social value and local pride.
Cultural and Environmental Values	The design's visual integration complements Aboriginal and non-Aboriginal heritage values tied to the escarpment landscape, respecting the area's symbolic and ecological significance.
Potential Risks and Mitigation	Temporary visual impacts from construction (e.g., cranes, scaffolding) may briefly affect local amenity; these can be managed via construction screening, community notification, and adherence to the SIMP's communication framework. Long-term operational impacts are negligible once landscape planting matures.



9	Transport.	Traffic and Parking Report / CTMP	Assess community perceptions of traffic, parking, and safety.	<p>The proposal's traffic generation is minor relative to existing capacity. Parking and access arrangements comply with all relevant planning and engineering standards. The development is supportable on traffic and parking grounds.</p> <p>The Traffic and Parking study demonstrates strong alignment between transport efficiency, safety, and social wellbeing. With negligible adverse effects and tangible accessibility benefits, the proposal's transport design supports balanced community outcomes, maintained neighbourhood amenity, and enhanced local liveability—key benchmarks of social sustainability under the <i>NSW SIA Guideline (2025)</i>.</p>
<p>Key Points</p> <ul style="list-style-type: none"> • Approximately 300+ parking spaces (basement and ground level). • Low existing traffic volumes and near-zero on-street parking demand • Two bus stops ~550 m away (Route 686G loop service) • Forecast: ~16 vehicle movements (AM peak) and ~36 vehicle movements (PM peak) across two access points. • Intersection analysis shows negligible change to local network capacity. • Existing roads retain ample spare capacity; no adverse impacts on safety or amenity. • On-site parking exceeds or meets SEPP (Housing) 2021 and Blue Mountains DCP 2015 requirements. • Accessible, bicycle, and service-vehicle spaces comply with AS 2890 standards. • Forward entry/exit achieved; driveway design complies with Council and Australian Standards. • Two vehicular access points ensure safe distribution and connectivity. 				
10	Noise and Vibration.	The Noise and Acoustic Assessment	Address perceived noise impacts on amenity and wellbeing.	<p>The Noise and Acoustic Assessment identifies potential impacts from mechanical plant and on-site vehicle movements, recommending mitigation such as equipment selection, barrier walls, and construction scheduling. Managing construction and operational noise is crucial for minimising short-term disruption and maintaining positive community relations. Adherence to recommended measures will reduce disturbance to nearby residents and visitors, contributing to a socially sustainable development.</p> <p>In social-impact terms, the project is assessed as low-risk and socially sustainable, provided the recommended mitigation and monitoring measures are integrated into the final Construction Environmental Management Plan and SIMP.</p>
Key aspects of the review:				



Aspect		SIA Comment		
Construction Noise and Community Amenity		<p>The acoustic report identifies temporary noise impacts associated with earthworks, structure erection, and equipment operation. These are manageable under the <i>Interim Construction Noise Guideline (2009)</i> through time-of-day restrictions, community notification, and noise barriers. From a social perspective, effective management of construction noise is critical to minimising short-term stress, sleep disturbance, and annoyance among nearby residents. Incorporating clear communication protocols—advance notifications, dedicated complaint channels, and respite scheduling—will sustain community trust during the construction phase.</p>		
Operational Noise (Mechanical Plant, Restaurants, Communal Areas)		<p>The assessment concludes that post-construction noise levels from HVAC plant, vehicle movements, and hospitality uses will comply with the <i>NSW Noise Policy for Industry (2017)</i> once mitigation measures (acoustic enclosures, barrier walls, and operational controls) are implemented. Ensuring compliance protects the long-term acoustic comfort and wellbeing of residents and neighbours. A quiet, well-managed acoustic environment supports the perception of quality living and contributes to ongoing community acceptance of the development.</p>		
Neighbourhood Relations and Liveability		<p>Maintaining noise levels within recommended thresholds will prevent deterioration of local amenity and ensure the development integrates harmoniously with the surrounding residential area. This is essential in the Blue Mountains context, where tranquillity and connection to nature are key social values. By embedding noise mitigation into building design rather than relying solely on reactive management, the proposal demonstrates respect for local expectations and reinforces confidence in the proponent's management capability.</p>		
Safety, Wellbeing, and Social Functioning		<p>Controlled noise environments foster health and social wellbeing by supporting concentration, rest, and sleep. For communal and hospitality areas, adherence to operational hour restrictions and management plans will limit the potential for antisocial behaviour or disturbance, aligning with CPTED and community-safety principles.</p>		
Communication and Monitoring under SIMP		<p>The Social Impact Management Plan (SIMP) should incorporate noise-related monitoring indicators, including frequency of complaints and measured dB(A) levels at sensitive receivers. Annual acoustic audits and transparent reporting to DPHI and Council will ensure ongoing accountability. Proactive disclosure of monitoring outcomes can strengthen social licence and positive engagement with the local community.</p>		
11	Water Management.	Integrated Water Management Plan	Reference environmental amenity and resilience benefits.	Not provided for review.
12	Ground and Groundwater Conditions.	Geotechnical Assessment / Groundwater Report	High. The report establishes the ground conditions and construction feasibility parameters that directly relate to safety, vibration, and perceived environmental risk during excavation and building works. It informs both amenity protection for nearby residents and long-term structural stability.	<p>No significant geotechnical constraints or groundwater issues were detected, though temporary dewatering and erosion controls are recommended. The report classifies foundations on natural soils as Class M and on sandstone bedrock as Class A, confirming site suitability for the proposed multi-storey development.</p> <p>SIA recommendations:</p> <ul style="list-style-type: none"> ensure transparent community updates on excavation staging and safety measures to reduce perceived risk of instability or nuisance integrate recommended groundwater and erosion controls within the Construction Environmental Management Plan. undertake dilapidation surveys of adjoining dwellings and public assets before excavation to protect community trust and minimise conflict.



13	Contamination and Remediation.	Preliminary Site Investigation / RAP (if required)	<p>High relevance. The PSI identifies baseline environmental conditions that directly influence health, safety, and community perception of environmental risk during both construction and long-term occupation.</p> <p>Ensure transparent communication with nearby residents during remediation.</p>	<p>The investigation confirms that the site poses a low risk of contamination and is suitable for the proposed residential and commercial development, subject to standard environmental management measures. The report found no evidence of significant contamination or hazardous materials requiring remediation. Soil and groundwater conditions were typical for the area, and potential risks can be managed through best practice construction and environmental safeguards.</p>
14	Trees and Landscaping.	<p>1 - Tree Survey</p> <p>2 - Landscape Plan & Landscape Design Report</p> <p>3 - Environmental , Ecology and Arborist Report</p>	<p>Link to community wellbeing, shade, and visual comfort.</p>	<p>The tree and landscaping components of the development proposal meaningfully integrate environmental quality, accessibility, and community wellbeing. The ecological and arboricultural assessment confirms that the proposal achieves low environmental risk and supports positive social outcomes by enhancing landscape quality, biodiversity, and local environmental values.</p> <p>These reports confirm minimal ecological disturbance and retention of native canopy trees along property boundaries, supporting the community's expectations for environmental protection within the Blue Mountains LGA. Preserving natural vegetation contributes directly to neighbourhood character, scenic amenity, and the social identity associated with the escarpment landscape.</p> <p>From a social perspective, the approach aligns with the <i>NSW SIA Guideline (2025)</i> principles of health and wellbeing, place attachment, and environmental stewardship. The project is therefore assessed as socially beneficial, provided that construction-phase protections and compensatory planting are implemented as outlined.</p>

Key themes – the reports review



1 - The tree survey plan provides essential input for arboricultural management and identifies areas for retention and removal within the development footprint. Preservation of mature vegetation and landscape buffers is essential to maintaining local character and amenity. Integration of the tree protection recommendations into final design and landscape plans will minimise visual and environmental impacts, aligning with social expectations around ecological sensitivity and neighbourhood identity.

2 – The landscape design report and associated plans outline the proposed open space and planting design for the residential and serviced apartment development in Katoomba. The landscape strategy directly reinforces the scenic values of the escarpment setting, protecting and enhancing local visual amenity. Retention of mature trees and layered native planting contributes to community expectations for low-impact, nature-integrated design. This supports the social value of place and the Blue Mountains’ identity as a “garden city” environment.

Generous communal spaces (central garden, rooftop terraces) provide accessible, shaded, and inclusive areas for social interaction and recreation. These promote community cohesion, mental wellbeing, and opportunities for casual encounters—key contributors to positive social capital and liveability.

The landscape design is therefore assessed as socially beneficial, fostering positive community identity, liveability, and environmental connection while mitigating potential visual and amenity impacts through design excellence and compliance with LEP, SEPP and DCP provisions.

3 – The report assesses vegetation, habitat, and arboricultural conditions within and adjoining the subject site in accordance with the *Biodiversity Conservation Act 2016*, *Blue Mountains LEP 2015*, and *SEPP (Biodiversity and Conservation) 2021*.

15	Ecologically Sustainable Development (ESD).	ESD Report / BASIX Certificate	Highlight positive social outcomes: comfort, energy efficiency, affordability.	<p>The ESD report identifies a suite of sustainability measures including 62% natural cross-ventilation, average 7-star NatHERS performance, BASIX Energy 45 / Water 40 compliance, and recommendation of a 40 kW solar PV system. Other initiatives include high-efficiency fixtures, low-VOC materials, indigenous landscaping, and efficient HVAC systems.</p> <p>These initiatives directly support positive social outcomes by improving affordability through reduced energy costs, enhancing comfort and health, and aligning with community expectations for environmentally responsible development. The integration of passive design principles and renewable energy systems demonstrates responsiveness to regional climate conditions and the local environmental ethic of the Blue Mountains.</p>
16	Biodiversity.	BDAR or Waiver	<p>Nil direct social impact; confirm awareness of biodiversity offsets if relevant.</p> <p>Potential community concerns</p>	<p>The BDAR identifies approximately 0.6 ha of Upper Blue Mountains Ridgetop Woodland (PCT 3694) in moderate condition to be impacted. No threatened flora were recorded, and fauna impacts are limited to potential habitat for the Large-eared Pied Bat (<i>Chalinolobus dwyeri</i>). The site does not contain core Koala habitat or significant connectivity corridors. The report concludes that biodiversity impacts are minor and</p>



				<p>manageable through standard mitigation and offset measures (19 ecosystem credits and 37 species credits). No serious or irreversible impacts are expected.</p> <p>SIA comments/recommendations:</p> <ul style="list-style-type: none"> • Ensure clear community communication on biodiversity outcomes, particularly regarding offset commitments and ongoing vegetation management, to strengthen perceptions of responsible development. • Highlight ecological supervision and pre-clearance fauna relocation as measures supporting ethical and socially responsible construction practices. • Given the site's proximity to scenic bushland, consider including educational signage or visual screening measures that demonstrate biodiversity protection to neighbours and visitors.
17	Waste Management.	Waste Management Plan	Consider safety and visual impact of waste collection on residents.	<p>The Construction WMP provides a comprehensive framework for construction waste handling, achieving an estimated 99% diversion from landfill – exceeding the NSW Waste Avoidance and Resource Recovery Strategy target of 80%. The plan outlines clear contractor responsibilities, on-site monitoring procedures, and material reuse pathways. It supports key principles of the Blue Mountains' <i>Planetary Health</i> objectives and NSW Waste and Sustainable Materials Strategy 2041.</p> <p>The Operational WMP provides a waste strategy for the residential, serviced apartment, and restaurant components of the proposal. Waste generation rates and storage capacities are calculated for each building, with centralised bin rooms and separate waste streams (general, recycling, and FOGO). The plan ensures on-site collection capability and provides for appropriate bin manoeuvring areas, signage, and education for residents and staff. Effective waste management contributes positively to amenity, hygiene, and perceptions of good design management. The inclusion of resident education and source-separation systems reflects best practice and supports positive behavioural outcomes, reinforcing the project's community acceptance and long-term sustainability credentials.</p>



19	Flood Risk.	Flood Impact and Risk Assessment	No direct social impact expected.	<p>The flood-risk assessment confirms no adverse social impacts arising from hydrological or drainage conditions. The combination of high topography, robust stormwater management, and a proactive emergency-response plan ensures that the development remains safe, resilient, and socially sustainable.</p> <p>From a social-impact perspective, the project supports:</p> <ul style="list-style-type: none"> • Community safety and wellbeing through hazard avoidance. • Resilience and preparedness consistent with SES and DCP principles. • Positive perception of development integrity and environmental responsibility.
<p>Key points:</p> <ul style="list-style-type: none"> • The site drains naturally to existing basins within the adjoining golf course and has no defined overland flow paths crossing it • The site is not identified as flood-affected under Council's mapping and is not within any overland flow, mainstream flood, or PMF zone. The development is considered to have negligible flood risk. • Flood Behaviour and Emergency Response <ul style="list-style-type: none"> ○ No evacuation is required, as the site allows for a shelter-in-place approach even during the Probable Maximum Flood (PMF). ○ The FRMP includes a comprehensive Flood Emergency Response Plan (FERP) with SES-aligned procedures, emergency contact lists, and guidance on preparation and post-event recovery. • Engineering and Design Recommendations <ul style="list-style-type: none"> ○ Stormwater drainage will be independently managed within the site via a new system designed by a qualified civil engineer. ○ Basement levels will be protected through minimum structural setbacks and overland flow controls ○ The design ensures no adverse impacts on downstream properties, conveyance, or flood storage. 				
20	Bushfire Risk.	Bushfire Assessment	Review potential for perceived safety concerns or insurance implications.	n/a – the land is not a bushfire prone land currently, based on the Planning Certificate 10.7.
21	Aboriginal Cultural Heritage.	Aboriginal Cultural Heritage Assessment Report	Integrate cultural values and connection to Country in SIA.	<p>The AHIA confirms a low potential for Aboriginal cultural heritage impacts and demonstrates compliance with SEARs Item 21 – Aboriginal Cultural Heritage. The findings support the conclusion that the proposal will not adversely affect Aboriginal cultural values or community connections to Country.</p> <p>From a social perspective, maintaining cultural due diligence and adhering to</p>



				<p>discovery protocols reinforces the project's alignment with social licence, respect for Country, and cultural heritage governance expectations within the Blue Mountains LGA.</p> <p>The SIA recognises that Aboriginal heritage management is an integral component of community wellbeing and cultural continuity. Continued consultation with the Deerubbin Local Aboriginal Land Council during subsequent design or construction phases is encouraged to ensure transparency and uphold best-practice engagement principles consistent with DPE's Connecting with Country Framework.</p>
22	Environmental Heritage.	Statement of Heritage Impact / Archaeological Assessment	Ensure heritage sensitivity reflected in community values assessment.	n/a

Additionally, the following additional materials were assessed:

Document	Executive summary comments & SIA recommendations
Operational Plan of Management	Operational management measures implement CPTED principles and continuous audit cycles to safeguard amenity and safety. SIA recommendations: Liaise with NSW Police for CPTED review before Construction Certificate. Undertake a post-occupancy safety audit and ensure lighting and wayfinding comply
KGP Access Report (31/10/2025)	Confirms full DDA, BCA and Livable Housing Design compliance across all proposed buildings, with 15% affordable housing GFA, and access via both Narrow Neck & Glencoe Roads. Includes compliance with AS1428.1, AS2890.3, and AS4299 adaptable housing provisions.
Bushfire Statement	Confirms the site is no longer classified as bushfire-prone land per NSW Planning Portal mapping, but the proponent remains committed to bushfire safety measures, including ember-resistant materials and evacuation readiness.



13 - PLANNING INFORMATION RELEVANT TO THE PROJECT AND POLICY CONTEXT

A review of relevant State and local planning policies has been undertaken to identify the strategic context of the proposed development and assess potential social opportunities and constraints.

State Policies Reviewed

- Greater Sydney Commission, A Metropolis of Three Cities – Greater Sydney Region Plan (2018)
- Greater Sydney Commission, Western City District Plan (2018)
- NSW Department of Planning, Housing and Infrastructure, Housing 2041 – NSW Housing Strategy (2021)
- NSW Government Architect, Connecting with Country Framework (2023)
- NSW Government, Future Directions for Social Housing in NSW (2016)
- NSW State Environmental Planning Policies (SEPPs), including:
 - SEPP (Planning Systems) 2021
 - SEPP (Housing) 2021
 - SEPP (Sustainable Buildings) 2022
 - SEPP (Biodiversity and Conservation) 2021 (Chapters 8 and 9 – Sydney Drinking Water Catchment and Hawkesbury–Nepean River)

Local Policies Reviewed

- Blue Mountains City Council, Blue Mountains 2040: Living Sustainably – Local Strategic Planning Statement (LSPS) (2020)
- Blue Mountains City Council, Blue Mountains Local Environmental Plan (LEP) 2015
- Blue Mountains City Council, Planetary Health Precinct & Parklands Plan (2023)
- Blue Mountains City Council, Community Strategic Plan – Sustainable Blue Mountains 2035 (2022)
- Blue Mountains City Council, Open Space and Recreation Strategic Plan (2021)
- Blue Mountains City Council, Draft Inclusion (Disability) Action Plan (2022)



Theme	Summary of Findings and Implications for the Proposal & the Project Response
Sustainability and Planetary Health Leadership	The Blue Mountains 2040 LSPS and the Planetary Health Precinct & Parklands Plan (2023) position the region as a model for environmental stewardship, climate resilience, and planetary health education.
Housing Diversity and Affordability	<p>The <i>Housing 2041 Strategy</i> and <i>Western City District Plan</i> highlight the need for diverse, adaptable housing to meet changing household structures and an ageing population. The proposal supports this intent through mixed housing typologies and serviced apartments that broaden local housing choice and contribute to regional housing diversity.</p> <p>The proposal aligns with these objectives through sustainable building design, water-sensitive urban design, and biodiversity protection measures.</p>
Supporting Economic Resilience and Local Employment	The <i>Western City District Plan</i> and <i>Community Strategic Plan 2035</i> encourage local job creation and economic diversification. The proposal supports this direction by generating construction and operational employment, particularly within hospitality, wellness, and community service sectors.
Cultural Connection and First Nations Recognition	The <i>Connecting with Country Framework (2023)</i> and the <i>Planetary Health Precinct Plan</i> recognise the cultural authority of the Gundungurra and Dharug Peoples. The proposal incorporates a <i>Connection to Country</i> design approach, acknowledging Country through site-responsive architecture, water management, and landscape design that reflect Indigenous values.
Community Wellbeing and Social Infrastructure	The <i>Blue Mountains LSPS</i> and <i>Community Strategic Plan</i> prioritise safe, connected, and inclusive communities. The proposed public-facing elements – such as a café, wellness centre, and landscaped communal areas – support wellbeing, encourage social interaction, and contribute to the local amenity network.
Environmental Protection and Landscape Character	Under <i>SEPP (Biodiversity and Conservation) 2021</i> and <i>LEP 2015</i> , the site's location within the Cox's River Catchment and its proximity to the Planetary Health Parklands require high environmental performance. The proposal incorporates stormwater retention, erosion control, and visual design measures to protect scenic and ecological values consistent with the Blue Mountains' World Heritage setting.
Accessibility and Inclusion	The <i>Draft Inclusion (Disability) Action Plan 2022</i> and <i>Housing 2041</i> promote universal design and accessibility. The proposal provides age-friendly and accessible dwellings and community spaces to support inclusion for residents and visitors with varied mobility and access needs.
Governance and Integrated Planning	The <i>Western City District Plan</i> and <i>Blue Mountains LSPS</i> require integration of liveability, sustainability, and productivity objectives. As a <i>State Significant Development (SSD)</i> , the project must demonstrate consistency with these frameworks and maintain coordination with Council and relevant State agencies on environmental, social, and infrastructure outcomes.

14 - SOCIAL IMPACT ASSESSMENT

This section presents an assessment of the potential social impacts associated with the proposed development, in accordance with the NSW Social Impact Assessment Guideline for State Significant Projects (2025) and the accompanying Technical Supplement (July 2025). The assessment identifies both positive and negative social impacts that may arise during the construction and operational phases and evaluates their relative significance based on the likelihood and magnitude criteria outlined in the guideline.

The impact assessment is informed by information from the previous sections in this assessment, including the scoping study, primary data from social practitioner engagement outputs, data from secondary sources including the ABS Census and engagement activities undertaken by the project team, and various specialist technical reports.

14.1 - Assessment Principles

The principles below support an evidence-based approach to SIA. The conclusion of this assessment will identify how the SIA adheres to these principles.

The SIA has been prepared in in line with the social impact practice principles outlined below.

Principles	Description
Action-oriented	Defines specific actions to deliver practical, achievable and effective outcomes for people.
Adaptive	Establishes systems to respond to new or different circumstances to support continuous improvement.
Culturally responsive	Develops culturally informed approaches and methodologies to ensure Aboriginal and culturally diverse communities are engaged appropriately, and their perspectives, insights and feedback are valued.
Distributive equity	Considers how different groups will experience social impacts differently (particularly vulnerable and marginalised groups, future generations compared with current generations, and differences by gender, age and cultural group)
Impartial	Uses fair, unbiased research methods and follows relevant ethical standards
Inclusive	Seeks to hear, understand, respect and document the perspectives of all likely affected people. Uses respectful, meaningful and effective engagement activities tailored to the needs of those being engaged (e.g. being culturally sensitive and accessible)



Integrated	Uses and references relevant information and analysis from other assessments to avoid duplication. Supports effective integration of social, economic and environmental considerations in decision-making.
Life-cycle focus	Seeks to understand likely impacts (including cumulative impacts) at all project stages, from pre-construction to post-closure/operation commencement.
Material	Identifies which likely social impacts matter the most for people and/or pose the greatest risk/opportunity to those expected to be affected
Precautionary	If there are risks of serious or irreversible environmental damage (including harm to people), avoids using any limits on full scientific certainty as a reason for postponing measures to prevent environmental (including social) degradation.
Proportionate	Ensures the scope and scale of the SIA corresponds to the scope and scale of the likely social impacts
Rigorous	Uses appropriate, accepted social science methods and robust evidence from authoritative and trustworthy sources
Transparent	Explains, justifies and makes available information, methods and assumptions so that people can see how their input has been considered.



14.2. - Social Impact Categories

Social impacts in this report are assessed according to the following eight social impact categories:

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 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, including shared beliefs, customs, values and stories, and connections to Country, land, waterways, places and buildings*

Health and Wellbeing: *Physical and mental health, especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, and changes to public health overall*

Surroundings: *Ecosystem services such as shade, pollution control and 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, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits.*

Decision Making Systems: *Particularly whether people experience procedural fairness, can make informed decisions, can meaningfully influence decisions, and can access complaint, remedy and grievance mechanisms.*

The analysis considers the key social impact categories defined under the SIA framework – including way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods, and decision-making systems – and reflects stakeholder perspectives and the site's social context within the Blue Mountains region.



Positive Social Impacts

Category	Potential Positive Impacts
Way of Life	<ul style="list-style-type: none">· Broader housing choice and improved living standards for a range of household types.· Creation of a vibrant mixed-use precinct promoting lifestyle diversity and convenience.· Increased opportunities for recreation and social connection through restaurants, cafés, and wellness facilities.· Adequate on-site parking and compliant pedestrian and bicycle provisions enhance equitable mobility for residents, visitors, and workers, reducing pressure on nearby residential streets.· Two access points distribute vehicle movements, minimising localised congestion and improving safety for pedestrians and cyclists.· Integration of active-transport infrastructure encourages sustainable travel behaviours and reduces car dependency.
Community	<ul style="list-style-type: none">· Strengthening of local community identity through integrated public spaces, landscaped forecourts, and cultural facilities (arts hub, gallery).· Opportunities for new residents to participate in civic life and contribute to social diversity.· Reinforcement of Katoomba's reputation as a socially inclusive and environmentally conscious township.· Publicly accessible on-site amenities, wellness programs, and art events provide shared spaces for interaction and cohesion.· Enhancement of local community pride through sustainable architecture and environmental design excellence.
Accessibility	<ul style="list-style-type: none">· Improved pedestrian and cycle connectivity within the site and to nearby destinations including the Planetary Health Precinct, golf course, and escarpment viewpoints.· All buildings designed in accordance with DDA and universal-design standards (KGP Access 2025), ensuring equitable access for people with disabilities and older residents.· Public domain improvements (footpaths, lighting, landscaping) enhance safety and comfort for pedestrians and cyclists.· Reduced car dependency through multi-modal access and convenient site circulation patterns.
Culture	<ul style="list-style-type: none">· Celebration and promotion of local creativity through curated art spaces, exhibitions, and community-driven cultural programming.· Integration of Aboriginal cultural narratives in landscape and design elements, in consultation with the Gundungurra and Dharug peoples.· Potential employment and collaboration opportunities for local artists and cultural organisations.· Reinforcement of the Blue Mountains' cultural tourism profile as a destination for wellbeing, nature, and creativity. <p>·Community diversification</p>
Health and Wellbeing	<ul style="list-style-type: none">· Contribution to physical and mental health through wellness facilities, open spaces, and active-transport networks.· Improved air quality and reduced noise levels through landscaped buffers, tree planting, and sustainable building practices



	<ul style="list-style-type: none">· Access to healthy dining, recreation, and nature-connected experiences.· Improved sense of safety through passive surveillance, lighting design, and CPTED-aligned layouts.· Long-term health benefits from increased social connection, access to green space, and active lifestyles.
Surroundings	<ul style="list-style-type: none">· Enhancement of local visual amenity through design excellence, architectural articulation, and sensitive height transitions (Urban Design Report).· Strengthened landscape character through endemic planting and ecological connectivity between the site and surrounding bushland.· Integration of sustainability measures such as solar access optimisation, water-sensitive design, and low-impact stormwater management.· Improved microclimate and biodiversity outcomes via increased canopy cover and green roofs.
Livelihoods	<ul style="list-style-type: none">· Generation of employment opportunities during construction and operation (hospitality, maintenance, wellness services, arts administration).· Support for small local suppliers and trades through local sourcing commitments· Diversification of the local economy beyond tourism to include health and cultural industries.
Decision-Making Systems	<ul style="list-style-type: none">· Establishment of transparent communication channels and ongoing community consultation through the project website, survey tools, and engagement events.· Encouragement of civic participation by providing accessible project information and feedback mechanisms.· Post-lodgement engagement commitments to keep residents informed and involved throughout construction and operation.· Demonstrated accountability through ongoing monitoring within the Social Impact Management Plan (SIMP).



Negative Social Impacts

Category	Potential Negative Impacts
Way of Life	<ul style="list-style-type: none">• Short-term disruption during construction, including noise, dust, vibration, and restricted access for residents and local road users.• Perceived loss of tranquillity and change to the established low-density residential character along Narrow Neck Road.• Adjustment period for existing residents due to increased population density and greater activity within the area.• Possible reduced satisfaction with local amenity during early occupation stages until landscaping matures and operational patterns stabilise.
Community	<ul style="list-style-type: none">• Temporary decline in community cohesion and participation during construction as a result of disruption, uncertainty, or fatigue.• Risk of perceived division between long-term residents and new arrivals if integration and engagement measures are not actively maintained.• Persistent concerns regarding overdevelopment, view loss, and inconsistency with traditional Blue Mountains identity may generate local opposition or mistrust if not managed through transparent communication.• Changes in social networks and community composition may temporarily affect sense of belonging for nearby residents.
Accessibility	<ul style="list-style-type: none">• Temporary access restrictions during construction.• Possible increased pressure on local transport and infrastructure.
Culture	<ul style="list-style-type: none">• Risk of visual or symbolic impacts on culturally significant views or places. Potential loss or overshadowing of local heritage character if design integration is not managed sensitively.• Perceived “urbanisation” of an area historically valued for its quiet cultural and environmental retreat qualities.• If not appropriately addressed, insufficient recognition of Aboriginal cultural values and connections to Country.
Health and Wellbeing	<ul style="list-style-type: none">• Construction-related stress, noise and air quality impacts affecting nearby residents• Possible social anxiety or perceived inequity relating to affordability and exclusivity of new housing.• Temporary safety concerns during site works and increased traffic.• Short-term disturbance to mental wellbeing due to changes in local views and neighbourhood ambience.
Surroundings	<ul style="list-style-type: none">• Changes to visual landscape, scenic outlooks, and perceived openness of the escarpment area.• Potential for glare, light spill, or reflection from new built forms if not properly mitigated through detailed lighting design.• Short-term disturbance to local biodiversity and vegetation during site works, influencing the community’s perception of environmental degradation.



	<ul style="list-style-type: none">• Increased perception of “urban edge” along the escarpment until vegetation rehabilitation is established.
Livelihoods	<ul style="list-style-type: none">• Transitional impacts on local businesses if road access or parking availability changes during works.• Short-term housing market pressures (e.g. demand from construction workforce).
Decision-Making Systems	<ul style="list-style-type: none">• Community fatigue or disengagement if the consultation process is perceived as repetitive, fragmented, or lacking responsiveness.• Risk of reduced trust or negative perception of planning processes if communication is not consistent, transparent, and ongoing.• Potential perception of unequal benefit distribution—where the advantages (jobs, new facilities) are viewed as accruing mainly to future residents or external visitors rather than the existing community.• Delayed or insufficient feedback loops may reinforce perceptions of exclusion from the decision-making process.

14.3 - Combined and Cumulative Impacts

The proposed development is anticipated to generate both combined and cumulative social impacts within the local and regional context.

Combined impacts refer to the interaction of multiple social, environmental, and economic effects generated by this project itself – such as those arising from construction noise, temporary access changes, increased visitation, and altered local amenity. When experienced concurrently, these interactions may temporarily heighten community sensitivity to change, particularly for nearby residents and frequent users of local roads and facilities.

In this case, relevant cumulative considerations include the Planetary Health Precinct & Parklands Plan (2023) and associated Blue Mountains City Council initiatives promoting sustainable tourism, education, and community health infrastructure. The combined delivery of these projects may lead to increased visitation, changes to local traffic patterns, and temporary pressure on infrastructure and community services. However, they also present opportunities for shared community benefit, enhanced public amenity, and coordinated sustainability outcomes across the wider Katoomba area.

Cumulative Social Impacts

The assessment of cumulative social impacts considers how the proposed development, in combination with existing and reasonably foreseeable projects in the surrounding area, may interact to influence community wellbeing, amenity, and local infrastructure over time. The review draws upon nearby Development Applications, current land uses, and other technical studies completed for this project.

Impact Theme	Cumulative Impact Assessment
Construction Phase Disturbance	Minor cumulative impacts may arise from overlapping construction activities within the wider Katoomba area, including local infrastructure upgrades associated with the Planetary Health Precinct. These are expected to be temporary and manageable through adherence to approved Construction Environmental Management Plans (CEMPs), scheduling coordination, and proactive community communication.
Traffic and Transport	Increased visitation and concurrent local works may add short-term congestion along Narrow Neck Road and access routes to Scenic Drive. The Traffic Impact Assessment (TEF, 2025) confirms sufficient capacity with mitigation through staged construction and temporary management measures. Post-construction, improved access and parking will enhance circulation and connectivity.
Social Infrastructure Demand	The addition of wellness, hospitality, and accommodation components complements existing and planned facilities rather than competing with them. The proposal aligns with Council's strategies to strengthen health, recreation, and tourism infrastructure in the upper mountains, contributing to diversified service offerings.
Neighbourhood Character and Visual Amenity	When considered with other recent approvals and the Planetary Health Precinct, the development will contribute to a gradual evolution of the local character from low-density residential to a more mixed-use, environmentally integrated precinct. Visual mitigation measures, as confirmed by the Urban Design Report, will maintain a coherent built form compatible with the scenic setting.



Economic and Tourism Activity	Cumulatively positive impacts are anticipated through job creation, visitor spending, and local procurement. Employment estimates (Archi-QS, 2025) indicate approximately 822 supported jobs over eight years, reinforcing the regional economy and supporting Council's objective to diversify beyond day-tourism dependency.
Community Cohesion and Perceptions of Change	Residents may initially express concern about increased visitor numbers and changing neighbourhood dynamics. However, ongoing engagement mechanisms outlined in the Social Impact Management Plan (SIMP) will help maintain trust and enable adaptive communication during delivery. The project's inclusion of publicly accessible spaces and wellness amenities is expected to strengthen social connectedness over time.
Environmental and Landscape Values	The Environmental Design and Arboricultural Impact Assessments confirm that cumulative effects on vegetation and biodiversity are low and manageable. The development's ESD features (SLR, 2025) and native landscaping will contribute to broader sustainability goals, complementing Blue Mountains City Council's Planetary Health objectives.
Local Planning Context	The proposal supports strategic planning directions within <i>Blue Mountains 2040: Living Sustainably</i> and the <i>Western City District Plan</i> , particularly in advancing resilient design, sustainable tourism, and community wellbeing. Cumulative outcomes are therefore consistent with the long-term vision for Katoomba as an environmental and cultural destination.

Overall, the proposal is expected to generate net positive cumulative social outcomes, including improved housing diversity, enhanced community facilities, and sustained employment. Any cumulative adverse effects are expected to be short-term, localised, and reversible, primarily associated with the construction phase and temporary changes in amenity or perceptions of place.

With the implementation of the SIMP, ongoing engagement, and cross-agency coordination, the combined and cumulative social impacts of the proposal are considered manageable and acceptable within the local and regional planning framework.

14.4. - Assessment Against the DPHI Cumulative Impact Assessment Technical Supplement

The DPHI *Cumulative Impact Assessment Technical Supplement (2023)* outlines a structured approach to identifying, assessing, and managing combined and cumulative impacts for State Significant Projects (SSPs). The key principles and expectations from the guideline include:

DPHI Technical Requirement	Assessment notes
1. Early Identification of Interacting Impacts Identify potential interactions between environmental, social, and economic effects arising from the same project (combined impacts).	The SIA identifies multiple interacting social effects including temporary construction disruption (traffic, noise, and access), short-term amenity change, and workforce-related population shifts. These have been assessed collectively to determine potential combined influences on wellbeing and community perception, ensuring the mitigation strategy addresses overlapping effects rather than isolated ones.
2. Identification of Other Relevant Projects Consider existing, approved, and proposed projects within the same locality or region that may contribute to cumulative effects.	The assessment considers the Planetary Health Precinct & Parklands Plan (2023), Council's Open Space and Recreation Strategy, and visitor infrastructure upgrades underway across the Blue Mountains. These initiatives overlap geographically and temporally, representing the primary cumulative context. No other major private or State Significant Developments within a 2 km radius are currently active, limiting the scale of cumulative external pressures.
3. Scoping and Spatial Boundaries Define appropriate spatial and temporal boundaries to understand cumulative effects.	The spatial extent of assessment includes the immediate locality (Narrow Neck Road precinct) and the broader Katoomba township, encompassing the area of social interaction and shared infrastructure. Temporally, cumulative effects have been assessed over both the construction period (2026–2033) and long-term operational phase, reflecting the expected overlap with Council-led works.
4. Social Receptors and Sensitivity Identify community groups, stakeholders, or receptors that may experience cumulative impacts.	Key receptors include residents along Narrow Neck Road and Cliff Drive, visitors and staff of the Planetary Health Precinct, local hospitality and tourism businesses, and Traditional Custodians – the Gundungurra and Dharug Peoples. These groups are sensitive to changes in amenity, access, and landscape quality, and their values inform the engagement and management strategy.
5. Magnitude, Duration and Likelihood Evaluate whether cumulative effects are additive (incremental) or synergistic (compounding), and their likely duration.	Cumulative effects are assessed as moderate and short-term during construction (additive), primarily related to amenity, noise, and traffic. During operation, synergistic positive effects are anticipated, particularly the enhancement of Katoomba's wellness, tourism, and creative economy through aligned objectives with the Planetary Health Precinct and local sustainability programs.
6. Interaction Between Social and Environmental Domains Assess how environmental or infrastructure impacts may amplify or mitigate social impacts.	Environmental domains such as traffic, noise, biodiversity, and visual impact were integrated into the SIA findings.



<p>7. Cumulative Management and Monitoring Measures Propose mechanisms to monitor and adaptively manage overlapping impacts across project stages.</p>	<p>The Social Impact Management Plan (SIMP) to include indicators and targets for ongoing monitoring of community sentiment, amenity, and engagement.</p>
<p>8. Transparency and Engagement Engage early with affected communities and other proponents to inform cumulative assessment.</p>	<p>Ongoing collaboration with Council and neighbouring land managers will ensure consistent messaging, transparent reporting, and coordination of community updates through a central online hub.</p>





14.5 - Significance of the Social Impacts

For each identified impact, appropriate mitigation and enhancement measures have been proposed to avoid, minimise, or manage negative impacts and to strengthen potential community benefits.

Each impact is assessed in accordance with the risk assessment methodology applied in the SIA Guideline Technical Supplement, whereby the significance of potential social impact is assessed by comparing the magnitude of the impact against the likelihood of the impact occurring. This methodology is outlined below.

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

Likelihood levels	
Level	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

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.

Dimensions of social impact magnitude	
Dimension	Explanation
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.

The resulting [Social Impact Matrix \(Appendix 2\)](#) summarises these findings and provides an indicative residual significance rating following the implementation of proposed management measures.

In accordance with the NSW Social Impact Assessment Guideline, and having regard to factors such as the duration, reversibility, community sensitivity, and cumulative benefits of the proposal, the



overall social impact of the project is assessed as predominantly Moderate to High Positive, with minor localised Low to Medium Negative residual impacts anticipated during the construction phase.

The implementation of the Social Impact Management Plan (SIMP), together with ongoing community engagement and adaptive monitoring, will support the enhancement of positive social outcomes and ensure that any remaining adverse effects are appropriately managed and maintained within acceptable limits.



15 - MITIGATION AND ENHANCEMENT MEASURES & MANAGEMENT

Social impacts are assessed before and after the implementation of mitigation measures (for negative social impacts) and enhancement measures (for positive social impacts). These measures can take different forms and may be incorporated in the design, planning, construction, or operational stage of the proposed development.

15.1 - Consideration of other social impacts

A proposal may cause a range of direct and indirect social impacts which can have a positive or negative impact on the existing and future community. A SIA should assess the expected and perceived impacts which are considered to have the most significant impacts on the community, from the perspectives of likely affected people and the outcomes from technical assessments. In accordance with the DPHI SIA Guidelines, the level of assessment should be scalable to the level of expected impact from the project.

This SIA also considers that there are other impacts from the proposal which are likely to have a perceived or actual impact to how people may experience and interact with their surroundings. This includes social impacts relating to the following impact categories:

1. Change to visual character, amenity and loss of views from the construction of the proposal
2. Perceived impact from the proposal on the safety of the site surrounds and outdoor spaces associated with the proposal.

These impacts to people appear to be considered sufficiently addressed in the relevant technical reports accompanying this SSDA, summarised in the Table contained within "TECHNICAL REPORTS SUMMARY AND SIA COMMENTS" section of this SIA report & in the table below.



Scoping and assessment of other social impacts		
Impact description	Assessment within technical report	Additional SIA recommendations
Change to visual character, amenity and loss of views from the construction of the proposal	The Urban Design Report confirms the proposal's built form responds sensitively to the escarpment context through stepped building heights, view corridors, and landscape buffers to preserve key vistas from Narrow Neck Road and the adjoining Planetary Health Precinct. The ADG Design Verification Statement verifies compliance with solar access, cross-ventilation, and view sharing principles under the Apartment Design Guide (SEPP 65). Landscape design includes native planting and Water Sensitive Urban Design (WSUD) measures to soften visual impacts and integrate the built form into the existing environment.	The Urban Design Report confirms the proposal's built form responds sensitively to the escarpment context through stepped building heights, view corridors, and landscape buffers to preserve key vistas from Narrow Neck Road and the adjoining Planetary Health Precinct. The ADG Design Verification Statement verifies compliance with solar access, cross-ventilation, and view sharing principles under the Apartment Design Guide (SEPP 65). Landscape design includes native planting and Water Sensitive Urban Design (WSUD) measures to soften visual impacts and integrate the built form into the existing environment.
Perceived impact from the proposal on the safety of the site surrounds and outdoor spaces associated with the proposal	The <i>Operational Plan of Management (Oct 2025)</i> incorporates a Crime Prevention Through Environmental Design (CPTED) framework addressing lighting, sightlines, access control, and territorial reinforcement. Measures include CCTV, secure access systems, and 24-hour on-site management for serviced apartments. The <i>Urban Design Report</i> reinforces passive surveillance through active frontages, transparent glazing, and landscaped communal areas that encourage visibility and activity.	Continue to liaise with NSW Police during detailed design and prior to construction certification to ensure CPTED alignment. Implement a post-occupancy safety audit once operational. Provide lighting-level mapping and wayfinding details in the final design documentation.

15.2 - Social Impact Management Plan (SIMP)

A Social Impact Management Plan (SIMP) provides the framework for monitoring, managing, and adaptively responding to the predicted social impacts of the proposed development throughout its construction and operational phases.

Consistent with the NSW Social Impact Assessment Guideline for State Significant Projects (2025) and the Technical Supplement (July 2025), the SIMP outlines key performance indicators, desired outcomes, targets, monitoring methods, frequency, and responsible parties.

The monitoring program aims to:

- Track predicted versus actual social outcomes;
- Enable adaptive management of emerging or residual impacts;
- Ensure transparency and accountability in implementation; and
- Support ongoing engagement with the local community, Council, and relevant agencies.

The SIMP included in the [Appendix 3](#) of this report summarises the proposed monitoring and management framework for the identified social impact areas.

15.3. - Monitoring, Reporting and Adaptive Management

Monitoring outcomes will be reviewed periodically and reported through the agreed governance framework. Each review cycle will assess progress against the identified social performance indicators and targets outlined in the Social Impact Management Plan (SIMP).

Where monitoring identifies deviations from the intended outcomes or targets, the proponent will apply corrective actions using an adaptive management approach consistent with Section 4 of the *Social Impact Technical Supplement (2025)*. This approach will ensure flexibility in management responses, allowing for refinement of mitigation measures or community engagement strategies as project conditions evolve.

Findings from ongoing social impact monitoring will be integrated into quarterly construction compliance reports and annual operational reviews, providing a transparent account of social performance over time. Key results and summaries will be made publicly available via the project website and formally submitted to both Council and the Department of Planning, Housing and Infrastructure (DPHI) for oversight.

To maintain ongoing relevance and effectiveness, the SIMP will be periodically reviewed and updated in line with project milestones, operational changes, and community feedback. This iterative process will help ensure that social outcomes remain aligned with stakeholder expectations, regulatory requirements, and best practice principles—ultimately reinforcing community confidence in the project's responsible delivery and operation.



17 - DECLARATION & SIA GUIDELINE RESPONSES

This report has been prepared by suitably qualified and experienced lead author and reviewers who hold the necessary professional credentials and demonstrated expertise in social impact assessment, planning, and community engagement. These include:

- Author: Anna Sharikova

Director / Lead Social Planner, Meliora Projects.

Member of Australian Evaluation Society (AES), and International Association for Public Participation (IAP2, Certified), Social Impact Measurement Network of Australia (SIMNA).

Associate member of Planning Institute of Australia (PIA)

Master of Laws (LL.M)

Advanced Diploma of Business Administration

Social Impact Assessment - Certificate of Completion (by University of Strathclyde, Glasgow)

Experience in preparing Social Impact Assessment (SIA) reports for a range of development projects with potential social impacts, in accordance with the SIA Guideline (DPHI 2025), relevant local government provisions, and best practice approaches to social research, evaluation, and impact assessment – including collaboration with clients and communities to foster shared-value partnerships.

Experience in developing and delivering community and stakeholder engagement strategies, and in writing the Engagement reports for state, regional, and local development projects.

- Reviewer: Daryl Ryan

Principal Planner, Meliora Projects - with extensive planning experience in State Significant Development (SSD), Regionally Significant Developments (RSD) and local planning processes.

Associate member of Planning Institute of Australia (PIA)

Each contributor has reviewed the relevant technical documentation, ensured consistency with the NSW Department of Planning and Environment's Social Impact Assessment Guideline (2025), and applied recognised best practice standards in social research and impact evaluation.

The lead author of this report declares that this SIA report:

- Was completed on 05 November 2025 with the updated version of the report released on 09 January 2026.
- Has been prepared in accordance with the EIA process under the EP&A Act
- Has been prepared in alignment with the DPHI's (2025) SIA Guideline
- Contains all reasonably available Project information relevant to the SIA
- As far as Meliora Projects is aware, contains information that is neither false nor misleading.

Date - 09/01/2026

Anna Sharikova



The review questions outlined by the SIA Guideline are designed to confirm that the requirements of the SIA Guideline have been fulfilled when considering the scale of social impacts associated with the proposal. The table below outlines these review questions and indicates how they have been addressed in this SIA.

SIA GUIDELINE REVIEW QUESTIONS AND RESPONSES	
Review point	Response (YES/NO)
Does the lead author meet the qualification and experience requirements?	Yes
Has the lead author provided a signed declaration?	Yes
Would a reasonable person judge the SIA report to be impartial, transparent and suitably rigorous given the nature of the project?	Yes
Project's social locality and social baseline	
Does the SIA report identify and describe all the different social groups that may be affected by the project?	Yes
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
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
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 view and likely experiences?	Yes
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
Does the SIA report describe how the preliminary analysis influenced project design and EIS engagement strategy?	Yes
Community engagement	
Were the extent and nature of engagement activities appropriate and sufficient or canvass all relevant views, including those of vulnerable or marginalised groups?	Yes - this SIA includes a summary of community and stakeholder engagement activities. Detailed records are provided in the accompanying Engagement Report.



How have the views, concerns and insights of affected and interested people influenced both the project design and each element of the SIA report?	Yes, based on the engagement activities completed to date.
Predicting and analysing social impacts	
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
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
Does the SIA report identify its assumptions, and include sensitivity analysis and alternate scenarios? (including 'worst-case' and 'no project' scenarios where relevant?)	This SIA identifies all relevant assumptions for the scoping of impacts. Alternative scenarios are discussed in the EIS.
Evaluating significance	
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
Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?	Yes
Responses, monitoring and management	
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
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?	Yes
Does the SIA report demonstrated how the proponent will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?	Yes



DISCLAIMER

This report is based on information, data, and materials made available to Meliora Projects up to that date. It does not take into account any developments, events, or information arising after the issue date that may affect its accuracy, completeness, or conclusions.

This report has been prepared solely for the Client – Management 7BBH Pty Ltd (“the Client”) – in accordance with the Client’s written instructions and for the exclusive purpose of supporting a Social Impact Assessment (SIA) (“the Purpose”). It must not be distributed, quoted, or relied upon by any other person, entity, or agency without the prior written consent of Meliora Projects. No third party is entitled to rely on this report, and Meliora Projects expressly disclaims any duty of care, liability, or responsibility to any person other than the Client for the use of or reliance upon this document or any part of it, whether in whole or in summary form.

To the maximum extent permitted by law, Meliora Projects, its directors, employees, and contractors accept no liability for any loss, damage, cost, or expense, whether direct or indirect, arising from the use of or reliance upon this report, its contents, or any related communication, except where such loss is solely caused by the proven negligence or wilful misconduct of Meliora Projects. This exclusion of liability applies irrespective of whether such loss or damage results from negligence, breach of contract, misrepresentation, or otherwise.

The findings, opinions, and recommendations contained in this report are based on information provided by the Client and other third parties, as well as assumptions considered reasonable at the time of preparation. Meliora Projects has relied on the accuracy and completeness of all information supplied and has not independently verified all data unless expressly stated. Meliora Projects does not guarantee that any forecasts, projections, or future outcomes referred to in this report will be achieved, as they are dependent on external factors, decisions, and events beyond its control.

Where this report refers to documents, correspondence, or material originally produced in languages other than English, Meliora Projects may have relied on translated versions. No responsibility is accepted for errors or omissions arising from translation inaccuracies or misinterpretations.

Meliora Projects retains full ownership and intellectual property rights over all content, data, analysis, concepts, and methodologies contained within this report. The Client is granted a limited, non-transferable licence to use this report only for the Purpose identified above. This report may not be reproduced, distributed, modified, or used (in full or in part) for any other purpose, including legal, regulatory, marketing, or commercial use, without prior written consent from Meliora Projects.

The preparation of this report required the exercise of professional judgement and may be affected by unforeseen circumstances that could not reasonably be anticipated. Meliora Projects provides this report in good faith and with due care, skill, and diligence; however, no representation or warranty, whether expressed or implied, is given as to its accuracy, completeness, or suitability for any purpose other than the Purpose defined.

In providing this report, Meliora Projects does not make, and expressly disclaims, any representation or warranty that the project described will proceed as proposed, achieve the outcomes projected, or comply with all future legislative or policy changes that may occur after the date of issue.

This report must be read in its entirety and in context. Meliora Projects will not be responsible for interpretations, summaries, or extracts that are reproduced or quoted without its written approval. Any unauthorised use, reproduction, or reliance upon this report, or any part of it, is at the sole risk of the user.



APPENDICES



APPENDIX 1 – SITE PHOTOGRAPHS

This appendix provides a series of site photographs illustrating the existing conditions of the subject site at 142–150 Narrow Neck Road, Katoomba and its surrounding context. The photographs were taken during site inspection completed on 05 September 2025 to support the assessment of social context for the proposed development. They show key site features, existing vegetation, surrounding land uses, and the relationship between the site and adjoining properties, streetscape, and broader landscape.

The photographic record assists in understanding the site's topography, access arrangements, visual catchment, and environmental characteristics that inform the design response and impact assessment contained within this Social Impact Assessment (SIA).



Photo 1 – View of site frontage along Narrow Neck Road (looking east)

This image illustrates the interface between the subject site and the existing suburban streetscape.



Photo 2 – Existing Access Driveway and Verge

View showing the existing driveway entry and adjacent road shoulder, illustrating current site access conditions and interface with the local road network.



Photo 3 – Adjoining residential development to the north (looking south-west)

Photograph taken from the internal street, showing the adjoining two-storey dwellings under construction and completed homes on the right (northern side). The image demonstrates the built character, modern townhouse form, and scale of the surrounding residential development adjoining the site.



Photo 4 – Photo 4 – Site entry fencing and project signage (looking west)

View taken from the internal road showing temporary construction fencing with a project identification sign located at the site frontage.



Photo 5 – Internal Vegetation and Topography

View taken from the central area of the site facing south-west across gently sloping terrain toward the golf course and open valley landscape. The image shows sparse ground cover, remnant tree trunks, and the visual transition between cleared land and the natural vegetated setting.



Photo 6 – Adjacent Residential Development

View showing the surrounding residential character along Narrow Neck Road, including built form scale and setback patterns.



Photo 7 – View to Escarpment

Panoramic view toward the Blue Mountains escarpment from the rear of the site, highlighting the landscape context and distant outlook.



Photos 8 & 9 – Existing Services and Infrastructure

Image showing utility infrastructure and drainage features within the road adjacent to the site.



Photos 10 – Broader Local Context

The views showing the relationship of the site to its broader setting, including vegetation, topography, and visual exposure from public vantage points.

APPENDIX 2 – SOCIAL IMPACT ASSESSMENT MATRIX

Under the 2025 Guideline, the assessment of combined and cumulative social impacts considers both the interactions between social impact categories and the balance between adverse and beneficial outcomes over time. Each impact has been evaluated for its:

- Likelihood of occurrence (ranging from Unlikely → Almost Certain);
- Magnitude or severity of consequence (ranging from Minor → Major); and
- Resulting significance level (Low / Medium / High / Very High).

Mitigation and enhancement measures have been applied to determine residual significance, representing the expected post-mitigation social outcome.

Social Impact Categories	Impact Specifics	Impact Description & Document Reference	Duration of impact	Predicted Impact: Negative or Positive	Predicted Significance (Unmitigated)	Recommended Mitigation / Enhancement Measures	Residual Significance & Magnitude Level	Net impact by category
Way of Life	Construction Disruption	Noise, vibration, dust and temporary access changes may disrupt daily activities of nearby residents. Verified by Noise and Vibration Report (ELAB 2025) - Verifies that construction-phase impacts are short-term and fully mitigable and Traffic Report (TEF 2025) - Confirms negligible network impact.	Construction	Negative	Likely + Moderate = High	<ul style="list-style-type: none"> • Implement Construction Environmental Management Plan (CEMP) per Noise & Vibration Report recommendations. • Restrict noisy works to permitted hours; install barriers near sensitive receptors. • Advance community notifications and grievance register in SIMP • Traffic control and staging as per CTMP. 	Possible + Minor = Medium (negative)	The temporary construction disturbance is outweighed by long-term lifestyle enhancement and inclusive design outcomes, resulting in an overall Moderate-to-High Positive significance for community way of life.
	Enhanced Lifestyle Choice	Provision of diverse housing, wellness and hospitality uses expands local lifestyle options and supports population diversity. Confirmed by ADG Verification	Operation	Positive	Likely + Moderate = High (positive)	<ul style="list-style-type: none"> • Deliver mixed tenure and adaptable housing per ADG Design Verification Statement & and Livable Housing Design (KGP Access Report). • Ensure universal access, inclusive design, and affordability balance within housing mix. 	Almost Certain + Major = Very High (positive)	

		Statement (2025), Urban Design Report (UDG 2025), and EDC Report (Archi-QS 2025).				<ul style="list-style-type: none"> • Promote active-living through shared paths and wellness amenities. 		
Community	Cohesion and Character	<p>Change in local character and community composition due to new residents and visitors.</p> <p>Verified as “low to moderate” in Visual Impact & Urban Design Reports (UDG 2025).</p>	Operation	Negative	Possible + Moderate = Medium	<ul style="list-style-type: none"> • Provide landscape buffers and built form transitions consistent with Urban Design Report • Integrate community-accessible café, art and wellness spaces (OPM 2025) • Support local events that encourage interaction between residents and visitors. 	Possible + Minor = Low (negative)	Integration of community-accessible spaces and activation programs have High Positive impact in respect to further development of the local character and community composition. . Strengthened social interaction potential and place attachment, yielding an overall Moderate-to-High Positive significance.
Accessibility	Traffic and Movement	Construction and visitor traffic may increase congestion and affect road safety.	Construction	Negative	Likely + Moderate = High	<ul style="list-style-type: none"> • Implement Traffic Management Plan consistent with Access Plan (2025) and TfNSW guidance. 	Possible + Minor = Low to Medium (negative)	Moderate-to-High Positive significance - once active transport links

		Confirmed minor in Traffic Impact Assessment.				<ul style="list-style-type: none"> • Nominate heavy vehicle routes, signage, and staging areas • Provide safe pedestrian detours and temporary bus stop connections. 		and safe access are operational. The enduring gains in sustainable mobility substantially outweigh temporary transport disruption; Moderate-to-High Positive significance overall.
	Improved Connectivity	<p>New pedestrian and cycling links enhance local mobility and access to the Planetary Health Precinct.</p> <p>Verified by Urban Design & Access Reports.</p>	Operation	Positive	Almost Certain + Moderate = High (positive)	<ul style="list-style-type: none"> • Deliver shared paths connecting Narrow Neck Road to parklands • Include lighting and universal gradients in accordance with DDA and Access Report (2025). 	Almost Certain + Major = Very High (positive)	
Culture	Local Identity and Aboriginal Connection to Country	<p>Potential for diminished cultural identity or lack of recognition if not integrated through design.</p> <p>Verified low risk by AHIA 2025 and Cultural Framework Statement</p>	Construction	Negative	Possible + Moderate = Medium	<ul style="list-style-type: none"> • Apply Connecting with Country principles and liaise with Gundungurra and Dharug representatives via BMCC First Nations Officer. • Apply Connecting with Country design principles. Integrate interpretive signage and Aboriginal art. • Maintain consultation through LALC. 	Unlikely + Minor = Low (negative)	Cultural enrichment and strengthened Aboriginal representation produce a High Positive cumulative cultural outcome.
	Arts and Creativity Opportunities	<p>Arts and wellness spaces support local culture and creativity.</p> <p>Confirmed by Urban Design</p>	Operation	Positive	Likely + Major = Very High (positive)	<ul style="list-style-type: none"> • Curate rotating art exhibitions and cultural programs • Curate local art and cultural programs in 	Almost Certain + Major = Very High (positive)	

		and OPM Reports.				<ul style="list-style-type: none"> partnership with Blue Mountains artists · Enable community access to event and gallery spaces. · Align programming with Planetary Health Precinct initiatives. 		
Health and Wellbeing	Construction Phase	<p>Short-term noise, dust, and stress impacts.</p> <p>Confirmed by Noise/Vibration Report and CEMP guidance.</p>	Construction	Negative	Likely + Moderate = High	<ul style="list-style-type: none"> · Implement real-time monitoring and community notification per ELAB 2025 · Apply dust suppression and traffic separation zones. · Temporary respite assistance if required. 	Possible + Minor = Medium (negative)	Overall High Positive significance due to enduring benefits for physical and mental wellbeing.
	Long-Term Benefits	Wellness and open-space integration improve physical and mental health. Verified by Landscape Plan (2025) and ESD Report (2025).	Operation	Positive	Almost Certain + Major = Very High (positive)	<ul style="list-style-type: none"> · Ensure public access to wellness centre and open spaces. · Include shaded seating and passive surveillance · Monitor wellbeing outcomes via SIMP. 	Almost Certain + Major = Very High (positive)	
Surroundings	Visual and Landscape Change	Built form may alter scenic character; assessed as low-moderate in Visual Impact Report 2025.	Operation	Negative	Likely + Moderate = High	<ul style="list-style-type: none"> · Implement view-corridor protection, native screen planting, and Dark-Sky compliant lighting per Urban Design & OPM · Apply height transition and façade articulation to reduce visual bulk. 	Possible + Minor = Medium (negative)	Moderate-to-High Positive significance long-term through landscape integration and scenic preservation.

Livelihoods	Economic Activity	Increased employment in construction, hospitality, arts and wellness sectors. Increased local employment (822 FTE over 8 years). EDC Report (Archi-QS 2025) confirmed.	Both – construction and operation	Positive	Almost Certain + Major = Very High (positive)	<ul style="list-style-type: none"> • Target ≥20% local workforce participation (EDC / QS Report) • Facilitate local procurement and training partnerships. • Report annually on regional economic contribution. 	Almost Certain + Major = Very High (positive)	Economic benefits clearly dominate; High Positive cumulative social-economic significance.
	Housing Market Effects	Potential temporary rental or service pressure during construction and early occupation.	Construction	Negative	Possible + Minor = Low / Medium	<ul style="list-style-type: none"> • Coordinate staging to moderate short-term workforce housing demand. • Monitor rental market trends in consultation with BMCC. • Encourage balanced mix of permanent vs serviced dwellings. 	Unlikely + Minor = Low (negative)	
Decision-Making Systems	Transparency and Trust	Risk of stakeholder fatigue or perceived lack of transparency during SSD assessment.	Pre-approval	Negative	Possible + Moderate = Medium	<ul style="list-style-type: none"> • Maintain website with accessible updates and translated summaries. • Implement complaint-handling procedure and quarterly newsletter. • Establish feedback log within SIMP. 	Unlikely + Minor = Low (negative)	Robust communication frameworks result in Moderate-to-High Positive significance overall governance impact.
	Community Empowerment	Continued access to project information and participation opportunities	Ongoing	Positive	Likely + Moderate = High (positive)	<ul style="list-style-type: none"> • Continue stakeholder liaison and report SIA/SIMP outcomes online. 	Possible + Major = High (positive)	

		<p>enhances community trust.</p> <p>Continuous engagement enhances community trust. Verified by CASE Report (2025).</p>				<ul style="list-style-type: none"> • Encourage involvement through interviews, surveys, and open days. • Provide post-lodgement updates and feedback responses. 		
--	--	---	--	--	--	---	--	--

Overall Project Impact Significance

Consistent with the NSW SIA Guideline , when considering duration, reversibility, community sensitivity, and cumulative benefit, the net social outcome for the project is assessed as:

Predominantly Moderate to High Positive overall and cumulative impacts, with minor localised Low to Medium Negative residual effects during construction.

The implementation of the recommended Social Impact Management Plan (SIMP), continued community engagement, and adaptive monitoring will ensure that positive social value is maximised while residual adverse effects remain within an acceptable and well-mitigated range.

APPENDIX 3 – SOCIAL IMPACT MANAGEMENT PLAN

A Social Impact Management Plan (SIMP) provides the framework for monitoring, managing, and adaptively responding to the predicted social impacts of the proposed development throughout its construction and operational phases.

The SIMP included in the Appendix 3 of this report summarises the proposed monitoring and management framework for the identified social impact areas.

SIA Theme	Impact / Implication	SIA Recommendations / Management Measures	Implementation Stage	Responsible Party	Monitoring & Reporting
Way of Life	Construction-phase disturbance (noise, dust, temporary access)	<ul style="list-style-type: none"> • Implement Construction Environmental Management Plan (CEMP) per <i>ELAB Noise & Vibration Report (2025)</i>. • Restrict noisy works to approved hours; provide barriers and traffic staging. • Maintain a grievance register and issue advance notifications to residents. 	Construction	Contractor / Proponent	Weekly site audits and complaints review; quarterly compliance summary to DPHI.
	Enhanced lifestyle and housing choice	<ul style="list-style-type: none"> • Deliver mixed-tenure housing, universal access, and wellness facilities in accordance with <i>ADG Verification Statement</i> and <i>KGP Access Report (2025)</i>. • Ensure adaptable and age-friendly design consistent with Livable Housing Guidelines. 	Design / Operation	Developer / Architect / Certifier	Design verification sign-off; occupancy audit of adaptable dwellings.
Community	Integration of new residents and visitors	<ul style="list-style-type: none"> • Provide community-accessible café, wellness and arts spaces per <i>OPM (2025)</i>. • Support local events and community programs promoting social interaction and inclusion. 	Operation	Operator / Proponent	Annual resident and visitor satisfaction survey; participation records.
	Ongoing engagement and communication	<ul style="list-style-type: none"> • Maintain project website, contact line, and quarterly updates. • Publish FAQs, newsletters, and SIMP progress summaries. • Host information sessions at key milestones. 	Assessment / Construction / Operation	Proponent / Communications Lead	Quarterly engagement report to DPHI; response rate tracking.
Accessibility	Temporary access and traffic disruption	<ul style="list-style-type: none"> • Implement Traffic Management Plan consistent with <i>CTMP (TEF 2025)</i>. 	Construction	Contractor / TfNSW Liaison	Weekly traffic logs and incident register.

APPENDIX 3 – SOCIAL IMPACT ASSESSMENT - Social impact management plan

142-150 Narrow Neck Road Katoomba, NSW, 2780

		<ul style="list-style-type: none"> • Provide clear wayfinding, safe pedestrian detours, and on-site traffic controllers. • Coordinate with TfNSW for temporary bus stop adjustments. 			
	Long-term mobility and connectivity benefits	<ul style="list-style-type: none"> • Deliver shared pedestrian and cycle links to the Planetary Health Precinct. • Maintain DDA-compliant gradients, lighting, and wayfinding signage • Provide end-of-trip facilities for cyclists. 	Operation	Developer / Council	Post-construction access audit; DDA certification.
Culture	Aboriginal and cultural recognition	<ul style="list-style-type: none"> • Maintain ongoing consultation with Gundungurra and Dharug Traditional Custodians via BMCC Aboriginal Liaison Officer. • Apply <i>Connecting with Country</i> design principles. • Incorporate interpretive signage, public art, and opportunities for Aboriginal participation. 	Design / Operation	Proponent / BMCC Liaison Officer / LALC	Consultation records; design approval documentation.
	Local arts and cultural activation	<ul style="list-style-type: none"> • Curate exhibitions and cultural programs in collaboration with Blue Mountains arts organisations. • Integrate community events within public areas. 	Operation	Facility Operator / Council	Annual cultural program report.
Health & Wellbeing	Construction-related health and amenity impacts	<ul style="list-style-type: none"> • Monitor noise, vibration, and air quality in real time. • Communicate regularly with affected residents and provide respite options if needed 	Construction	Contractor	Monitoring logs and grievance summary.

APPENDIX 3 – SOCIAL IMPACT ASSESSMENT - Social impact management plan

142-150 Narrow Neck Road Katoomba, NSW, 2780

		<ul style="list-style-type: none"> · Ensure on-site dust suppression and safe pedestrian management. 			
	Long-term community health and safety	<ul style="list-style-type: none"> · Deliver wellness centre and landscaped open spaces · Maintain shaded, well-lit pedestrian areas and passive surveillance in accordance with CPTED principles · Promote active-living initiatives through design and communication. 	Operation	Operator / Landscape Architect	Annual wellbeing and safety audit; community satisfaction review.
Surroundings	Visual and landscape integration	<ul style="list-style-type: none"> · Implement view-corridor protection, native replanting, and Dark-Sky compliant lighting · Apply stepped massing, façade articulation, and vegetated buffers per <i>Urban Design & Visual Impact Reports (2025)</i>. 	Design / Construction	Architect / Landscape Consultant	Visual compliance inspection and post-completion audit.
	Perceived safety and amenity	<ul style="list-style-type: none"> · Maintain CPTED-aligned operations (lighting, CCTV, surveillance) · Ensure timely landscape maintenance to uphold visual quality. 	Operation	Operator / Security Consultant	Post-occupancy CPTED review; amenity audit.
Livelihoods	Local employment and procurement	<ul style="list-style-type: none"> · Target ≥20% local workforce participation.· Prioritise regional suppliers and contractors. · Report annually on employment and economic outcomes per <i>EDC Report (2025)</i>. 	Construction / Operation	Proponent / Contractor	Annual workforce and procurement KPI review.
	Temporary rental market pressure	<ul style="list-style-type: none"> · Stage workforce accommodation and liaise with BMCC to monitor short-term rental trends 	Construction	Proponent	Annual rental market review.

APPENDIX 3 – SOCIAL IMPACT ASSESSMENT - Social impact management plan

142-150 Narrow Neck Road Katoomba, NSW, 2780

		<ul style="list-style-type: none"> Encourage balanced housing mix across project phases. 			
Decision-Making Systems	Stakeholder fatigue or perceived lack of transparency	<ul style="list-style-type: none"> Publish quarterly updates via the project website. Maintain a feedback log and public summary within SIMP Provide clear escalation pathways for grievances. 	Assessment / Construction	Proponent	Biannual public reporting to DPHI and Council.
	Community empowerment and participation	<ul style="list-style-type: none"> Continue consultation post-approval through open days, surveys, and online forums. Report engagement outcomes publicly. 	Operation	Proponent / Council	Annual engagement evaluation report.
Environmental & Cultural Heritage	Aboriginal and environmental heritage protection	<ul style="list-style-type: none"> Maintain due-diligence and unexpected-find procedures per <i>NPW Act s5A</i>. Consult Deerubbin LALC prior to any ground disturbance. Integrate heritage sensitivity into detailed design. 	Design / Construction	Proponent / Heritage Consultant	LALC correspondence and compliance records.
Safety & Hazards	Flood and bushfire resilience	<ul style="list-style-type: none"> Implement Flood Emergency Response Plan (FERP) and maintain "shelter-in-place" capacity. Apply ember-resistant materials and emergency-preparedness protocols. 	Design / Operation	Proponent / SES Liaison	Annual emergency drill and FERP review.
Neighbourhood Amenity	Construction site presentation and tidiness	<ul style="list-style-type: none"> Maintain fencing, screening, and vegetation retention per <i>Tree Survey (2025)</i>. Complete landscaping before occupation. 	Construction	Contractor / Landscape Team	Visual inspection at practical completion.

APPENDIX 3 – SOCIAL IMPACT ASSESSMENT - Social impact management plan

142-150 Narrow Neck Road Katoomba, NSW, 2780

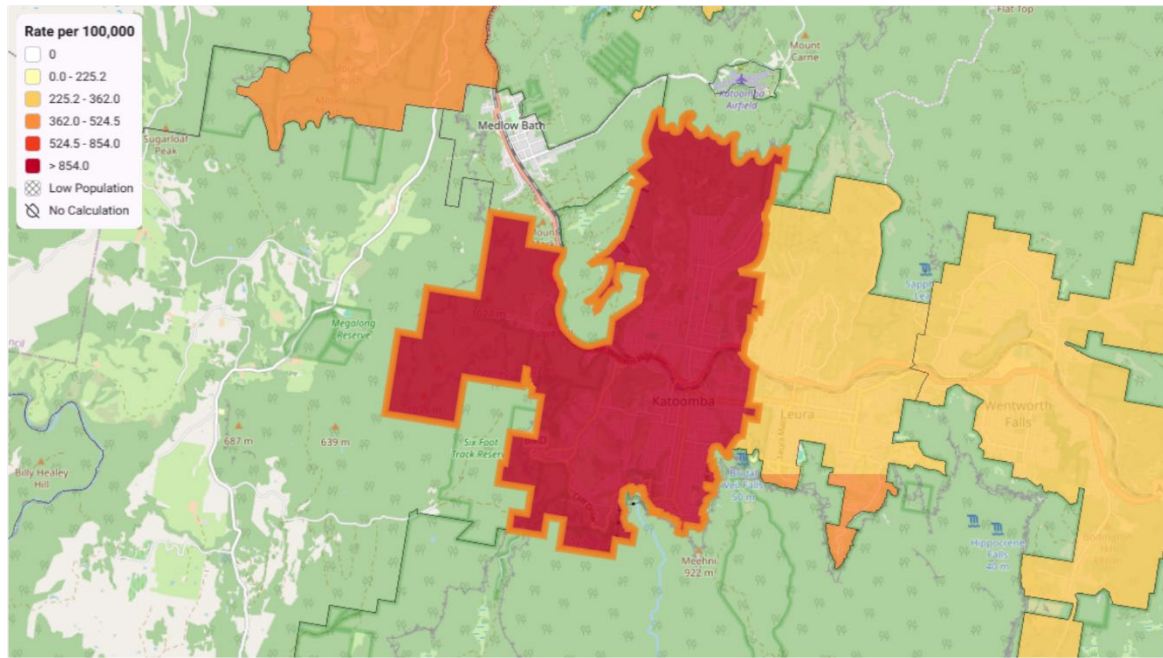
Social Infrastructure	Coordination with local services	<ul style="list-style-type: none"> • Liaise with BMCC and service providers on population uplift and capacity planning. • Provide early notice to avoid service pressure. 	Design / Operation	Proponent	Engagement log and annual social impact review.
Operational Noise and Amenity	Ongoing acoustic performance	<ul style="list-style-type: none"> • Implement <i>E-LAB</i> noise mitigation measures (acoustic enclosures, patron management). • Limit operating hours for hospitality uses as required. 	Operation	Facility Manager / Proponent	Annual acoustic audit; complaints review.
Long-Term Social Cohesion	Community integration post-occupation	<ul style="list-style-type: none"> • Encourage use of communal spaces and local facilities. • Partner with local businesses for shared initiatives. 	Operation	Strata / Facilities Manager / Proponent	Biennial social performance review.

APPENDIX 4 –
NSW BUREAU OF CRIME STATISTICS AND RESEARCH
(BOSCAR) DATA – KATOOMBA

The following images provide information on trends and patterns in criminal incidents reported to, or detected by, the NSW Police Force. Data is available on types of offences recorded by police across the suburb (Katoomba).

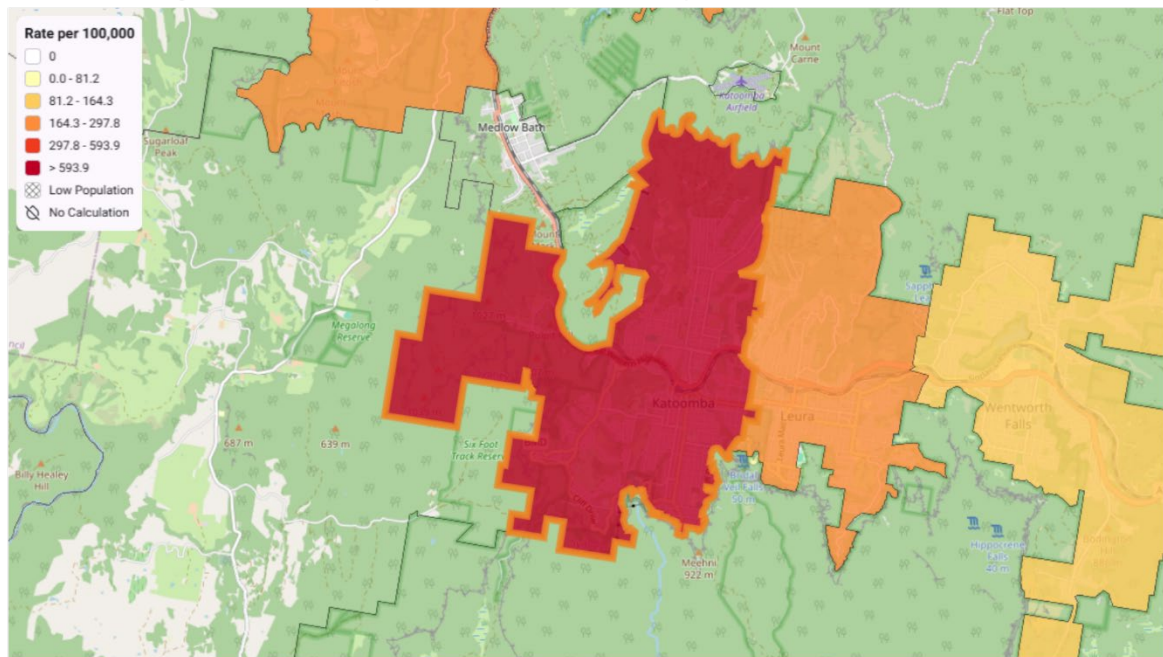
Note: All BOSCAR data will be updated next in December 2025.

Incidents of Intimidation, stalking & harassment from July 2024 to June 2025 - Rate Map



Source: NSW Bureau of Crime Statistics and Research

Incidents of Drug offences from July 2024 to June 2025 - Rate Map

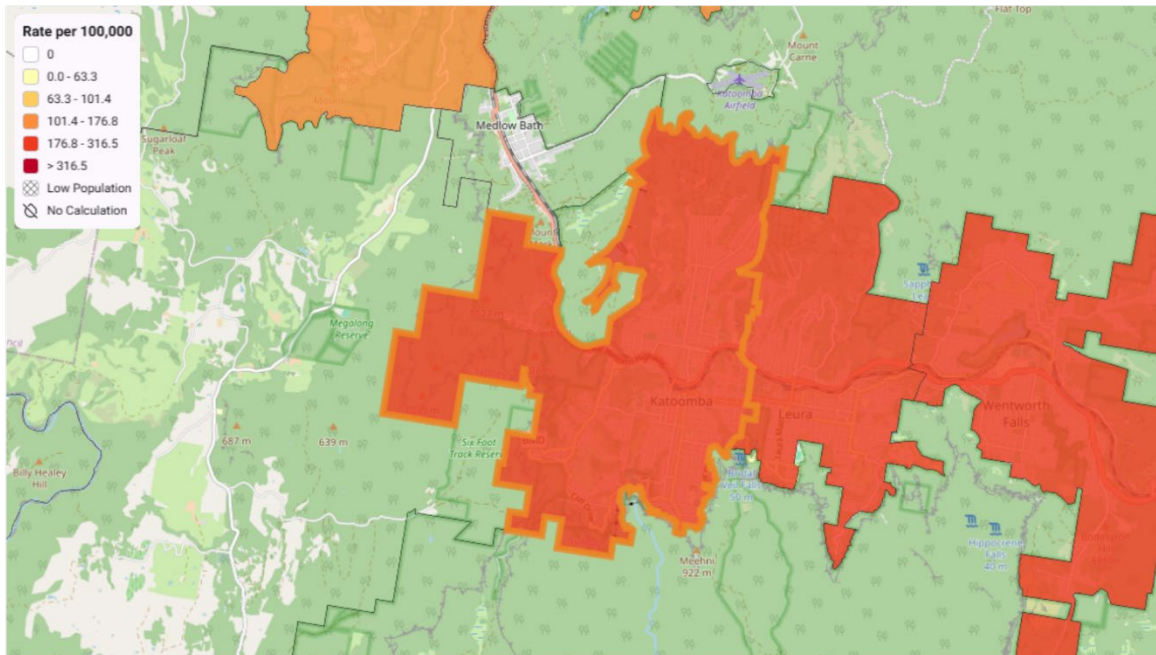


Source: NSW Bureau of Crime Statistics and Research

APPENDIX 4 – BOSCAR DATA

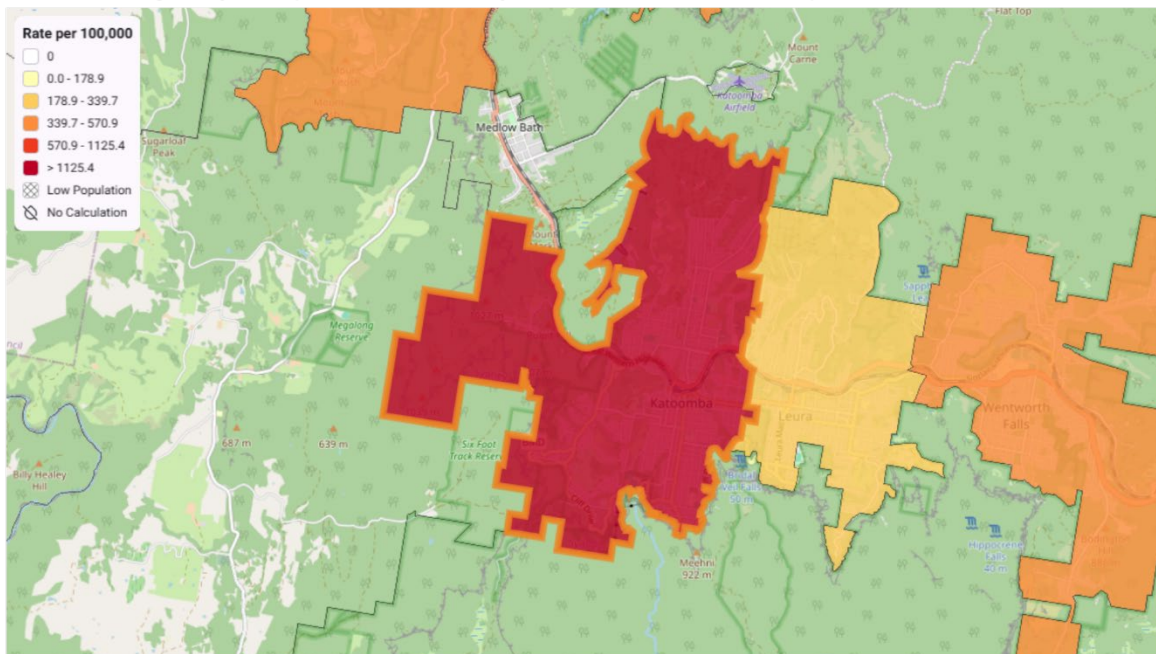
142-150 Narrow Neck Road Katoomba, NSW, 2780

Incidents of Disorderly conduct from July 2024 to June 2025 - Rate Map



Source: NSW Bureau of Crime Statistics and Research

Incidents of Against justice procedures from July 2024 to June 2025 - Rate Map

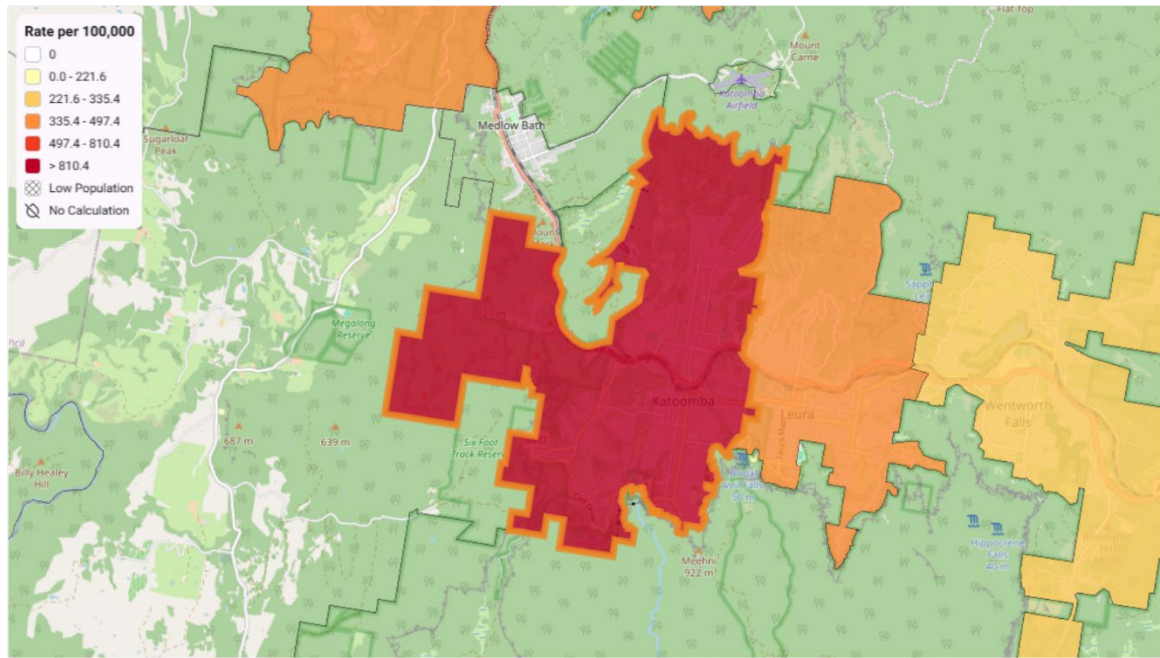


Source: NSW Bureau of Crime Statistics and Research

APPENDIX 4 – BOSCAR DATA

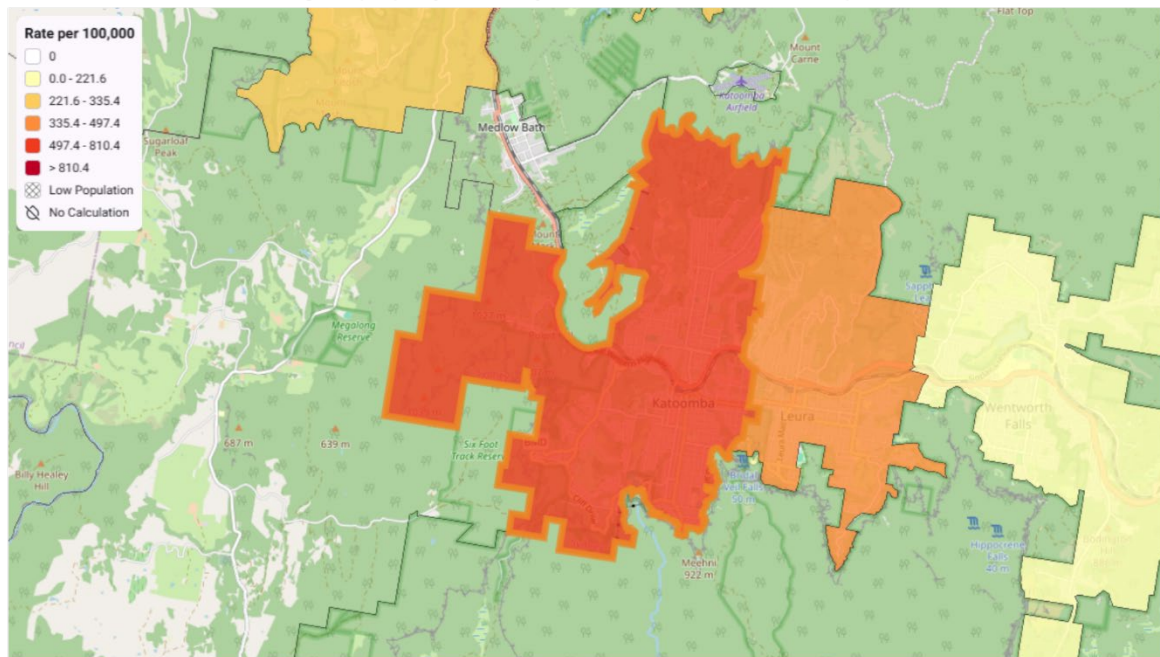
142-150 Narrow Neck Road Katoomba, NSW, 2780

Incidents of Malicious damage to property from July 2024 to June 2025 - Rate Map



Source: NSW Bureau of Crime Statistics and Research

Incidents of Malicious damage to property from July 2024 to June 2025 - Rate Map

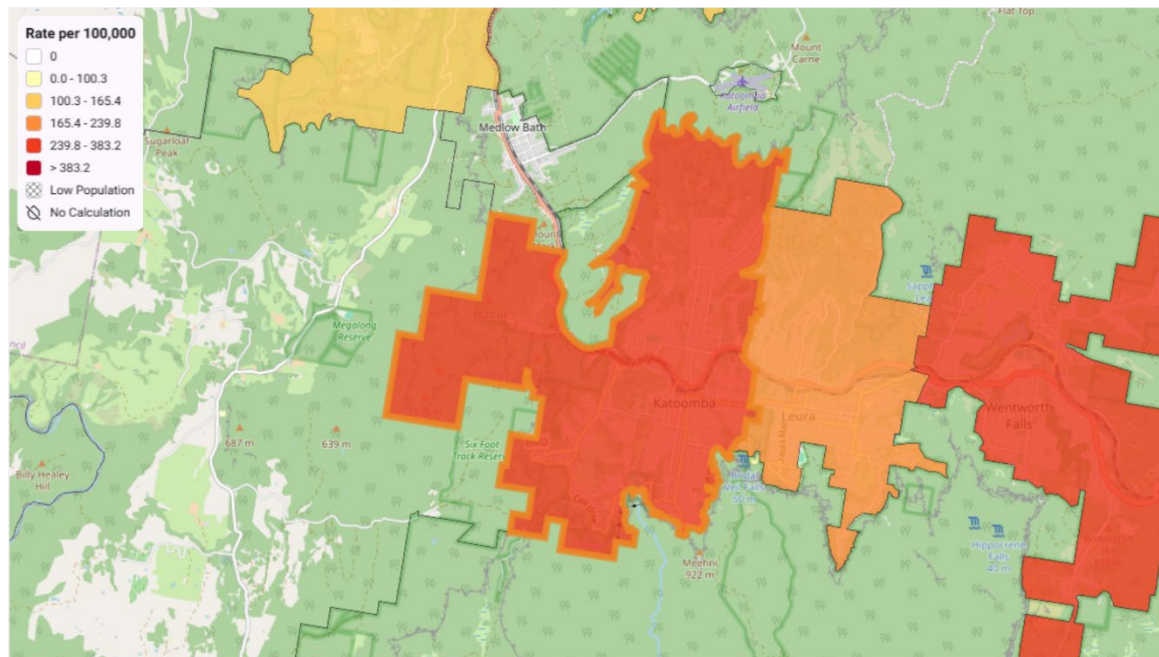


Source: NSW Bureau of Crime Statistics and Research

APPENDIX 4 – BOSCAR DATA

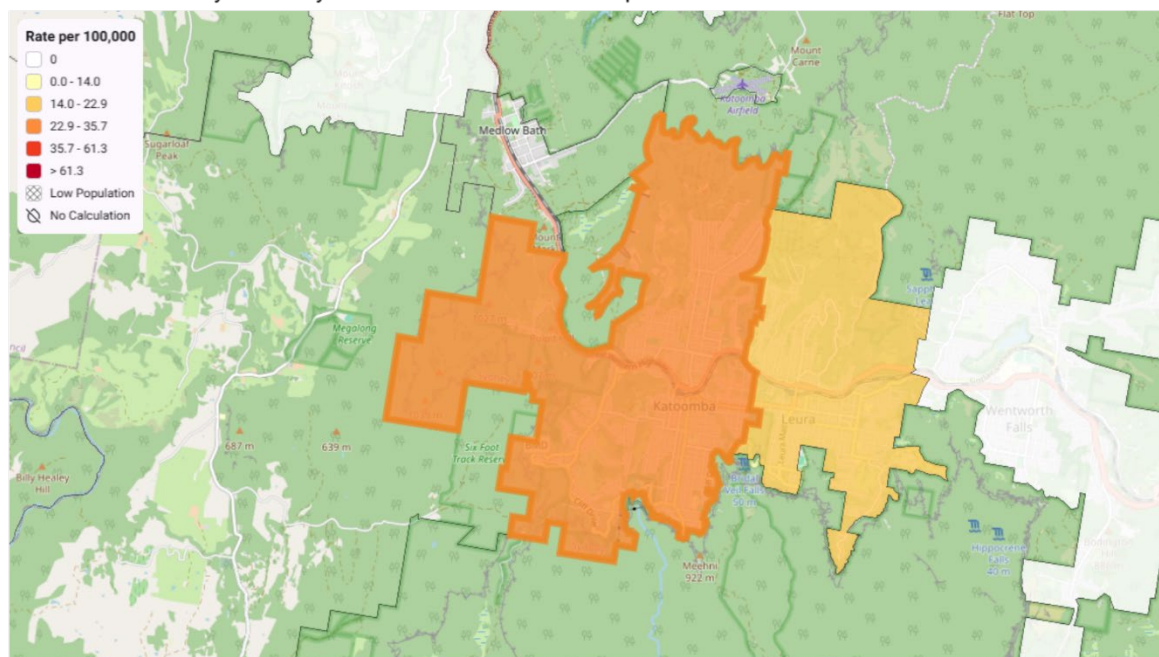
142-150 Narrow Neck Road Katoomba, NSW, 2780

Incidents of Sexual offences from July 2024 to June 2025 - Rate Map



Source: NSW Bureau of Crime Statistics and Research

Incidents of Robbery from July 2024 to June 2025 - Rate Map

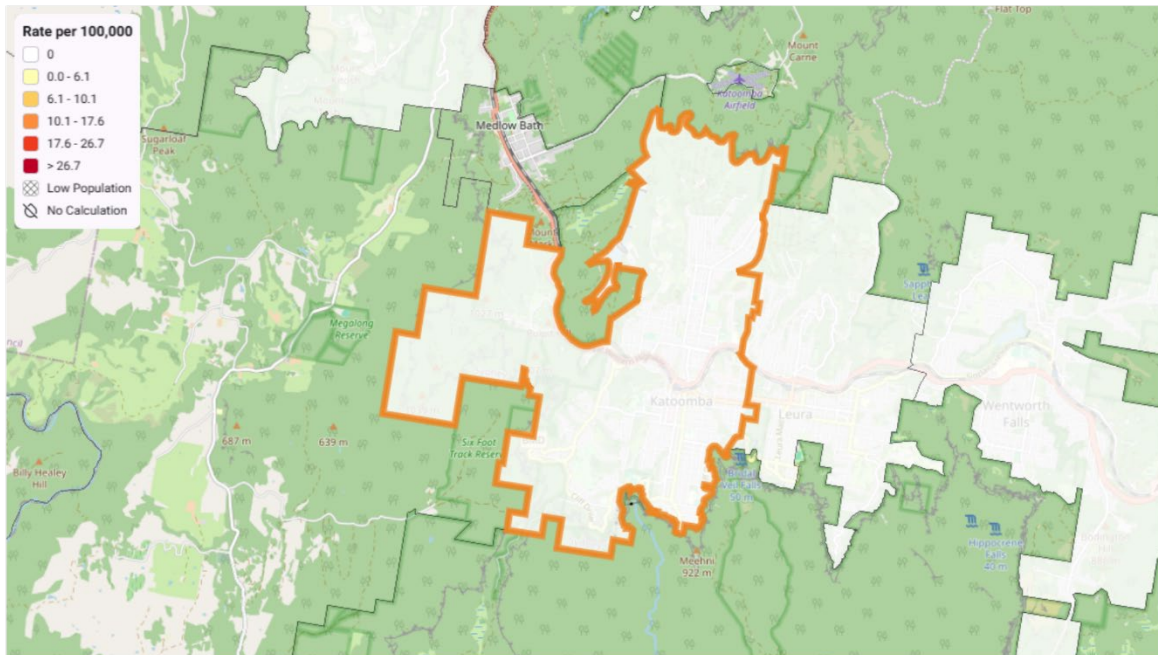


Source: NSW Bureau of Crime Statistics and Research

APPENDIX 4 – BOSCAR DATA

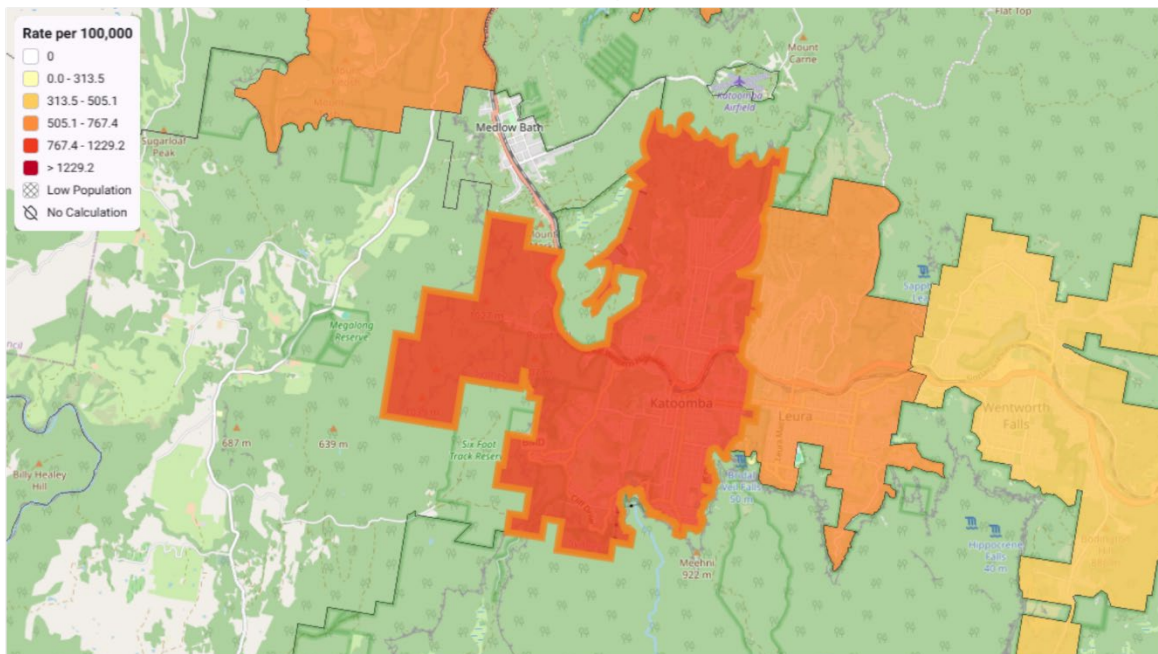
142-150 Narrow Neck Road Katoomba, NSW, 2780

Incidents of Homicide from July 2024 to June 2025 - Rate Map



Source: NSW Bureau of Crime Statistics and Research

Incidents of Assault from July 2024 to June 2025 - Rate Map



Source: NSW Bureau of Crime Statistics and Research

APPENDIX 4 – BOSCAR DATA

142-150 Narrow Neck Road Katoomba, NSW, 2780