



19A Evans Avenue Mixed-Use Development Social Impact Assessment

For Conquest

1 June 2026



About Astrolabe Group

Astrolabe Group are the recognised experts in urban growth and change management with a uniquely empathetic approach to client and community.

This report was prepared for Conquest.

In preparing the report, Astrolabe has made every effort to ensure the information included is reliable and accurate. Astrolabe is unable to accept responsibility or liability for the use of this report by third parties.

Acknowledgement of Country

In the spirit of reconciliation, Astrolabe Group Acknowledges the Traditional Owners of Country throughout Australia and their continuing connections to land waters and community.

We show our respect to elders past and present. We acknowledge that we stand on Country which was and always will be Aboriginal Land.

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Executive Summary

Conquest is seeking to construct a mixed-use development at 19A Evans Avenue, Eastlakes. This Social Impact Assessment (SIA) supports the Environmental Impact Statement (EIS) for the State Significant Development Application SSD-90572458.

Astrolabe Group has prepared this SIA in line with the requirements set out in the Secretary's Environmental Assessment Requirements (SEARs), which were issued on 8 September 2025.

The proposal is aligned with key state and local government strategic directions to increase housing supply and diversity and deliver affordable housing.

This SIA has assessed the proposal's potential social impacts across eight categories. No impacts assessed to be very high negative or of a transformational magnitude have been identified. Where negative impacts have been identified, mitigation measures have been recommended and are detailed in Sections 5 and 6 of this report.

The assessment has identified both positive and negative social impacts across the following themes:

- **Housing and livelihoods** – The proposal will deliver 736 dwellings, including 74 affordable housing units. The proposed development will increase the number of 1- and 2-bedroom dwellings in the locality. The development is expected to support construction and operational jobs.
- **Way of life** – The proposal will increase operational and construction activity in the area, as well the potential to for increased local crime activity with access to retail and public spaces, which will be managed through proposed mitigations. The proposal will increase demand on social infrastructure, but will provide space for childcare, privately owned public space, and potential a new community centre and embellished Jack Munday Reserve (subject to a VPA with Bayside Council), which will provide the community with new social infrastructure options.
- **Culture** – The proposal seeks to create meaningful placemaking that reflects Bidjigal culture, storytelling and Country. This will be implemented through development design, including façade material choices, landscaping and provision of communal spaces.
- **Surroundings** – The development will result in visual impacts and overshadowing on some surrounding properties, as well as wind comfort and built form character impacts. There is also potential for construction pollution and vibration impacts. These impacts have been assessed and mitigation measures recommended.
- **Community** – The proposal will provide a new centrally-located community centre and embellished Jack Munday Reserve (subject to a VPA with Bayside Council), which will contribute towards a renewed sense of connection, community and place for Eastlakes.
- **Accessibility** – The proposal will improve accessibility to shops, services and recreation activities for the Eastlakes community, which has been limited in recent years due to the closure of the previous shopping centre on site.
- **Health and wellbeing** – Construction noise and vibration will temporarily affect surrounding residents and businesses, with mitigation measures to be implemented.
- **Community engagement** – Some community members have expressed concern about the pre-lodgement engagement process. A stakeholder management plan is recommended to keep the community informed through the assessment process and, if approved, through construction.



Glossary

Term	Meaning
ABS	Australian Bureau of Statistics
AIA	Arboricultural Impact Assessment
BTR	Build to Rent
CEMP	Construction Environmental Management Plan
CHP	Community Housing Provider
CNVIAMP	Construction Noise and Vibration Impact Assessment and Management Plan
CPTED	Criminal Prevention Through Environmental Design
DGI	Detailed Geotechnical Investigation
DPHI	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Assessment
GTP	Green Travel Plan
LGA	Local Government Area
NVIA	Noise and Vibration Impact Assessment
PCTMP	Preliminary Construction Traffic Management Plan
PPUD	Principle Planning + Urban Design
PWES	Pedestrian Wind Environment Study
SA1	Statistical Area 1
SA2	Statistical Area 2
SEARs	Secretary's Environmental Assessment Requirements
SEIFA	Socio-Economic Indexes for Areas
SIA	Social Impact Assessment
SSDA	State Significant Development Application
TIA	Traffic Impact Assessment
TPZ	Tree Protection Zone
VPA	Voluntary Planning Agreement



Author declaration

I, Amanda Yeung, declare that:

- a. This Social Impact Assessment has been prepared for the consent authority in relation to 19A Evans Avenue Eastlakes Mixed-Use Development (SSD-90572458).
- b. The SIA is accurate, objective and addresses all stages and activities in the identified development proposal, at the date of EIS lodgement.
- c. The report has been prepared in accordance with:
 - the NSW *Social Impact Assessment Guideline for State Significant Projects* (Department of Planning, Housing and Infrastructure, March 2026)
 - the NSW *Undertaking Engagement Guidelines for State Significant Projects*
 - relevant ethical considerations that apply to research involving people, including the *National Statement on Ethical Conduct in Human Research* (National Health and Medical Research Council, Australian Research Council and Australian Vice-Chancellors' Committee, 2023).

All information forming part of the application and EIS that is relevant to this SIA was made available to the lead author. The following material assumptions and limitations apply to this SIA:

- **Reliance on specialist technical reports:** Where this SIA considers social impacts arising from environmental or economic changes, it has relied on the findings, predictions and modelling contained in the specialist technical reports prepared for this SSDA and appended to the EIS. The accuracy of the social impact predictions in this SIA is contingent on the accuracy of those specialist reports.
- **Community engagement inputs:** This SIA has been informed by the community and stakeholder engagement outcomes prepared by Principle Planning + Urban Design (PPUD) and documented in the Engagement Outcomes Report at Appendix I. Astrolabe Group was not responsible for the design or conduct of the engagement program. Astrolabe Group attended and observed engagement activities conducted by Principle Planning + Urban Design (PPUD) to inform our understanding of community perspectives and the social context. The SIA's assessment of community perspectives is based on the engagement findings as reported.
- **Data currency:** The social baseline draws on ABS 2021 Census data, which may not fully reflect current demographic conditions. This has been supplemented with population projections prepared by Transport for NSW.



I confirm that I am suitably qualified to prepare this SIA as required by the SEARs for this project. My qualifications, experience and professional membership are set out below.

Lead Author	
Name	Amanda Yeung
Position	Associate Director, Astrolabe Group
Qualifications	Master of Property Development, University of Technology Sydney Bachelor of Planning (Honours Class I), University of New South Wales
Professional membership	Member, Planning Institute of Australia
Relevant experience	Amanda Yeung has over 10 years' experience in social planning, community engagement and social impact assessment, with demonstrated competence in social science research methods and SIA practices. She has prepared SIAs for a range of state significant projects in New South Wales, including residential development, data centres, medical facilities, and education and community infrastructure projects.

Signed:



Amanda Yeung
Associate Director, Astrolabe Group

Date: 1 June 2026



1. Introduction

1.1 Report purpose

Astrolabe Group were commissioned to deliver a Social Impact Assessment (SIA) for a proposed mixed-use development, located at 19A Evans Avenue, Eastlakes.

The purpose of a SIA is to identify, predict and evaluate likely social impacts arising from a project and propose responses to the predicted impacts, including mechanisms to mitigate negative and enhance positive impacts.¹

This SIA supports the State Significant Development Application (SSDA) (SSD-90572458) with the Department of Planning, Housing and Infrastructure (DPHI). The report complies with requirements in preparation of the Environmental Impact Assessment (EIS).

1.2 Project description

The project is for a mixed-use development at 19A Evans Avenue, Eastlakes.

This SSDA seeks consent for the construction of a mixed-use development comprising of a two-storey podium containing specialty retail and commercial tenancies on ground level and second level, with four 14- to 18-storey residential buildings above the existing ground level. The development includes communal open space on Levels 4, 14, 17, and 18, as well as 1,223 number of car parking spaces within four levels of basement (the basement structure was proposed as part of an early works SSD application).

The proposal comprises of a total of 736 dwellings inclusive of 74 affordable dwellings, 521 market housing and 215 Build-to-Rent (BTR) dwellings. The design allows flexibility for some dual-key units, which could increase the total number of dwellings to a maximum of 877. The development also includes stratum and strata subdivision at 19A Evans Avenue, Eastlakes.

Affordable housing units will be dedicated affordable housing for a minimum of 15 years and will be managed by a registered community housing provider (CHP).

¹ Social Impact Assessment Guideline For State significant projects, <https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines/key-guidance/social>.



Figure 1 below shows the 19A Evans Avenue project site in its surrounding context.



Figure 1 19A Evans Avenue Eastlakes site context map



1.3 Secretary's Environmental Assessment Requirements

This SIA has been prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARs), issued on 8 September 2025. The SEARs outline a requirement for an SIA to be undertaken as part of the EIS process. Table 1 Secretary's Environmental Assessment Requirements below identifies the SEARs item this report addresses.

Table 1 Secretary's Environmental Assessment Requirements

SEARs for SSD-90572458		
Issued: 8 September 2025		
SEARs item	SEARs Issue and Assessment Requirement	Relevant Section of this Report that addresses SEARs Requirement
18. Social Impact	The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i> .	Sections 2-6

1.4 Report structure

The content of this report is set out across seven sections, as shown below:

- **Section 1:** Report purpose and requirements, and a project overview
- **Section 2:** Methodology used for the social impact assessment
- **Section 3:** Overview of the strategic need of the proposal, and alignment with government policy documents
- **Section 4:** Defines the social baseline against which potential social impacts will be assessed
- **Section 5:** Potential social impacts and impact assessment
- **Section 6:** Outlines mechanisms to enhance or mitigate impacts
- **Section 7:** Conclusion on the social impacts of the proposal.



2. Methodology

2.1 Methodology overview

Guidance and approach

This Social Impact Assessment has been prepared in accordance with the Social Impact Assessment Guideline (the Guideline) (Department of Planning, Housing and Infrastructure 2026). The Guideline outlines how impacts are to be identified and assessed.

Social impacts have been identified in this report through:

- Understanding the surrounding community, including residents, businesses, and services. This has been done through establishing a social baseline using Australian Bureau of Statistics (ABS) Census data and other desktop analysis
- Identifying local community values through assessment of previous engagement activities and the strategy and policy landscape, as well as attending a community engagement session to observe
- Identifying potential social impacts and how they will be distributed, in consideration of supporting technical studies.

Impacts have been assessed by category, as outlined in the Guideline:

- **Way of life**, including how people live, how they get around, how they work, how they play, and how they interact each day
- **Community**, including composition, cohesion, character, how the community functions, resilience, and people's sense of place
- **Accessibility**, including 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, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings
- **Health and wellbeing**, including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health
- **Surroundings**, including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity
- **Livelihoods**, including people's capacity to sustain themselves through employment or business
- **Decision-making systems**, including the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.

Impact significance

The assessment applies a standardised matrix to consider likelihood and magnitude of potential impacts (Table 2). The following dimensions were considered in assessing potential impacts (in alignment with the *Technical Supplement: Social Impact Assessment Guideline for State Significant Projects* (Department of Planning, Housing and Infrastructure 2025)):



- **Likelihood** – ranging from very unlikely to almost certain
- **Extent** – who will be affected (directly, indirectly, or cumulatively), including vulnerable people? What is the geographic extent of these impacts, and will they be generational?
- **Duration** – when are the impacts likely to occur?
- **Intensity or scale** – what is the likely scale or degree of change?
- **Sensitivity or importance** – how sensitive/vulnerable or adaptable/resilient people are to the impact? How do they value the matter being impacted?
- **Level of concern/interest** – how concerned or interested are people?

Table 2 Impact significance matrix (Source: NSW DPHI 2025)

	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	Low	Medium	High	High
D Unlikely	Negligible	Low	Low	Medium	High
E Very unlikely	Negligible	Negligible	Low	Medium	Medium

Table 3 below defines how impact magnitude is to be assessed.

Table 3 Impact magnitude definitions (Source: NSW DPHI 2025)

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.

Assumptions

Dual-key unit configurations. The proposed development provides flexibility in its design for the potential for some dwellings to operate as dual-key units, which could increase the total number of units from 736 to up to 877. Dual-key configurations divide a larger apartment into two separately accessible



smaller units without changing the total number of bedrooms in the development. This SIA is based on the proposed 736 dwellings and the associated bedroom mix. Demand assumptions for potential residential population size are based on typical household sizes by dwelling type and number of bedrooms drawn from ABS Census data (see Section 4.6). Under dual-key configurations, the total potential residential population size may increase slightly, however is not expected to change significantly as the total number of bedrooms remains the same.

2.2 Social locality

Astrolabe Group has developed the social baseline in consideration of the proposal's social locality and broader catchment. The social locality and broader catchment have been selected to ensure the SIA is commensurate with the proposal's context and scale.

The social locality represents the community that will be directly impacted by the proposal.

The social locality referred to in this assessment is made up of Statistical Area 1s (SA1s) as defined in Figure 2.

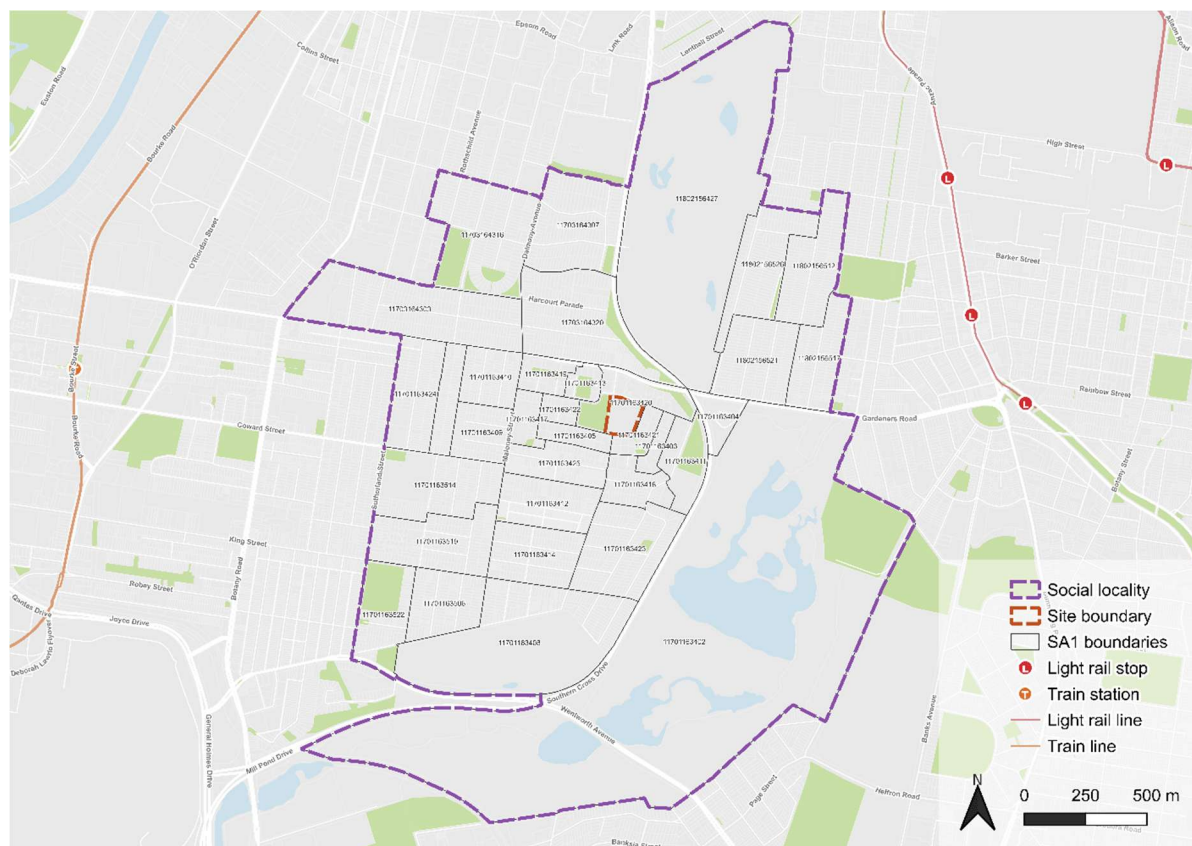


Figure 2 19A Evans Avenue Eastlakes social locality

The locality was determined based on natural and man-made physical barriers (including the Mill Stream and golf courses to the north and east, and Sutherland Street and Botany Road in the west), as well as distance relative to the project site (approximately 1 kilometre walking distance).

The site is south of Gardeners Road in Eastlakes. The site previously contained Eastlakes Shopping Centre which was demolished in 2025. While the area is predominantly single storey detached dwellings or 3-4 storey walk-up apartments, 16 Evans Avenue was recently redeveloped to a 10-storey mixed-used development, which includes a Woolworths Metro, Aldi and other specialty retail uses.



The site is within walking distance to various community facilities including the Eastlakes Community Centre, Eastlakes Public School, J J Cahill Memorial High School and open spaces.

Gardeners Road in the north and King Street in the south provide road access to Kingsford (and UNSW Sydney), Mascot and Green Square via Botany Road. Bus public transport services provide links to Redfern, Kingsford, Mascot, Eastgardens and the Prince of Wales Hospital in Randwick.

The broader catchment referred to in this assessment, and shown in Figure 3, is defined as the following Statistical Area 2s (SA2s)

- Banksmeadow
- Botany
- Pagewood – Hillsdale - Daceyville
- Eastlakes
- Mascot
- Erskineville - Alexandria
- Rosebery - Beaconsfield
- Zetland
- Kensington (NSW)
- Kingsford.

These SA2s were selected to ensure that data analysis of the broader catchment is relatively consistent and comparable with the social locality.

The broader catchment represents the community that is likely to experience indirect impacts from the proposal.

The broader catchment has been determined based on expected impacts from development, including movement along Gardeners Road, Botany Road and other thoroughfares.

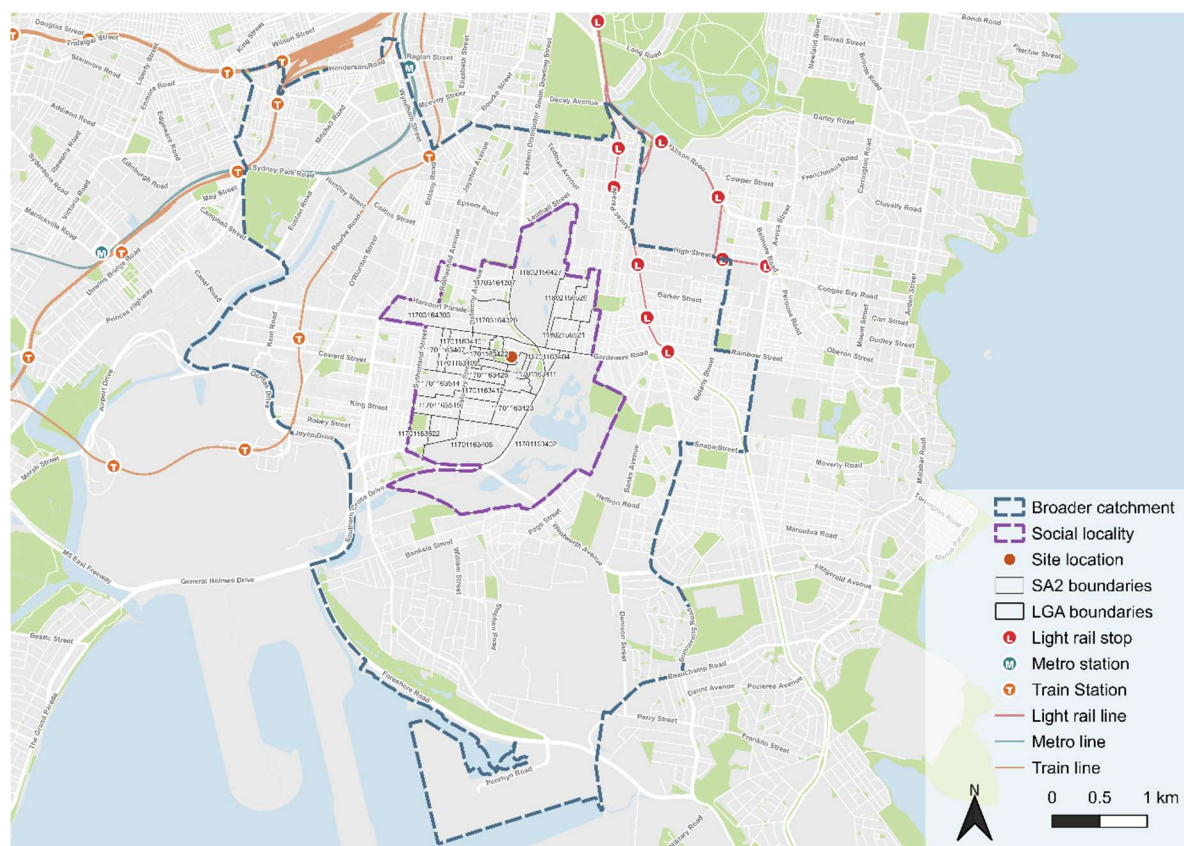


Figure 3 19A Evans Avenue Eastlakes broader catchment



3. Strategy and policy context

This section provides an overview of the proposed development's alignment with key strategic and policy documents.

Table 4 Government strategy and policy alignment

Strategy/policy	Key directions/priorities	Project alignment
National Housing Accord	- Deliver 377,000 new well-located homes in NSW by 2029 - Support an additional 20,000 affordable homes	Project delivers 736 residential apartments and 10% affordable housing dwellings above a newly developed centre.
NSW Housing Strategy 2041 (2021)	- Increased supply of new housing - Increased diversity of new housing - Increased affordability of new housing	Project delivers 736 apartments, of which 10% are affordable. Currently, only 5% of the 5,403 dwellings in the social locality are more than four storeys tall. The proposed unit mix is 0.3% studios, 32% 1-bedroom, 47% 2-bedroom and 21% 3-bedroom apartments, introducing smaller units into the housing mix in the social locality, where only 27% of current 4+ storey units are one bedroom or less, and only 4% of overall dwellings.
Draft The Sydney Plan (2026)	- Priority: Housed - Prioritises increasing housing supply in Sydney - Places a high importance on well-located infill housing and housing diversity	Project delivers 736 units of infill housing located on top of a shopping centre, with a mix of apartments ranging from studios to 3 bedrooms and including affordable housing.



Strategy/policy	Key directions/priorities	Project alignment
Greater Sydney Region Plan – A Metropolis of Three Cities (2018)	• Overarching plan for Sydney • Housing the city – Objective 10: Greater housing supply – Objective 11: Housing is more diverse and affordable • A city of great places – Objective 12: Great places that bring people together • Jobs and skills for the city – Objective 22: Investment in business activity in centres • Implementation – Objective 39: A collaborative approach to city planning	Project provides 736 apartments, including 10% as affordable dwellings, as well as redeveloping the site of the previous Eastlakes Shopping Centre, creating a new local centre.
Our Greater Sydney 2056: Eastern City District Plan – connecting communities (2018)	• Plan for the east district of Sydney based on the Greater Sydney Region Plan • Housing the city – Priority E5: Providing housing supply, choice and affordability with access to jobs, services and public transport • A city of great places – Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage • A well connected city – Priority E10: Delivering integrated land use and transport planning and a 30-minute city • Jobs and skills for the city – Priority E11: Growing investment, business opportunities and jobs in strategic centres	Project provides 736 apartments, with 10% affordable dwellings, as well as renewing the Eastlakes Shopping Centre site, contributing to creating a new local centre.



Strategy/policy	Key directions/priorities	Project alignment
Low and Mid-Rise Housing Policy (LMR)	• Policy changes planning controls to encourage low and mid-rise housing to be built within 800m from town centres and transport hubs • Encourages terraces, townhouses, apartments and shop-top housing in Greater Sydney • Aims to create more housing choice.	Project is not located a Low and Mid-Rise Housing Policy area, however proposes shop-top apartments on a new local shopping centre.
Bayside Council Local Strategic Planning Statement (2020)	• Housing the city – Priority B6: Support sustainable housing growth by concentrating high density urban growth close to centres and public transport corridors – Priority B7: Provide choice in housing to meet the needs of the community – Priority B8: Provide housing that is affordable • A well connected city – Priority B12: Deliver an integrated land use and a 30-minute city • Jobs and skills for the city – Priority B15: Growing investment, business opportunities and jobs in Bayside's strategic centres and local centres	Project delivers 736 apartments in a local centre, increasing the diversity of housing and redeveloping the previous shopping centre site.



Strategy/policy	Key directions/priorities	Project alignment
Bayside Local Housing Strategy 2020-2036 (2021)	- Growth should occur in in centres with good access to public transport and proximity to facilities and services - Increase diversity of housing	Project is in a local centre, with good access to facilities and services for residents. The proposed unit mix is 0.3% studios, 32% 1-bedroom, 47% 2-bedroom and 21% 3-bedroom apartments, introducing smaller units into the housing mix in the social locality, where only 27% of current 4+ storey units are one bedroom or less, and only 4% of overall dwellings.
Bayside Affordable Rental Housing Strategy 2025	12,000 affordable rental housing dwellings required by 2041	Project contributes to Council's housing target and delivers 74 (10%) of dwellings as affordable rental housing.



4. Social baseline

4.1 Local community profile

The social locality has a population of 13,103 people.

Community profiles provide an understanding of the demographic make-up of the area most likely to experience social impacts resulting from development. This community profile has been developed using ABS Census data. The following social baseline has been developed in alignment with the social locality and broader catchment geographies, which are defined in Appendix B.

Table 5 below provides a summary comparison of the social locality and broader catchment. The social locality has a higher proportion of family households and a lower proportion of lone person households. The social locality also has a slightly older demographic than the broader catchment, with the median age being significantly higher, at 42 years compared to 33 years in the broader catchment.

Table 5 Social locality and broader catchment demographics (Source: ABS Census 2021)

Data	Social locality	Broader catchment
Total population	13,103	128,202
Indigenous population	152 (1.2% of population)	1,936 (1.5% of population)
Median age	42	33
Family households	3,366 (63.3% of households)	32,077 (55.2% of households)
Lone person households	1,197 (21.2% of households)	14,703 (24.0% of households)
Average household size	2.4 persons per household	2.1 persons per household
Top languages spoken at home	- English (46.2%) - Greek (11.3%) - Bengali (4.6%)	- English (57.1%) - Mandarin (9.0%) - Indonesian (3.3%)
Top countries of birth (excluding Australia)	- Greece (4.6%) - Indonesia (3.4%) - Bangladesh (3.4%)	- China (exc SARs and Taiwan) (8.1%) - Indonesia (3.7%) - England (3.5%)

The population pyramid in Figure 4 compares the age-sex breakdown of residents in the social locality and broader catchment. It shows that the social locality's population is highly skewed towards an older demographic. 21% of the population are children and youths (0-19 years), 26% are of young working age (20-39 years), and 53% are 40+ year olds.



Comparatively, the broader catchment’s population is skewed towards a working population, with the 17% being children and youths (0-19 years), 47% being of working population (20-39 years), and 36% being of 40+ years of age.

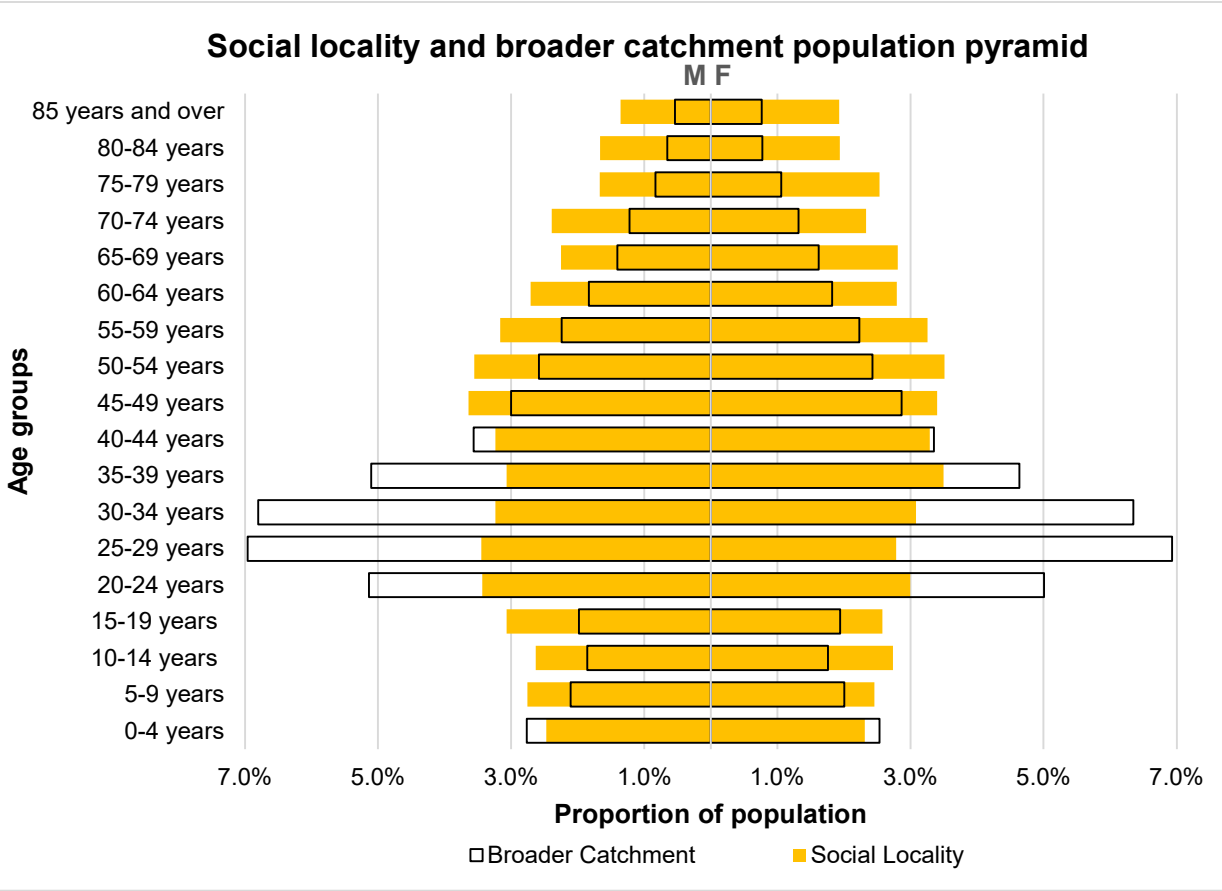


Figure 4 Social locality and broader catchment population pyramid (Source: ABS Census 2021)

Dwellings in the social locality are less dense compared to the broader catchment. Of 5,403 dwellings, 53% are separate houses, while 43% are apartments. The proportion of separate houses is only 17% in the broader catchment, with apartments making up 69% of dwelling stock. The locality has a lower rate of renting (31% of dwellings) compared to the LGA (46% of dwellings).

Housing costs in the social locality are lower than in the broader catchment. The social locality’s median weekly rent is \$400, while median weekly rent in the broader catchment is \$554. The social locality and broader catchment’s median monthly mortgage monthly repayment are both \$2,600. In the social locality 428 dwellings (9%) are rented by a state housing authority, compared to 3% in the broader catchment and 3% in Greater Sydney.

The most common resident industry of employment in the social locality is Health Care and Social Assistance. This represents 762 workers (14% of employed residents). The second largest industry is Retail Trade (11%) and the third largest is Professional, Scientific and Technical Services (10%). The top industries in the broader catchment are Professional, Scientific and Technical Services (14%), Health Care and Social Assistance (11%), and Education and Training (9%).

Approximately 52% of working age residents in the social locality are in the labour force. This is compared to 65% in the broader catchment and 57% in Greater Sydney. Most workers in the social

locality are employed full-time, representing 56% of the employed labour force, compared to 63% in the broader catchment and 58% in Greater Sydney.

Incomes in the social locality are lower compared to the broader catchment. The social locality median weekly household income is between \$1,750-\$1,999 (\$91,000-\$103,999), which is lower compared to the broader catchment's median household income of \$2,000-\$2,499 (\$104,000-\$129,999).

Most residents in the social locality travel to work by car. Of residents in the social locality who travelled to work on Census Day and did not work at home, approximately 77% travel to work by car, compared to 67% in the broader catchment.²

Approximately 25% of residents in the social locality have at least one long term health condition. Arthritis, asthma, and mental health conditions are the most common long term health conditions identified.

Table 6 below presents the results of a sample desktop review of businesses and institutions within the social locality. This information supports the social baseline and provides an understanding of who may experience social impacts and how these impacts are distributed.

Table 6 Businesses in the social locality (Source: Google Maps)

Business type	Examples
Health & education	• Wholelife Pharmacy and Wholefoods
Hospitality	• Pattisons • Akira Sushi • Born to Bake Greek Patisserie cafe
Retail	• Woolworths Metro • Aldi • Australia Post • Ausome Nails • TAB

² Travel to work data was collected in 2021 during COVID-19 lockdown periods. This data should be viewed with caution noting that regular travel patterns would have been impacted.



4.2 Social context

This section provides an overview of the local social context, which seeks to understand the local area's character and ongoing trends. This assists in informing whether the proposal is in alignment with the local community's existing and projected future state.

Eastlakes is primarily made up of 1960s-70s medium and high-density apartment buildings.

The Botany Bay Development Control Plan 2013 describes the precinct as being “dominated” by the Eastlakes Shopping Centre (which is now demolished and is the site of the proposed development).³

The area is known to have an undersupply of open space, with most open spaces being pocket parks. The area's road network is congested largely due to high amounts of on-street parking and high-density residential development around the shopping centre, which is a legacy issue from the precinct's inception in the 1960s-70s.

The Bayside Local Housing Strategy 2020-2036 notes that the presence of older walk-up units contributes positively towards relatively affordable housing provision in the area.⁴ It notes that redeveloping these sites could potentially increase rents and decrease housing affordability, resulting in the displacement of existing residents.

The precinct's streetscape is dominated by the built form, with relatively poor street landscaping and medium-sized street trees. The built form is softened by mature street trees and private vegetation, as well as building setbacks.

Under existing planning controls, the surrounding sites and locality enable R4 High Density Residential development. This would enable redevelopment of existing residential units within appropriately zoned land to higher densities.

Expectations for redeveloping the subject site have been established for over 10 years.

The proposal site has been slated for redevelopment for over a decade since the original DA approval in 2013. The previously present shopping centre closed in 2025 and preliminary site preparation works, including the demolition of most existing structures and earthworks, have been ongoing since its closure.

4.3 Community values

This section provides an overview of what the local community values and how this relates to the proposed development.

This information is sourced from engagement that has been undertaken regarding proposed development, as well as local strategic planning documents. This information will be considered in the assessment of the proposal's impact, regarding potential concerns and interests of the community.

Bayside 2035: Community Strategic Plan states that the community highly value open spaces and disability access to open spaces, as well as encouraging natural flora and fauna in open spaces.⁵ The

³ Botany Bay Development Control Plan 2013 Part 8 - Character Precincts, <https://www.bayside.nsw.gov.au/planning-and-development/planning-our-city/controls/botany-bay-development-control-plan-2013>, p. 2.

⁴ Bayside Local Housing Strategy 2020-2036, www.bayside.nsw.gov.au/sites/default/files/2021-08/Bayside%20Local%20Housing%20Strategy.PDF.

⁵ Bayside 2035: Community Strategic Plan 2025-2035, www.bayside.nsw.gov.au/sites/default/files/2025-04/Bayside_Council_Community_Strategic_Plan_CSP_2035.pdf.



top two priorities of Bayside residents are for services and facilities (particularly for vulnerable people) and the appropriate management of development.

Engagement for the *Bayside Local Housing Strategy* identified the following themes raised by the community:⁶

- The need for growth to be aligned with infrastructure
- Concerns for loss of local character due to built form changes
- Concerns for traffic and parking demand generated from increased development
- Support for housing diversity, affordable housing and more medium density development
- Concern that developments should be more environmentally sustainable.

The Eastlakes community is generally open to redevelopment but are concerned about scale.

The *Community Engagement Outcomes Report* (EIS Appendix I) notes that a community survey found that 88% of respondents believed that new developments contribute positively towards the broader community. At the same time, more than 35% of survey respondents are “very uncomfortable” with higher density housing on the site, while 25% “somewhat comfortable.”

Potential traffic impacts resulting from the proposal were the most significant concerns raised by community members. Residents already feel that Evans Avenue and Racecourse Place have severe conditions and delays already.

Based on the results of the survey, the top issues that the community are most concerned about are:

- Traffic and parking (30 survey responses)
- Building height and scale (15 survey responses)
- Infrastructure capacity (school, health, services) (11 responses).

Other concerns identified include the loss of local character, the impact of the development on overshadowing and privacy, and construction impacts.

Members of the community have also expressed concern that the proposal is driven by profit and that their views have not been fully considered through the planning process.

4.4 Existing site activity

The Eastlakes Shopping Centre on the site was demolished in 2025.

The site is currently vacant. The site previously had a shopping centre which was demolished in 2025.

The previous shopping centre had a full line Woolworths and ALDI supermarket, as well as various delicatessens, specialty retail and hospitality venues. It had 13,000m² of retail floorspace. The SSDA proposes approximately 17,500m² of retail floorspace, including a 3,745.4m² supermarket.

In terms of current activity, the adjacent Jack Munday Reserve remains a key open space for Eastlakes residents, while the site across the road at 16 Evans Avenue provides supermarket and specialty retail options.

⁶ As reported in Ordinary Meeting of Bayside Council on 10 March 2021, https://infoweb.bayside.nsw.gov.au/Open/2021/03/CO_10032021_AGN_3501_AT.PDF, p. 115.



4.5 Surrounding construction activity

Most other major residential projects are more than 1.5km away from the project site.

This section provides an overview of potential future State Significant Developments in the broader catchment. A review of other major residential projects indicate potential for cumulative impacts particularly if the construction phases for projects in close proximity overlap.

Table 7 shows that significant developments are expected to occur 1.5km or more away from the Eastlakes project site.

Table 7 Potential future state significant development activity in the broader catchment (Source: NSW Planning Portal)

SSD Number	Address	Distance from project site	Dwellings	Status (as of April 2026)
SSD-87119707	1-3 Rosebery Avenue, Rosebery	1.5km	266	Prepare EIS
SSD-96054212	176 O'Riordan Street, Mascot	2.2km	250	Prepare EIS
SSD-106869710	77-103 Anzac Parade, Kensington	2.2km	357	Prepare EIS
SSD-97050208	118-124 Botany Street, Kingsford	2.2km	141	Prepare EIS
SSD-106991748	205-225 Euston Road, Alexandria	2.8km	700	Prepare EIS
SSD-84220206	39 Barker Street, Kensington	1.7km	732 student beds and 30 non-student beds	Response to Submissions
SSD-84322496	411 Botany Road, Zetland	2.1km	800 dwellings and 514 student beds	Response to Submissions
SSD-83899206	960A Bourke Street, Zetland	2.2km	511	Response to Submissions
SSD-83256472	68-80 Banks Avenue, Pagewood	1.8km	224	More Information Required
SSD-83256478	68-80 Beauchamp Road, Hillsdale	3.6km	179	Assessment



4.6 Social infrastructure audit

The social locality is relatively well serviced by social infrastructure.

The locality has a variety of high-quality open spaces, and an established level of other social infrastructure. The Eastlakes area has limited access to large public open spaces due to legacy planning issues and being an established area with limited opportunities for open space.

New development presents an opportunity to create new open spaces, embellish existing spaces, and collect development contributions to fund recreation facilities and open space. The Public Open Space Strategy for NSW notes that the quality of open space should also be considered in addition to the quantity and access to open spaces.⁷

Figure 5 shows the open spaces and recreation facilities in the social locality. The site is particularly close to Jack Munday Reserve, which has a playground. There are also 4 golf courses nearby, 3 of which are private clubs, and therefore not accessible open spaces to the public.

Figure 6 shows other social infrastructure, including several community spaces and primary schools across the public, catholic and independent sectors.

⁷ Public Open Space Strategy for NSW, www.planning.nsw.gov.au/sites/default/files/2023-06/public-open-space-strategy-for-nsw.pdf.



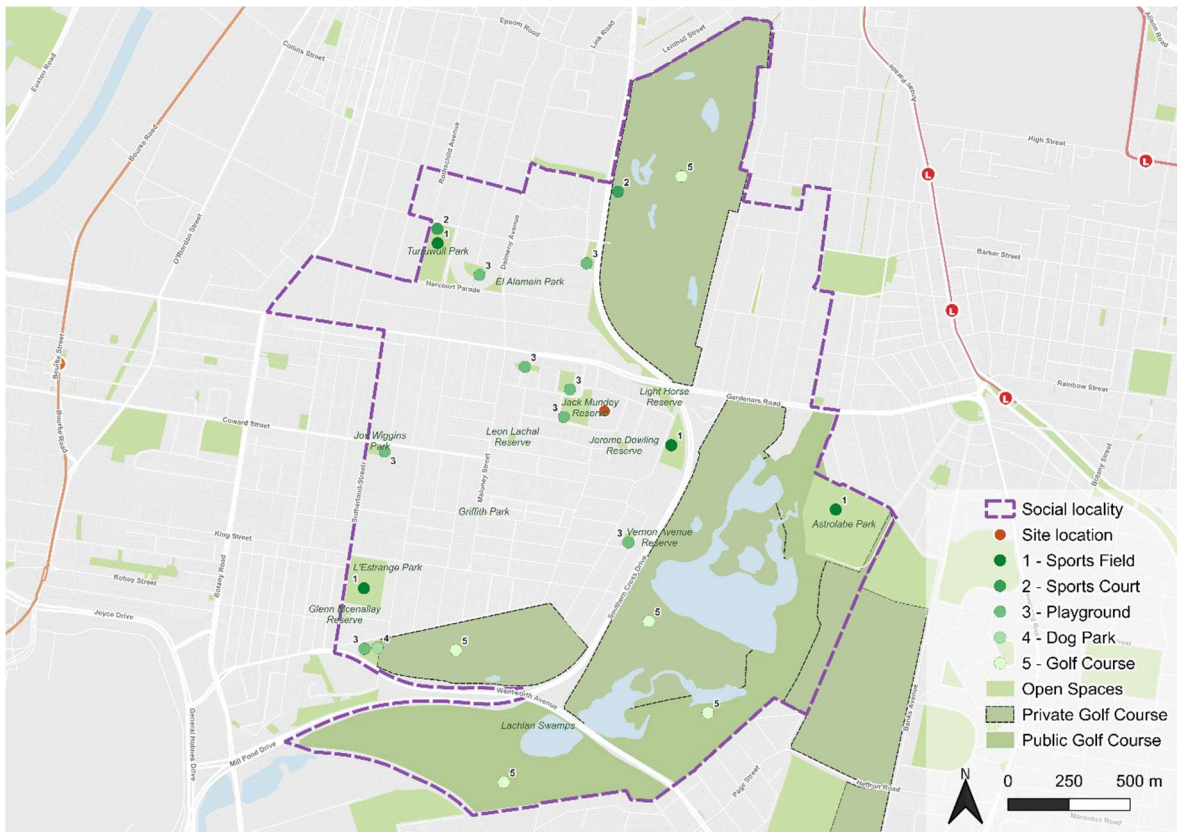


Figure 5 Open space facilities within the social locality

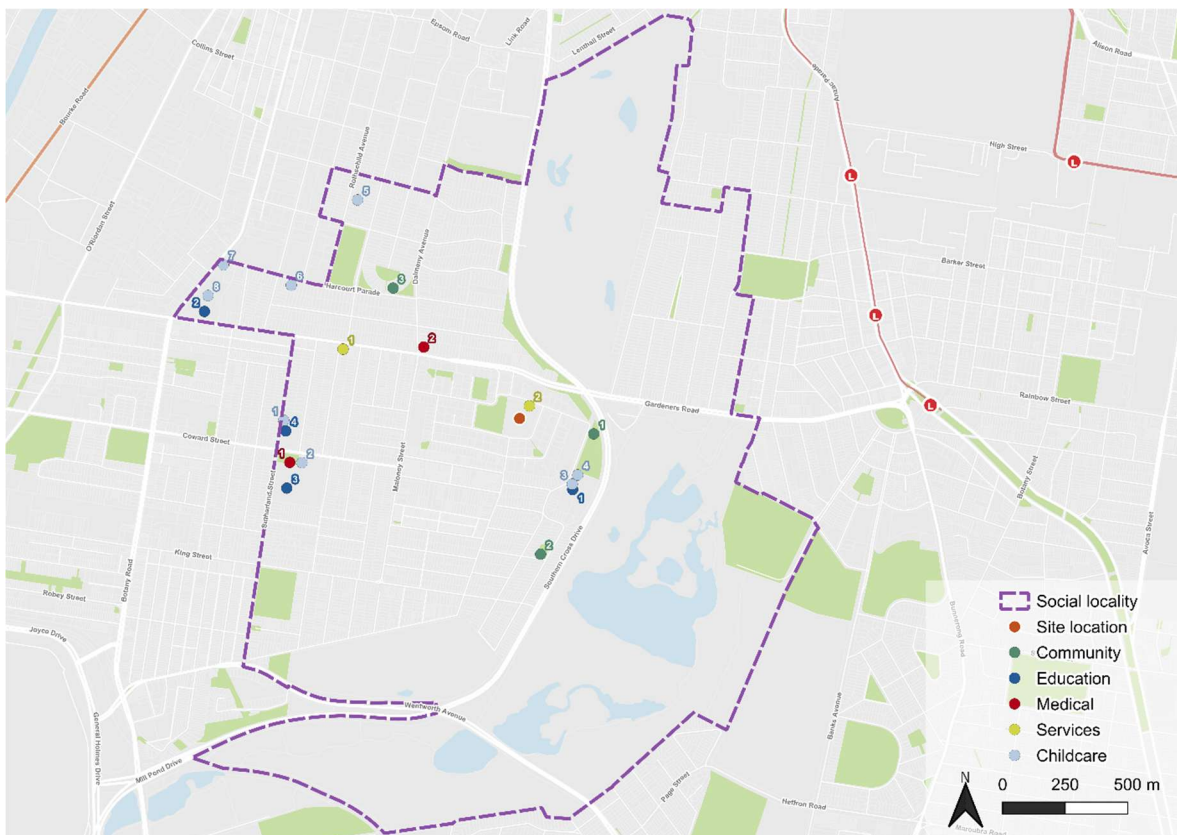


Figure 6 Social Infrastructure facilities within the social locality. Legend in Appendix A



The proposal is expected to increase demand on social infrastructure in the locality.

This section presents a high-level social infrastructure demand analysis. This analysis has been undertaken using the assumption that the proposal's ultimate household makeup will be similar to existing Bayside LGA or Eastlakes SA2 households that live in apartments.

The previous DA on the site was approved in 2013 for 428 units (MP09_0146), which assessed the previous proposal's expected impact on amenity and infrastructure capacity. A further modification approved in 2020 increased the yield to 490 units. Based on the current proposal of 736 units, the marginal increase in units is 246, which government infrastructure will need to consider in addition to existing expectations for demand in the social locality.

This represents one possible scenario range for demographic outcomes, which may differ depending on who ultimately purchases or rents in the development. This scenario has been developed for the purpose of understanding potential impacts of the proposal on infrastructure capacity and servicing in the locality.

Table 8 Bayside LGA and Eastlakes SA2 population estimate assumptions (Source: ABS Census 2021)

	Bayside LGA	Eastlakes SA2
Proportion of households in apartments that are family with children or one parent family households	28%	35%
Residents per household (of family with children or one parent households that live in apartments)	3.39	3.38
Proportion of residents in family with children or one parent households in apartments that are 0-4 years old	15%	10%
Proportion of residents in family with children or one parent households in apartments that are 0-19 years old	35%	34%

Based on existing patterns in the Bayside LGA and Eastlakes area, approximately 28–35% of apartment households may be families with children. This means that roughly one in three households in the development could include children, which has implications for demand on childcare, schools, and play spaces.

Table 9 below provides an estimated range of the potential number of family with children households, and subsequently the number of children that could potentially reside in the proposed development, based on existing Bayside LGA and Eastlakes SA2 demographics.



Table 9 Potential development family household demand generation (Source: ABS Census 2021)

Variable	Number (based on Bayside profile)	Number (based on Eastlakes SA2 profile)
Number of proposed dwellings	736	736
Estimated potential family with children households	210	261
Estimated potential family with children household residents	710	881
Estimated potential 0–4-year-olds	107	87
Estimated potential 0-19-year-olds	249	303
Estimated childcare place demand resulting from development (2.48 per 0-4 year old)	44	36

The development could be home to between 210 and 261 families with children, with an estimated 87 to 107 children under the age of five. This would generate demand for approximately 36 to 44 childcare places. The proposed 75-place childcare centre within the development is expected to accommodate this demand.

Table 10 shows a scenario of the potential population yield resulting from the proposed development. Based on these estimates, the proposed 736 dwellings could be home to approximately 1,400 to 1,600 residents. This scenario is based on assumptions for existing household sizes in the Bayside LGA and Eastlakes SA2 area and assumes that the proposal will follow these trends. The reality could differ depending on who the development is marketed to and who chooses to live there.

Table 10 Potential development dwelling and resident yield (Source: ABS Census 2021)

Apartment type	Average Bayside household size	Average Eastlakes household size	Number of proposed units	Potential future residents (based on Bayside profile)	Potential future residents (based on Eastlakes SA2 profile)
Studio	1.25	1.00	2	3	2
1-bedroom	1.54	1.13	233	359	264
2-bedroom	2.21	2.16	347	768	750
3-bedroom	2.99	2.61	154	461	402
Total			736	1,591	1,418



Table 11 shows a scenario of the potential number of residents aged 70 and over resulting from the proposed development. The development could include between 86 and 195 residents aged 70 or over. This range is wide because it is based on existing age demographics in the Bayside LGA and Eastlakes SA2, however the Eastlakes area currently has a significantly older population than the broader Bayside LGA. The reality could differ depending on who the development is marketed to and who chooses to live there. This is relevant to planning for accessible design, health services and community facilities that cater to older residents.

Table 11 Potential number of 70+ years old residents (Source: ABS Census 2021)

Apartment type	Proportion of Bayside LGA population	Proportion of Eastlakes SA2 population	Potential number of future 70+ years old residents (based on Bayside profile)	Potential number of future 70+ years old residents (based on Eastlakes SA2 profile)
Studio	18%	41%	1	1
1-bedroom	6%	20%	22	53
2-bedroom	5%	12%	39	91
3-bedroom	5%	12%	24	50
Total			86	195

Table 12 below presents a high-level benchmarking analysis of potential social infrastructure demand generation from the proposed development. The table shows that the proposed development may not be expected to generate demand for entire facilities, apart from a new play space.

The purpose of this analysis is to give a general idea of what demand may be generated for social infrastructure. It has been done in isolation of other needs analysis, such as facility quality and capacity, and may not represent the final demographic outcome.

Table 12 Prospective infrastructure demand assessment (Appendix D lists benchmarks and sources).

Infrastructure item	Benchmark	Prospective demand generated by proposal
Local park	1 per 2,500 people	+0.57 – 0.64 parks
Play space	1 per 2,000 people	+0.71 – 0.80 play spaces
Local library branch	1 per 20,000 people	+0.07 – 0.08 branches
Community centre space*	65m ² per 1,000 people	+92m ² – 103m ² of space
Indoor sports courts	1 per 20,000 people	+0.07 – 0.08 courts
Outdoor sports court	1 per 5,000 people	+0.28 – 0.32 courts
Local aquatic facility	1 per 10,000-40,000 people	+0.04 – 0.16 facilities
Local cultural facility	1 per 20,000 people	+0.07 – 0.08 facilities



*Note that the proposal includes provision for a new 311.2m² community centre which will offset demand generated by the development and address demand more broadly in the social locality.

This analysis indicates that the development, on its own, will not generate sufficient demand to require an entirely new facility for most infrastructure types. The most notable demand is for play spaces (equivalent to roughly three-quarters of a new play space) and community centre space (approximately 92–103m² of additional demand). The proposed 311m² community centre and the embellishment of Jack Munday Reserve (subject to negotiation of a VPA with Bayside Council) are expected to meet this demand and provide broader community benefit. Demand for library, aquatic, cultural and sporting facilities is marginal and would be met by existing facilities in the broader area.

Current enrolments at local schools are currently below enrolment capacities.

The site is located in the Eastlakes Public School catchment. ACARA data shows that the school had 201 students in 2020 and 154 in 2025.⁸ The NSW Government School Finder website states that the school has “Non-local enrolment availability.”⁹ This indicates that the public primary school has capacity to accommodate additional students.

The site is located in the J J Cahill Memorial High School catchment. ACARA data shows that the school had 320 students in 2020 and 298 in 2025. The NSW Government School Finder website states that the school has “Non-local enrolment availability.”¹⁰ This indicates that the public high school has capacity to accommodate additional students.

In addition to public schools, the locality has access to several private primary schooling options, including St Therese Catholic Primary School and St Joseph’s Catholic Primary School. On the eastern side of Southern Cross Drive, Hartford College and Our Lady of the Sacred Heart College provide private secondary schooling options.

The social locality may require additional childcare spaces in the future.

As of 2026, there are 5 long day care centre facilities in the social locality, which have 272 spaces.¹¹ Pre-school or kindergarten facilities provide additional spaces and choice for families in the locality.

Based on the benchmark of 1 childcare place for 2.48 children aged 0–4 years old,¹² the social locality has 19 additional childcare places beyond demand (which is 627 0–4-year-olds as of the 2021 Census).

The development proposal includes a 75 space (632.9m²) childcare centre on the second floor of the retail area, which will work to alleviate future childcare demand in the area.

The projected population pyramid in Figure 7 shows that in 2041 the proportion of residents over the age of 75 is projected to increase. At the same time, the proportion of mature working aged residents (35–64) is projected to decrease, alongside a decrease in 0–14-year-olds.

These projections indicate that the demand for social infrastructure catered towards people over the age of 70 may increase, while demand for childcare and schooling may remain similar to current demand rates or may decrease.

The Travel Zone geographies used in the figure below are detailed in Appendix C.

⁸ ACARA My School, <https://myschool.edu.au/>.

⁹ School Finder, <https://education.nsw.gov.au/schooling/school-finder>.

¹⁰ School Finder, <https://education.nsw.gov.au/schooling/school-finder>.

¹¹ National registers, <https://www.acecqa.gov.au/resources/national-registers>.

¹² City of Parramatta Early Childhood Education & Care Network, www.cityofparramatta.nsw.gov.au/files/assets/public/v/1/publications/cis/community-infrastructure-strategy-06-early-childhood-education-care-network.pdf.



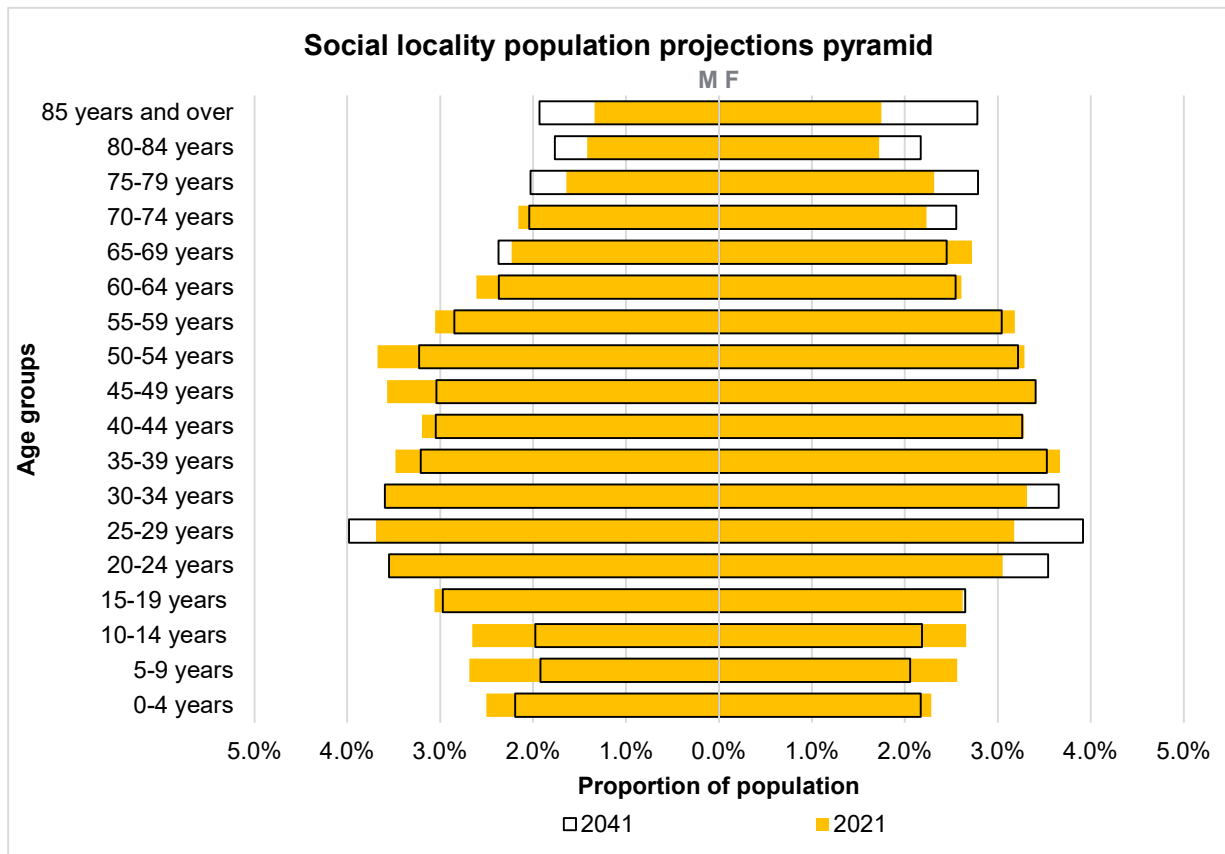


Figure 7 Projected social locality population (Source: TfNSW Travel Zone Projections 2024)



5. Potential social impacts

5.1 Assessment approach

The assessment of social impacts has been considered against the current conditions of the site and the implications if the proposal does not proceed.

The site was previously occupied by the Eastlakes Shopping Centre, which provided approximately 13,000m² of retail floorspace, including full-line supermarkets and specialty retail serving the daily needs of the surrounding community. The shopping centre was demolished in 2025 under a separate approval, and the site is currently vacant. The community is currently experiencing the loss of these retail services, with alternative retail options limited to the development at 16 Evans Avenue across the road.

Development consent was previously granted for the site in 2013 (MP09_0146) for a mixed-use development of 428 units, subsequently modified to 490 units. The previously approved development (490 units) could still be constructed, but this consent may lapse if not acted upon, and it does not include the community infrastructure and affordable housing proposed under the current application.

If the proposal was to not proceed, the site would remain vacant in the short to medium term, and the community would continue to experience the absence of retail services, community facilities and public domain activation that the shopping centre previously provided. The opportunity to deliver approximately 736 dwellings (including 74 affordable housing units), a community centre, childcare centre, and embellished public open space in an area identified for housing growth would not be realised.

These considerations do not diminish the need to assess and mitigate the social impacts of the current proposal. However, they provide important context for evaluating the significance of both positive and negative impacts.

5.2 Negligible impacts

This section outlines potential impacts that are anticipated to have negligible social impact once mitigations are implemented. These impacts would be considered D1, E1 or E2 under the DPHI impact significance matrix shown in Table 2. These impacts are not considered for further assessment.

The impacts have been grouped in categories as set out in DPHI's Social Impact Assessment Guideline.

Health and wellbeing

- There is potential for hazardous waste resulting from site activities to impact human health. The appropriate disposal of waste will be encouraged through the distribution of educational material. The Operational Waste Management Plan states that the building manager will be responsible for the disposal of problem waste in liaison with an appropriate contractor. Commercial tenants are responsible for liaising with the building manager when needing to dispose of problem waste.
- The proposed development incorporates sustainable design strategies that aim to improve the building's thermal performance and subsequently human comfort, as well as reducing the need for mechanical heating and cooling solutions. These strategies include but are not limited to; passive



design and ventilation; selection of thermally performing glazed systems; and minimising air infiltration to the dwelling.

- There is potential for increased solar reflectivity resulting from window glazing on the development to impact pedestrians and surrounding building occupants, which may cause discomfort or threaten the safety of motorists. The Solar Light Reflectivity Study report states that solar reflectivity becomes impactful when the level of specular reflectivity reaches greater than 20%. The Solar Light Reflectivity Study report states that the development's external glazing will have a maximum reflectivity of 9-20%, depending on height and directional aspect.
- There is potential for noise emissions resulting from retail operations on site to impact surrounding sensitive receivers. The Noise and Vibration Impact Assessment (NVIA) report states that loading dock operation noise is expected to exceed acceptable noise criteria by 2 dB at Receiver 9 (dwellings directly opposite loading dock on Barber Avenue). However, the report states that this models the worst-case scenario and the implementation of mitigations means this impact is "considered negligible". The recommended mitigations are to turn off engines during loading and unloading to remove idling noise, minimise usage of air brakes, and use of an acoustically absorbent finish on the loading dock ramp.

Surroundings

- The proposed development will reinstate the presence of a supermarket loading dock. This has the potential to generate conflict between pedestrians and large vehicles at the south of the site during operational periods. The Loading Dock Management Plan sets out vehicle access arrangements, including how and when vehicles will enter the enclosed loading dock, improving operational safety and minimising potential pedestrian conflicts.
- Construction activities have the potential to have vehicles track or carry sediment and soil onto the surrounding road network. The Integrated Water Management Plan states that traffic shaker grids, vehicle wash-down facilities and silt fences will be installed to prevent sediments being tracked outside of the site and impacting surrounding residents and road users.
- The proposed development will generate embodied and operational greenhouse gas emissions through the construction process and the materials used to build it, and through ongoing energy use once operational. The Ecologically Sustainable Design report addresses this through sustainable design strategies including durable material selection, sustainable energy systems and improved thermal performance. As embodied emissions are not a social impact directly experienced by people in the social locality, this matter is addressed in the environmental assessment rather than this SIA.
- There is potential for construction vibration activities to impact surrounding properties and sensitive receivers. The NVIA states that piling, vibratory rollers and hydraulic hammers could potentially produce significant ground vibrations. However, it states that these activities are expected to be significantly below any damage or amenity risk management levels to all receivers.



5.3 Low to very high impacts

This section presents detailed assessments of potential low to very high rated social impacts. Impacts have been grouped by category in alignment with the methodology outlined in Section 2.

Overview

Table 13 below provides a summary of the impact ratings by relevant social impact category post mitigation implementation. These ratings are separated into potential impacts during the construction and operation phases of development.

Table 13 Social impact assessment summary

Social impact category	Likelihood of impact	Magnitude of impact	Overall impact rating
Construction			
Way of life – Construction traffic impacts	Possible	Minor	Low negative
Health and wellbeing – Noise and vibration for sensitive receivers	Likely	Minor	Medium negative
Surroundings – Excavation vibration	Unlikely	Minor	Low negative
Surroundings – Construction pollution impacts	Possible	Minor	Low negative
Livelihoods – Generation of construction employment	Almost certain	Minor	Medium positive
Operation			
Way of life – Potential of increased criminal activity	Possible	Minor	Low negative
Way of life – Increased operational traffic impacts	Possible	Minimal	Low negative
Way of life – Increased demand on social infrastructure	Possible	Minor	Low negative
Community – Provision of new community spaces and public domain	Likely	Major	High positive
Accessibility – Improved access to shops, facilities, service and public space	Likely	Moderate	High positive
Culture – Bidjigal cultural expression	Possible	Moderate	Medium positive
Surroundings – Improved streetscape and tree canopy	Almost certain	Moderate	High positive
Surroundings – Overshadowing	Almost certain	Moderate	High negative



Social impact category	Likelihood of impact	Magnitude of impact	Overall impact rating
Surroundings – Deviation from existing local built form character	Likely	Moderate	High negative
Surroundings – Visual impact on surrounding community	Almost certain	Minor	Medium negative
Surroundings – Jack Munday Reserve upgrades	Almost certain	Major	Very high positive
Surroundings – Wind comfort impact	Likely	Minor	Medium negative
Livelihoods – Generation of operational employment	Almost certain	Moderate	High positive
Livelihoods – Access to affordable housing	Likely	Moderate	High positive
Decision-making systems – Negative mental health impact and feelings of disenfranchisement	Possible	Minor	Medium negative



Way of life impacts

The social impact of the project on way of life is expected to be **negative**. The table below presents a description of the potential impacts, impacted groups and identified mitigations.

Table 14 Way of life social impacts

Impact description	Mitigation or enhancement	Potentially impacted groups
Construction		
<u>Construction traffic</u> There is potential for construction traffic to contribute to congestion, as well as impact the way people move around the site and interact with the surrounding streets. The Preliminary Construction Traffic Management Plan (PCTMP) states that there are no anticipated temporary road closures. The Community Engagement Outcomes Report notes that local residents are concerned about potential heavy vehicle traffic movements during construction. In particular, residents living nearby with mobility limitations or parents with young children who are walking around the neighbourhood and walking to access Jack Munday Reserve may be particularly affected by disruptions to pedestrian routes and footpath conditions during construction. The duration of construction period is not yet known.	The Traffic Impact Assessment (TIA) sets out a PCTMP in order to manage any impacts which would occur. Mitigation strategies outlined in the PCTMP include but are not limited to: • Construction staging to reduce cumulative traffic impacts • Pedestrian wayfinding and advance warning signage to allow pedestrians and vehicles to safely manoeuvre streets and footpaths • Maintaining pedestrian movements along existing thoroughfares will be maintained where possible. Temporary movement changes including footpath diversions, barriers, signage and safe alternative routes will be implemented where this cannot be maintained, due to construction activities. • The site manager will encourage construction staff to use public transport to access the site through a public transport information pack, as well as carpooling. • Traffic control and pedestrian management measures, including using qualified traffic controllers to direct pedestrians	Surrounding residents



Impact description	Mitigation or enhancement	Potentially impacted groups
	safely around construction vehicles. The site contractor will ensure the site perimeter is maintained in a clean, safe condition throughout works. Astrolabe Group recommends that the PCTMP is updated to identify the expected number of construction vehicles to inform traffic impact management during construction and confirm the duration of the construction phase to inform if further impact mitigations are required.	
Operation		
<u>Potential for increased criminal activity</u> The Crime Prevention Through Environmental Design (CPTED) report states that “The area’s demographic profile and crime rates suggest the development may be at a relatively higher risk of attracting criminal activity.” This is aligned with the Bayside LGA’s relatively low Socio-Economic Indexes for Areas (SEIFA) rating and high recorded rates of malicious damage to property. Increased crime would have negative impacts to the safety and the social cohesion of the development and the surrounding communities.	The CPTED report finds that residential apartments on upper levels will provide a high degree of passive surveillance over site entry points and public areas, which is an effective deterrent to criminal activity. The CPTED report contains several recommendations about preventative measures such as lighting, passive and active surveillance, CCTV installation and monitoring, and landscaping deterrence. The CPTED report also recommends space management measures to reduce the likelihood of criminal activity, including security guard provision on site, patrol of public areas and a management and maintenance plan. Astrolabe Group recommends that these mitigation measures are incorporated into the development’s final design.	Surrounding residents, site visitors
<u>Increased operational traffic impacts</u>	The TIA recommends that traffic light signal phasing and timing is optimised at relevant Gardeners Road intersections to reflect the	Surrounding residents, people



Impact description	Mitigation or enhancement	Potentially impacted groups
The proposed development has potential to result in increased traffic movements around the site. Increased traffic was a key concern raised by the community, with 30 out of 34 community survey respondents noting traffic and parking as a main concern. Residents were concerned about the existing traffic congestion during peak hours, specifically at the Evans Avenue/Racecourse Place/Gardeners Road intersections. The TIA states that the proposed development could generate a net increase of approximately 246 vehicle trips in the AM peak hour and 332 vehicle trips in the PM peak hour. However, it states that this increase will not significantly impact the transport network or Level of Service of surrounding intersections. The TIA states that the Racecourse Place/Evans Avenue intersection is classified to be at a level of good operation. The Gardeners Road/Racecourse Place intersection is classified to be good with acceptable delays and spare capacity.	additional traffic generated by the proposed development. The TIA sets out a Green Travel Plan (GTP) which provides a framework to promote sustainable travel choices and reduce reliance on private vehicle use. The GTP aims to reduce private vehicle use through the improvement to infrastructure which supports active travel methods such as walking and cycling. The GTP notes that the development has been designed to minimise the need for staff to use private vehicle travel to the site, through provision of: • Secure staff bike racks • Staff end of trip facilities including showers, change rooms and lockers. Astrolabe Group recommends that the implementation of the GTP is monitored, evaluated and updated where relevant to ensure GTP measures are implemented.	who travel on surrounding roads
<u>Increased demand on social infrastructure</u> The proposed development has the potential to increase the Eastlakes population by approximately 1,418 - 1,591 people. This would increase demand on local social infrastructure. Astrolabe Group's high level social and education infrastructure analysis (see Section 4.2) has found that there is generally adequate infrastructure capacity in the social locality to accommodate site	The development will provide new publicly accessible facilities and upgrades to existing facilities, including: • Dedicated non-residential floorspace for operation of a 75 place childcare centre on the second level. • Potential embellishment of Jack Munday Reserve (subject to a VPA), improving the quality of Eastlakes' main public open space	Local residents, visitors, workers



Impact description	Mitigation or enhancement	Potentially impacted groups
residents, apart from an underprovision of the quantity of open space in the Eastlakes area which is an existing challenge. The Eastlakes area has been undergoing development activity for the past decade to increase the number of residential units. This proposal would generate 246 additional units beyond the previously approved scheme for the site. While the additional demand generated by the proposed development is marginal, the facilities it delivers create significant additional capacity that benefits the broader community.	- Privately owned public spaces at the ground level, which will provide visitors and residents access to open space. - Potential new community centre to be delivered by the proponent and dedicated to Bayside Council (subject to a VPA). Based on Astrolabe Group's analysis of social infrastructure demand generation in Section 4, these facilities are expected to meet and exceed additional demand for childcare and community centre space resulting from additional residents. The proposed development also incorporates communal facilities and open space for residents, which will reduce demand on surrounding public social infrastructure, including: - Common seating areas - A children's playground and play facilities, - Covered eating areas, - A pool, - Sporting amenities (e.g. pickleball, putt putt golf, bocce).	

Table 15 Way of life social impact assessment

Impact assessment	Before mitigations or enhancements	After mitigations or enhancements
<u>Way of life – Construction traffic impacts</u>		
Likelihood	Likely	Possible
Magnitude	Minor	Minor
Impact	Medium Negative	Low Negative
<u>Way of life – Potential for increased criminal activity</u>		
Likelihood	Likely	Possible



Impact assessment	Before mitigations or enhancements	After mitigations or enhancements
Magnitude	Minor	Minor
Impact	Medium negative	Low negative
<u>Way of life – Increased operational traffic impacts</u>		
Likelihood	Likely	Possible
Magnitude	Moderate	Minimal
Impact	High negative	Low negative
<u>Way of life – Increased demand on social infrastructure</u>		
Likelihood	Likely	Possible
Magnitude	Moderate	Minor
Impact	High negative	Low negative



Community impacts

The social impact of the project on community is expected to be **positive**. The table below presents a description of the potential impacts, impacted groups and identified mitigations.

Table 16 Community social impacts

Impact description	Mitigation or enhancement	Potentially impacted groups
Operation		
<u>Provision of new community spaces and public domain</u> The development will include a new centrally-located community centre on the site and the embellishment of Jack Munday Reserve within an activated precinct, which will contribute towards fostering a sense of connection, place and community in Eastlakes. The proposal will provide additional car-free public domain in the permeable spaces on the site provides publicly accessible community spaces. The Design Report describes the precinct as including a central plaza and outdoor open spaces that receive good sunlight, within a primarily pedestrian-focused layout with multiple connections to surrounding streets.	Astrolabe Group recommends that the developer works with Bayside Council to develop community programs and events to promote social cohesion when new residents and retail tenancies move in, and the community centre opens.	Surrounding residents, visitors

Table 17 Community social impact assessment

Impact assessment	Before mitigations or enhancements	After mitigations or enhancements
<u>Community – Provision of new community spaces and public domain</u>		
Likelihood	Likely	Likely
Magnitude	Moderate	Major
Impact	High positive	High positive



Accessibility impacts

The social impact of the project on accessibility is expected to be **positive**. The table below presents a description of the potential impacts, impacted groups and identified mitigations.

Table 18 Accessibility social impacts

Impact description	Mitigation or enhancement	Potentially impacted groups
Operation		
<u>Improved access to shops, facilities, services and public space</u> The proposed developed will provide additional shops, hospitality, services, and facilities that the Eastlakes community does not currently have immediate access to, since the previous shopping centre on site was demolished. The proposal will reinstate a level of service to the community, improving local accessibility to everyday needs.	No further mitigations or enhancements are proposed.	Surrounding residents

Table 19 Accessibility social impact assessment

Impact assessment	Before mitigations or enhancements	After mitigations or enhancements
<u>Accessibility – Improved access to shops, facilities, service and public space</u>		
Likelihood	Likely	Likely
Magnitude	Moderate	Moderate
Impact	High positive	High positive



Culture impacts

The social impact of the project on culture is expected to be **positive**. The table below presents a description of the potential impacts, impacted groups and identified mitigations.

Table 20 Culture social impacts

Impact description	Mitigation or enhancement	Potentially impacted groups
Operation		
<u>Bidjigal cultural expression</u> The proponent has engaged with Bidjigal elders to include a storytelling narrative in the design of the development. The Connecting with Country report describes how the design responds to Bidjigal culture through placemaking that draws on the stories, movement patterns and natural rhythms associated with Country. The input from elders is part of broader reconciliation to advance acknowledgement and continuity of Bidjigal culture. Specific design choices that reflect Country include but are not limited to: • The podium design draws on the colours and organic forms of the local landscape, including sandy tones and paperbark-inspired textures, to establish a visual connection to Bidjigal Country. • The tower facade treatments reference natural textures found in the local wetland landscape, including layered patterns inspired by sand dunes and native banksia and paperbark vegetation. • Using soft sandy tones in material design drawing inspiration from the ecological and cultural history of Eastlakes	Astrolabe Group recommends the proponent applies opportunities to incorporate and promote Bidjigal culture and the narrative set out in the Connecting With Country report.	Bidjigal community, broader community



Impact description	Mitigation or enhancement	Potentially impacted groups
as part of the broader Botany wetlands system • Provision of communal spaces that honour Bidjigal kinship traditions • Landscaping that incorporates endemic planting and acknowledges the enduring connection of Bidjigal people to Country.		

Table 21 Culture social impact assessment

Impact assessment	Before mitigations or enhancements	After mitigations or enhancements
<u>Culture – Bidjigal cultural expression</u>		
Likelihood	Possible	Possible
Magnitude	Minor	Moderate
Impact	Low positive	Medium positive



Health and wellbeing impacts

The social impact of the project on health and wellbeing is expected to be **negative**. The table below presents a description of the potential impacts, impacted groups and identified mitigations.

Table 22 Health and wellbeing social impacts

Impact description	Mitigation or enhancement	Potentially impacted groups
Construction		
<u>Construction noise for sensitive receivers</u> There is potential for noise emissions during construction of the development, which may impact local residents' comfort and wellbeing. This is mainly due to equipment needed during the demolition, excavation, building of structures. The NVIA report states that noise emissions resulting from construction are expected to exceed Construction Noise Management Levels all stages of construction. Considering the social locality's older demographic profile, a higher proportion of nearby residents may be likely to be at home during standard construction hours. Sustained daily exposure to construction noise for these groups make them more sensitive.	A Construction Noise and Vibration Impact Assessment and Management Plan (CNVIAMP) has been prepared for the project. It states that in the event of a sustained complaint due to noise, noise monitoring shall be carried out to examine the noise impacts. The CNVIAMP provides various details of proposed construction activities and equipment, construction hours and mitigations measures to reduce the impact of construction activities. Mitigations identified in the CNVIAMP include but are not limited to: • Piling and earthmoving/breaking activities should be scheduled at different times to minimise cumulative noise generation • In the instance where noise limits are exceeded, lower impact equipment should be used instead • Physical barriers should be erected where relevant to mitigate sound travelling • Typically, short-term noise monitoring would be undertaken to investigate a complaint.	Adjacent residents



Table 23 Health and wellbeing social impact assessment

Impact assessment	Before mitigations or enhancements	After mitigations or enhancements
<u>Health and wellbeing – Construction noise and vibration for sensitive receivers</u>		
Likelihood	Likely	Likely
Magnitude	Moderate	Minor
Impact	High negative	Medium negative



Surroundings impacts

The social impact of the project on surroundings is expected to be **positive and negative**. The table below presents a description of the potential impacts, impacted groups and identified mitigations.

Table 24 Surroundings social impacts

Impact description	Mitigation or enhancement	Potentially impacted groups
Construction		
<u>Excavation vibration</u> The Detailed Geotechnical Investigation (DGI) report states that there is potential for vibration impacts to surrounding properties during excavation, which may impact physical structures.	The DGI report states that excavation activities on site should not exceed a maximum component PPVi of 8 mm / sec to reduce the risk of architectural damage to surrounding buildings. It also recommends a vibration trial takes place at the construction piling stage to assess site specific conditions. It sets out various excavation support mitigations, including: • Batter slopes • Retaining or shoring walls to support basement excavation • Ground anchors • Use of a dewatering desihn system to mitigate potential drawdown effects on neighbouring properties. The DGI report also recommends undertaking dilapidation surveys of surrounding structures to document existing defects so claims of construction-related damage can be accurately assessed. Astrolabe Group recommends that the mitigation measures outlined in the DGI are implemented, where feasible.	Surrounding properties
<u>Construction pollution impacts</u> During a community engagement session observed by Astrolabe Group on Thursday 7 May, a community member expressed	Astrolabe Group recommends that the proponent prepare a Construction Environmental Management Plan (CEMP) that includes specific measures to manage dust and air	Surrounding residents, visitors



Impact description	Mitigation or enhancement	Potentially impacted groups
concern that current demolition works on the site were creating dust pollution impacting surrounding residents and pedestrians. The duration of the construction phase is not yet known. Construction pollution impacts on neighbouring residents will need to be carefully considered. Older residents and those that have chronic respiratory conditions living adjacent to the site may be particularly sensitive to dust and air quality changes during construction.	quality impacts during construction. The CEMP should confirm the expected duration of construction phase and address: • Dust suppression measures, • Air quality monitoring • Site hoarding to protect residential properties and pedestrian routes • Defined response procedures and timeframes for dust and air quality complaints • Restrictions on high-dust activities during adverse wind conditions.	
Operation		
<u>Improved streetscape and tree canopy</u> The proposed development is expected to improve the surrounding streetscape, providing an improved environment for pedestrians and site users. Additionally, new footpaths will be installed around the site, improving accessibility and the experience of pedestrians on the site. Additional street trees around the site will create more shading and improve walkability. The Landscape Plan details an additional 26 trees to the north, west, and south of the site. All trees on and around the site will be retained. However, the Arboricultural Impact Assessment (AIA) states that 9 trees will be encroached upon by development activity which presents risks to tree health which would ultimately impact the amenity of the locality.	The AIA states that any trees that will be encroached upon will be managed using Tree Protection Zones (TPZ) to mitigate potential impacts to tree health and canopy from construction. Works that occur in a TPZ must be supervised by a certified project Arborist.	Surrounding residents, broader community, site visitors



Impact description	Mitigation or enhancement	Potentially impacted groups
<u>Overshadowing</u> The Design Report Solar Access Analysis diagrams show that the proposed development will increase overshadowing to the frontage of dwellings along Barber Avenue, resulting in some dwellings receiving between 0 and 2 hours of direct sunlight on the Winter Solstice. Overshadowing will also occur to the rear frontages of some dwellings on Mascot Drive and St Helena Parade. These overshadowing impacts will occur at different times of the day. A larger proportion of the eastern part of Jack Munday Reserve will be overshadowed between 8am and 10pm on the Winter Solstice. Overshadowing reduces solar access to dwellings and public spaces, and has the potential to reduce liveability and amenity for residents, impacting quality of life.	The design incorporates varied building heights across the site, with the roofline stepping down in places to reduce the extent and duration of overshadowing on adjacent properties.	Adjacent residents, site visitors
<u>Deviation from existing local built form character</u> The height of the proposed development deviates from the existing built form character of the social locality. The Design Report states the buildings will be up to 18 storeys in height, which is higher than the neighbouring 'The Grand' development, which is 8 storeys. The Community Engagement Outcomes report also notes this is a concern within the community, with comments from the community about the "mismatch between the development's scale and character and that of the existing community".	The Design Report states additional street trees will support the development's integration into the existing built form landscape. The Design Report describes the building heights as stepped across the site, with the aim of creating a more gradual transition in scale relative to the surrounding built form.	Surrounding residents, broader community



Impact description	Mitigation or enhancement	Potentially impacted groups
<u>Visual impact on surrounding community</u> Visual impact can have a large impact on one's ability to experience their surrounding community. The Visual Impact Assessment states that the visual impact is acceptable when considering the future development context of the surrounding area and for the building envelope. The sensitive receivers to the visual impact are the residents and site visitors at the Jack Munday Reserve viewpoint, at the Gardeners Road/Racecourse Place intersection, and those directly adjacent to the development site. The Visual Impact Assessment rates these viewpoints from minor to severe, with viewpoints further from the site rated as negligible.	The Design Report states that the proposal incorporates additional street trees that aim to better integrate the development into the existing landscape and streetscape.	Surrounding residents, site users, visitors
<u>Jack Munday Reserve upgrades</u> Proposed embellishments to Jack Munday Reserve, to be delivered by the Proponent under a VPA with Bayside Council (subject to negotiation), will improve the amenity of the local public domain. This will make the space more enjoyable for local residents and visitors The Landscape Plan outlines that Jack Munday Reserve will include pedestrian ramp access and amphitheatre stair connection to the park from the proposed development. Other proposed upgrades include but are not limited to additional seating, public art, upgraded active zones and fitness station, and a proposed loop path around the reserve.	No further mitigations or enhancements are proposed.	Surrounding residents, visitors



Impact description	Mitigation or enhancement	Potentially impacted groups
<u>Wind comfort impact</u> There is potential for wind comfort impacts to residents and visitors, diminishing the experience of site users. Wind can also impact people differently, with people with mobility issues, the elderly, and children being the most vulnerable. The Pedestrian Wind Environment Study (PWES) states that ground floor trafficable areas have the benefit of being shielded by existing buildings, however may be susceptible to stronger wind conditions due to the interaction of the prevailing winds with the building morphology. Key locations of potential wind impact include: • Evans Avenue and Barber Avenue pedestrian thoroughfares • Western entrance, seated areas and footpaths in Jack Munday Reserve (which is mitigated by existing tree plantings) Elevated communal open space is able to be shielded by the building form, but elevated private balconies are not shielded by any surrounding buildings and corner balconies on levels 01 to 09 are susceptible to stronger wind conditions due to their exposure to direct wind effects from the prevailing wind directions on account of their elevated positions.	The PWES states that wind impacts generated by the proposal can be “ameliorated with the consideration of...treatment strategies...”, including: • Retention of proposed awnings along Evans Avenue • Other wind mitigation features along Evans Avenue, Barber Avenue, the site’s western frontages and key building entrances (free-standing screening and densely foliating evergreen vegetation) in ground level trafficable areas. Communal private open spaces and elevated balconies and terraces will be shielded by: • Planter boxes, impermeable balustrades, and planter boxes in order to mitigate wind in elevated communal open spaces • Impermeable screens and balustrades on balconies	Surrounding residents, residents with mobility issues

Table 25 Surroundings social impact assessment

Impact assessment	Before mitigations or enhancements	After mitigations or enhancements
<u>Surroundings – Excavation vibration</u>		
Likelihood	Possible	Unlikely



Impact assessment	Before mitigations or enhancements	After mitigations or enhancements
Magnitude	Moderate	Minor
Impact	Medium negative	Low negative
<u>Surroundings – Construction pollution impacts</u>		
Likelihood	Possible	Possible
Magnitude	Moderate	Minor
Impact	Medium negative	Low negative
<u>Surroundings – Improved streetscape and tree canopy</u>		
Likelihood	Likely	Almost certain
Magnitude	Moderate	Moderate
Impact	High positive	High positive
<u>Surroundings – Overshadowing</u>		
Likelihood	Almost certain	Almost certain
Magnitude	Major	Moderate
Impact	Very high negative	High negative
<u>Surroundings – Deviation from existing local built form character</u>		
Likelihood	Almost certain	Likely
Magnitude	Moderate	Moderate
Impact	High negative	High negative
<u>Surroundings – Visual impact on surrounding community</u>		
Likelihood	Almost certain	Almost certain
Magnitude	Moderate	Minor
Impact	High negative	Medium negative
<u>Surroundings – Jack Munday Reserve upgrades</u>		
Likelihood	Almost certain	Almost certain
Magnitude	Major	Major
Impact	Very high positive	Very high positive
<u>Surroundings – Wind comfort impact</u>		
Likelihood	Almost certain	Likely
Magnitude	Moderate	Minor
Impact	High negative	Medium negative





Livelihoods impacts

The social impact of the project on livelihoods is expected to be **positive**. The table below presents a description of the potential impacts, impacted groups and identified mitigations.

Table 26 Livelihoods social impacts

Impact description	Mitigation or enhancement	Potentially impacted groups
Construction		
<u>Generation of construction employment</u> According to the Estimated Development Cost report, the proposed development is expected to support an estimated 866 construction jobs at peak through delivery of the proposed works. While this may not impact direct neighbours, it will have a positive impact on the broader economy.	No further mitigations or enhancements are proposed.	Broader community
Operation		
<u>Generation of operational employment</u> The additional retail and commercial spaces on the site will increase operational employment. Spaces such as the supermarket and entertainment tenancies will provide employment opportunities for those looking for casual employment, typically younger people.	No further mitigations or enhancements are proposed.	Surrounding residents, broader community, younger residents
<u>Access to affordable housing</u> The proposed development will include 74 affordable housing units. This will increase access to housing for people in the area and alleviate rental stress. The Community Housing Provider Letter of Support confirms that Highland Affordable Housing will manage the affordable housing units provided by the developer.	Astrolabe Group recommends that, in establishing the management arrangements with the registered CHP, the proponent works with the CHP to explore whether allocation preferences for residents with a connection to the Bayside area can be incorporated, noting that the Eastlakes area has historically provided affordable housing options in the LGA.	Low income residents in southeastern Sydney.



Impact description	Mitigation or enhancement	Potentially impacted groups
The social baseline shows that the social locality already has a high proportion of households that have government-supported rental arrangements which further indicates the need for local affordable housing. This is also reflected in the Bayside Local Housing Strategy, where Eastlakes is listed as “relatively affordable”, and should be protected.		

Table 27 Livelihoods social impact assessment

Impact assessment	Before mitigations or enhancements	After mitigations or enhancements
<u>Livelihoods – Generation of construction employment</u>		
Likelihood	Almost certain	Almost certain
Magnitude	Minor	Minor
Impact	Medium positive	Medium positive
<u>Livelihoods – Generation of operational employment</u>		
Likelihood	Almost certain	Almost certain
Magnitude	Moderate	Moderate
Impact	High positive	High positive
<u>Livelihoods – Access to affordable housing</u>		
Likelihood	Likely	Likely
Magnitude	Minor	Moderate
Impact	Medium positive	High positive



Decision-making systems impacts

The social impact of the project on decision-making systems is expected to be **negative**. The table below presents a description of the potential impacts, impacted groups and identified mitigations.

Table 28 Decision-making systems social impacts

Impact description	Mitigation or enhancement	Potentially impacted groups
Construction		
<u>Negative mental health impact and feelings of disenfranchisement</u> The Community Engagement Outcomes Report states that there is sentiment within the community that "concerns that residents' views and needs have not been fully considered in the planning process". This has the potential to result in negative mental health impacts, such as anxiety or depression, and feelings of disenfranchisement with the planning system. During a community engagement session observed by Astrolabe Group on Thursday 7 May, a community member expressed concern over current demolition works on the site not being adequately managed and creating dust pollution impacting surrounding residents and pedestrians. There is concern amongst the community that future construction on the site will not be managed appropriately and create further negative impacts.	Astrolabe Group recommends the proponent develops a stakeholder management plan to guide communications and engagement activities through the assessment process and post-approval. At minimum, key activities should include: • A community newsletter to provide updates on key milestones of the assessment process (e.g. Public exhibition, Assessment phase etc) and distributed to people who have attended community engagement sessions • A construction newsletter informing the community of key activity dates, milestones and other relevant details to adjacent landowners. This will ensure that local residents and businesses are informed on an ongoing basis and empowered to make decisions on what to do with that information • Monitor the effectiveness of construction impact mitigation measures, including ongoing liaison with adjacent and surrounding businesses and residents regarding construction impacts and the adequacy of mitigation measures, and complaints management.	Surrounding residents



Table 29 Decision-making systems social impact assessment

Impact assessment	Before mitigations or enhancements	After mitigations or enhancements
<u>Decision-making systems – Negative mental health impact and feelings of disenfranchisement</u>		
Likelihood	Possible	Possible
Magnitude	Moderate	Minor
Impact	Medium negative	Medium negative



6. Mitigation and enhancement measures

This section summarises the mitigation and enhancement measures identified in this report to address potential social impacts. Mitigation and enhancement measures are identified in Table 30.

Table 30 Mitigations summary

Potential impact	Mitigations and enhancements
Way of life – Construction traffic impacts	The Traffic Impact Assessment (TIA) sets out a PCTMP in order to manage any impacts which would occur. Mitigation strategies outlined in the PCTMP include but are not limited to: • Construction staging to reduce cumulative traffic impacts • Pedestrian wayfinding and advance warning signage to allow pedestrians and vehicles to safely manoeuvre streets and footpaths • Maintaining pedestrian movements along existing thoroughfares will be maintained where possible. Temporary movement changes including footpath diversions, barriers, signage and safe alternative routes will be implemented where this cannot be maintained, due to construction activities. • The site manager will encourage construction staff to use public transport to access the site through a public transport information pack, as well as carpooling. • Traffic control and pedestrian management measures, including using qualified traffic controllers to direct pedestrians safely around construction vehicles. • The site contractor will ensure the site perimeter is maintained in a clean, safe condition throughout works. Astrolabe Group recommends that the PCTMP is updated to identify the expected number of construction vehicles to inform traffic impact management during construction and confirm the duration of the construction phase to inform if further impact mitigations are required.
Way of life – Potential for increased criminal activity	The CPTED report states that upper-level residential dwellings will provide “substantial” passive surveillance to minimise potential crime risks at site access points. The CPTED report contains several recommendations about preventative measures such as lighting, passive and active surveillance, CCTV installation and monitoring, and landscaping deterrence. The CPTED report also recommends space management measures to reduce the likelihood of criminal activity, including security guard provision on site, patrol of public areas and a management/maintenance plan. Astrolabe Group recommends that these mitigation measures are incorporated into the development’s final design.



Potential impact	Mitigations and enhancements
Way of life – Increased operational traffic impacts	The TIA recommends that traffic light signal phasing and timing is optimised at relevant Gardeners Road intersections to reflect the additional traffic generated by the proposed development. The TIA sets out a Green Travel Plan (GTP) which provides a framework to promote sustainable travel choices and reduce reliance on private vehicle use. The GTP aims to reduce private vehicle use through the improvement to infrastructure which supports active travel methods such as walking and cycling. The GTP notes that the development has been designed to minimise the need for staff to use private vehicle travel to the site, through provision of: • Secure staff bike racks • Staff end of trip facilities including showers, change rooms and lockers. Astrolabe Group recommends that the implementation of the GTP is monitored, evaluated and updated where relevant to ensure GTP measures are implemented.
Way of life – Increased demand on social infrastructure	The development will provide new publicly accessible facilities and upgrades to existing facilities, including: • Dedicated non-residential floorspace for operation of a 75 place childcare centre on the second level. • Potential embellishment of Jack Munday Reserve (subject to a VPA), improving the quality of Eastlakes' main public open space • Privately owned public spaces at the ground level, which will provide visitors and residents access to open space. • Potential new community centre to be delivered by the proponent and dedicated to Bayside Council (subject to a VPA). Based on Astrolabe Group's analysis of social infrastructure demand generation in Section 4, these facilities are expected to meet and exceed additional demand for childcare and community centre space resulting from additional residents. The proposed development also incorporates communal facilities and open space for residents, which will reduce demand on surrounding public social infrastructure, including: • Common seating areas • A children's playground and play facilities, • Covered eating areas, • A pool, • Sporting amenities (e.g. pickleball, putt putt golf, bocce).



Potential impact	Mitigations and enhancements
Community – Provision of new community spaces and public domain	Astrolabe Group recommends that, in establishing the management arrangements with the registered Community Housing Provider (CHP), the proponent works with the CHP to explore whether allocation preferences for residents with a connection to the Bayside area can be incorporated, noting that the Eastlakes area has historically provided affordable housing options in the LGA.
Accessibility – Improved access to shops, facilities, service and public space	No further mitigations or enhancements are proposed.
Culture – Bidjigal cultural expression	Astrolabe Group recommends the proponent applies opportunities to incorporate and promote Bidjigal culture and the narrative set out in the Connecting With Country report.
Health and wellbeing – Noise and vibration for sensitive receivers	A Construction Noise and Vibration Impact Assessment and Management Plan (CNVIAMP) has been prepared for the project. It states that in the event of a sustained complaint due to noise, noise monitoring shall be carried out to examine the noise impacts. The CNVIAMP provides various details of proposed construction activities and equipment, construction hours and mitigations measures to reduce the impact of construction activities. Mitigations identified in the CNVIAMP include but are not limited to: • Piling and earthmoving/breaking activities should be scheduled at different times to minimise cumulative noise generation • In the instance where noise limits are exceeded, lower impact equipment should be used instead • Physical barriers should be erected where relevant to mitigate sound travelling • Typically, short-term noise monitoring would be undertaken to investigate a complaint.



Potential impact	Mitigations and enhancements
Surroundings – Excavation vibration	The DGI report states that excavation activities on site should not exceed a maximum component PPVi of 8 mm / sec to reduce the risk of architectural damage to surrounding buildings. It also recommends a vibration trial takes place at the construction piling stage to assess site specific conditions. It sets out various excavation support mitigations, including: • Batter slopes • Retaining or shoring walls to support basement excavation • Ground anchors • Use of a dewatering design system to mitigate potential drawdown effects on neighbouring properties. The GI report also recommends undertaking dilapidation surveys of surrounding structures to document existing defects so claims of construction-related damage can be accurately assessed. Astrolabe Group recommends that the mitigation measures outlined in the DGI are implemented, where feasible.
Surroundings – Construction pollution impacts	Astrolabe Group recommends that the proponent prepare a Construction Environmental Management Plan (CEMP) that includes specific measures to manage dust and air quality impacts during construction. The CEMP should address: • Dust suppression measures, • Air quality monitoring • Site hoarding to protect residential properties and pedestrian routes • Defined response procedures and timeframes for dust and air quality complaints • Restrictions on high-dust activities during adverse wind conditions.
Surroundings – Improved streetscape and tree canopy	The AIA states that any trees that will be encroached upon will be managed using Tree Protection Zones (TPZ) to mitigate potential impacts to tree health and canopy from construction. Works that occur in a TPZ must be supervised by a certified project Arborist.
Surroundings – Overshadowing	The design incorporates varied building heights across the site, with the roofline stepping down in places to reduce the extent and duration of overshadowing on adjacent properties.
Surroundings – Deviation from existing local built form character	The Design Report states that features additional street trees will support the development's integration into the existing built form landscape. The Design Report also states that the height distribution of the proposal creates a “gradual height transition” which aims to minimise potential negative impacts related to built form.



Potential impact	Mitigations and enhancements
Surroundings – Visual impact on surrounding community	The Design Report states that the proposal incorporates additional street trees that aim to better integrate the development into the existing landscape and streetscape.
Surroundings – Jack Munday Reserve upgrades	No further mitigations or enhancements are proposed.
Surroundings – Wind comfort impact	The PWES states that wind impacts generated by the proposal can be “ameliorated with the consideration of...treatment strategies...”, including: • Retention of proposed awnings along Evans Avenue • Other wind mitigation features along Evans Avenue, Barber Avenue, the site’s western frontages and key building entrances (free-standing screening and densely foliating evergreen vegetation) in ground level trafficable areas. Communal private open spaces and elevated balconies and terraces will be shielded by: • Planter boxes, impermeable balustrades, and planter boxes in order to mitigate wind in elevated communal open spaces • Impermeable screens and balustrades on balconies
Livelihoods – Generation of construction employment	No further mitigations or enhancements are proposed.
Livelihoods – Generation of operational employment	No further mitigations or enhancements are proposed.
Livelihoods – Access to affordable housing	Astrolabe Group recommends affordable housing is prioritised for local residents in and around the Bayside area, noting that the Eastlakes area has historically provided affordable housing options in Bayside.



Potential impact	Mitigations and enhancements
Decision-making systems – Negative mental health impact and feelings of disenfranchisement	Astrolabe Group recommends the proponent develops a stakeholder management plan to guide communications and engagement activities through the assessment process and post-approval. At minimum, key activities should include: • A community newsletter to provide updates on key milestones of the assessment process (e.g. Public exhibition, Assessment phase etc) and distributed to people who have attended community engagement sessions • A construction newsletter informing the community of key activity dates, milestones and other relevant details to adjacent landowners. This will ensure that local residents and businesses are informed on an ongoing basis and empowered to make decisions on what to do with that information Monitor the effectiveness of construction impact mitigation measures, including ongoing liaison with adjacent and surrounding businesses and residents regarding construction impacts and the adequacy of mitigation measures, and complaints management.

7. Conclusion

The social impacts of the proposed development range from high negative to very high positive. A series of mitigation measures have been identified from relevant technical reports which seek to reduce negative social impacts. Astrolabe Group have recommended several mitigation measures to improve outcomes related to way of life, livelihoods, culture, surroundings and decision-making systems.

In the context of the ongoing housing crisis, the proposal will deliver new residential units, including 74 affordable housing units, which will contribute towards NSW Government housing targets.

The proposal's most significant potential negative impacts are related to overshadowing of surrounding dwellings, deviation from the locality's existing built form character, visual amenity, wind comfort impacts and feelings of community disenfranchisement.

The proposed development is also expected to result in significant positive social impacts, including provision of space for a childcare facility, proposed embellishment of Jack Munday Reserve and provision of a new community centre (subject to negotiation of a VPA with Bayside Council), as well as improved access to shops, services and recreation facilities. The proposal will also provide construction and operational employment opportunities, while also providing a significant affordable housing component that has the potential to enable key workers and locals to live closer to where they work, improving quality of life.



Appendices

Appendix A

Table 31 below presents a comprehensive list of infrastructure items, as shown in Figure 5.

Table 31 Legend for open spaces within social locality map

Category	Number	Name
Childcare	1	St Therese OOSH
Childcare	2	Mascot ELC
Childcare	3	Jubilee Eastlakes OOSH (Eastlakes PS)
Childcare	4	Noahs's Ark Learning Academy Eastlakes
Childcare	5	Rosebery Cottage
Childcare	6	Morning Star Christian Childcare Centre
Childcare	7	Kids Academy Rosebery
Childcare	8	Gardeners Road OSHCLUB
Community	1	Eastlakes Community Centre
Community	2	Eastlakes Senior Citizens Centre
Community	3	Rosebery Community Centre
Education	1	Eastlakes Public School
Education	2	Gardeners Road Public School
Education	3	J J Cahill Memorial High School
Education	4	St Therese Catholic Primary School
Medical	1	Mascot Early Childhood Centre
Medical	2	The Rosebery Eye Specialist Centre
Services	1	Rosebery Post Office
Services	2	Eastlakes Post Office



Appendix B

Table 32 below shows the SA1 and SA2 geographies used to determine the social locality and broader catchment.

Table 32 Data collection geographies

Catchment	Geographies Used
Social Locality	Statistical Area 1s: 11701163402, 11701163403, 11701163404, 11701163405, 11701163407, 11701163408, 11701163409, 11701163410, 11701163411, 11701163412, 11701163413, 11701163414, 11701163417, 11701163418, 11701163419, 11701163420, 11701163421, 11701163422, 11701163423, 11701163424, 11701163425, 11701163506, 11701163514, 11701163519, 11701163522, 11703164303, 11703164307, 11703164316, 11703164320, 11802156427, 11802156512, 11802156517, 11802156521, 11802156526
Broader Catchment	Statistical Area 2s: Banksmeadow, Botany, Pagewood - Hillsdale - Daceyville, Eastlakes, Mascot, Erskineville - Alexandria, Rosebery - Beaconsfield, Zetland, Kensington (NSW), Kingsford



Appendix C

Table 33 below presents a comprehensive list of all Travel Zones used to calculate population projections for the social locality. The boundaries of these geographies differ slightly from the SA1s used to determine the social locality boundary.

Table 33 Travel Zones used to determine social locality population projections

tz21_code	tz21_name
288	Rosebery Bannerman Cr and Asquith Av
289	Rosebery Gardiners Rd Public School
290	Rosebery Cathedral
412	Rosebery Gardeners Rd and Sutherland St
413	Eastlakes Shopping Centre
415	Eastlakes Public School
416	J J Cahill Memorial High School
417	The Lakes Golf Course
436	Mascot L'Estrange Park
610	Kensington Tresidder Av
616	Australian Golf Course
622	Kingsford Borrowdale Rd



Appendix D

Table 34 below presents the benchmarks used in Section 4.2 of the report.

Table 34 Infrastructure benchmark sources

Infrastructure item	Benchmark	Prospective demand generated by proposal
Local park	1 per 2,500 people	Western Parklands City Social Infrastructure Strategy (2024)
Play space	1 per 2,000 people	City of Parramatta Community Infrastructure Strategy (2020)
Local library branch	1 per 20,000 people	Western Parklands City Social Infrastructure Strategy (2024)
Community centre space	65m ² per 1,000 people	City of Botany Bay S7.11 Development Contributions Plan 2016 Amendment 1 (2018)
Indoor sports courts	1 per 20,000 people	City of Parramatta Community Infrastructure Strategy (2020)
Outdoor sports court	1 per 5,000 people	Western Parklands City Social Infrastructure Strategy (2024)
Local aquatic facility	1 per 10,000-40,000 people	Georges River Community Infrastructure Needs Assessment (2023)
Local cultural facility	1 per 20,000 people	Western Parklands City Social Infrastructure Strategy (2024)



