

HADRON
GROUP

Social Impact Assessment

10 LONDON STREET AND 43 NORTH PARADE, CAMPSIE NSW
2194 (SSD-90701958)



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List of Abbreviations

Abbreviation	Definition
ABS	Australian Bureau of Statistics
LGA	Local Government Area
LHS	Local Housing Strategy
LSPS	Local Strategic Planning Statement
SA2	Statistical Area Level 2
SIA	Social Impact Assessment
SSD	State Significant Development

Author Declaration

This report was completed by Rachael Logie on behalf of Hadron Group Pty Ltd on 13/04/2026

- Rachael holds a master's degree in economics from University College London and undertook her undergraduate degree in economics at the University of Edinburgh.
- Rachael is an urban economist who has been involved in the assessment and preparation of social and economic impact assessments, evaluations and business cases since 2002.
- Rachael is a member of the International Association for Impact Assessment.

I, Rachael Logie, declare that this assessment has been prepared in accordance with Social Impact Assessment Guidelines for State Significant Projects and contains all relevant information. I understand my legal and ethical obligations and can confirm that none of the information in the Social Impact Assessment is false or misleading and that I have no conflict of interest in undertaking this Social Impact Assessment.



Date: 13/04/2026

Executive Summary

This Social Impact Assessment (SIA) supports a State Significant Development Application (SSD-90701958) for a mixed-use development within the Campsie Town Centre, located at London Street and North Parade, with access via Dispensary Lane, in the Canterbury-Bankstown Local Government Area (LGA).

The proposed development seeks approval for a 33-storey shop-top housing building comprising 156 residential apartments, with a minimum of 10% dedicated as affordable housing for a period of 10 years. The development also includes ground floor retail tenancies, a four level above ground car park, and a full floor dedicated to residential amenities.

Key Findings

- **Urban and Social Context:** Located adjacent to the Campsie Metro Station, the proposal represents a transit-oriented residential development within a High Intensification Area identified by the Campsie Town Centre Master Plan (PP-2024-2261). The site's context – facing transport infrastructure and commercial development – supports higher density built form with limited sensitivity to fine-grain character.
- **Population and Demographic Outcomes:** The development will accommodate approximately 396 new residents, contributing to local housing supply and supporting population growth within the centre. The provision of predominantly two- and three-bedroom apartments, together with 10% affordable housing, supports a diverse community including families, key workers and older residents.
- **Accessible and Inclusive Housing:** A substantial proportion of dwellings are designed to meet Liveable Housing Design standards (Silver and Gold), supporting ageing in place and improving accessibility for people with mobility needs. This contributes to a more inclusive housing offering aligned with the needs of a diverse and evolving community.
- **Connectivity and Accessibility:** The site benefits from exceptional access to public transport, being directly opposite the Campsie Metro Station and within walking distance of bus services and local amenities. This supports reduced reliance on private vehicles and encourages sustainable travel behaviour.
- **Built Form and Amenity:** The development adopts a podium-and-tower form, with the tower setback above the podium to reduce visual bulk and overshadowing. A dedicated communal amenity level provides indoor and outdoor facilities that support resident wellbeing, social interaction and community cohesion.
- **Economic and Local Activity:** The proposal will support a modest increase in local employment, with approximately 38 ongoing jobs (FTE), compared to an estimated 17 existing jobs on site. Ground floor retail uses will contribute to local convenience and activation, while the increased residential population will support surrounding businesses within the Campsie Town Centre.

Conclusion

While short-term construction impacts such as noise, traffic and localised disruption will require careful management, these are temporary and can be effectively mitigated through standard construction measures.

The proposal delivers increased and affordable housing, including accessible dwellings, supported by high-quality resident amenity, strong access to public transport and services, and positive flow-on benefits for local businesses.

Overall, the SIA concludes that the London Street development is socially sustainable, aligns with relevant strategic planning objectives, and will deliver positive outcomes for the Campsie community, with impacts that are manageable and appropriately mitigated.

1 Introduction

This report accompanies a proposal for a development located within the Campsie Town Centre at the south end of the block bound by Campsie Street, London Street, Dispensary Lane and North Parade, in the Canterbury-Bankstown Local Government Area (LGA).

The proposal site includes the following properties:

- 10 London Street (Lot 11 DP4190)
- 43 North Parade (Lot 10 DP4190 and Lot 1 DP798655)

The SIA's purpose is to assess the potential social impacts of the proposal and identify strategies to mitigate adverse effects while maximising community benefits.

1.1 STUDY STRUCTURE

The proposal has been declared a State Significant Development (SSD). To be consistent with the requirements of the Social Impact Assessment Guideline for State Significant Projects, this study has been set out as follows:

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

2 Methodology

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

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

Table 1: Social impact categories

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

Source: Social Impact Assessment Guideline for State Significant Projects (2025)

2.1 SIA ASSESSMENT METHODOLOGY

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

Table 2: Overview of SIA approach

Issues scoping	Impact analysis	Mitigation and impact management
- Review existing land uses - Review relevant state and local policies - Consider community experiences of other projects - Identify project's social locality - Analyse social baseline - Assess impact on social infrastructure	- Review engagement outcomes - Review site plans and technical assessments - Assess the extent and nature of likely social impacts against baseline conditions - Assess cumulative impacts	- Develop responses to social impacts and explain residual social impacts - Propose arrangements to monitor and manage residual social impacts

2.2 APPROACH TO ASSESSING SOCIAL IMPACTS

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

Table 3: Likelihood categories

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

Source: Social Impact Assessment Guideline for State Significant Projects (2025) – Technical Supplement

Table 4: Magnitude dimensions

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

Source: Social Impact Assessment Guideline for State Significant Projects (2025) – Technical Supplement

Table 5: Magnitude levels

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

Source: Social Impact Assessment Guideline for State Significant Projects (2025) – Technical Supplement

Table 6: Social impact significance matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A Almost certain		Low	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

Source: *Social Impact Assessment Guideline for State Significant Projects (2025) – Technical Supplement*

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

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

3 Project Context

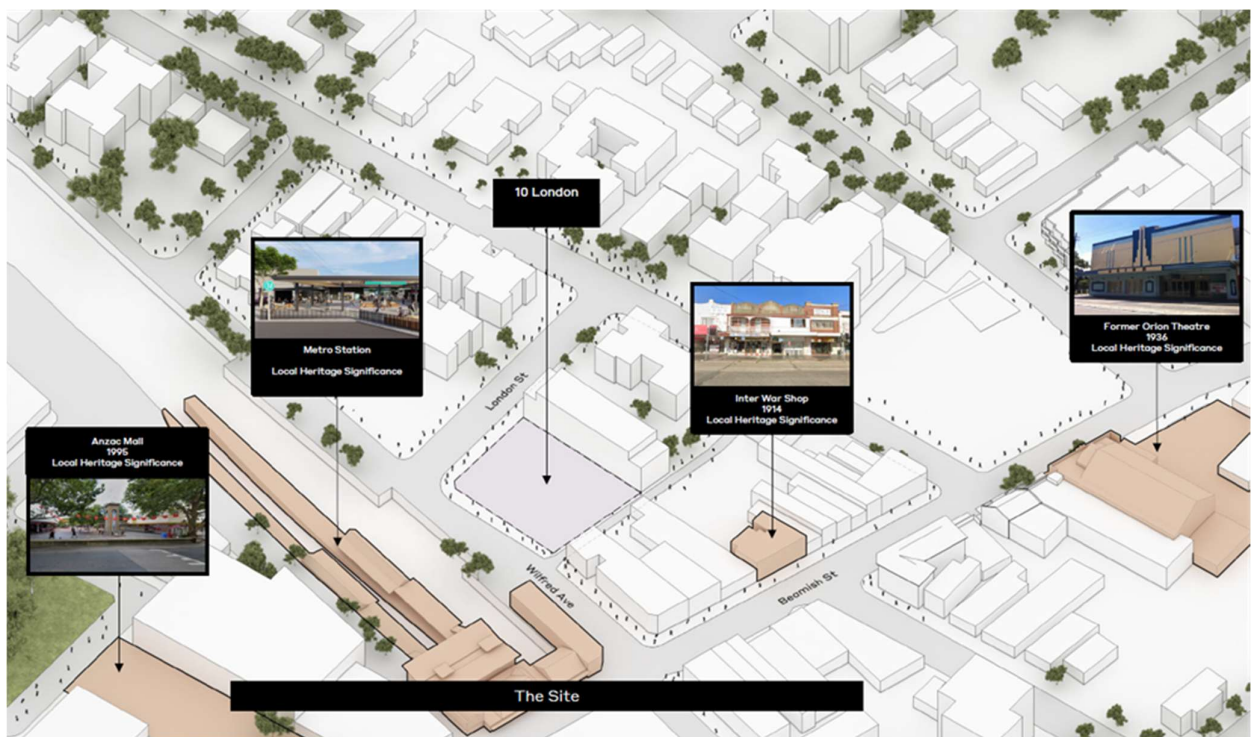
3.1 EXISTING LAND USES

The 1,631.7 m² site is zoned E1 Local Centre and contains two buildings with mixed retail activity:

- 10 London Street is currently used for storage
- 43 North Parade comprises seven ground floor shops accommodating a mix of retail, commercial, recreational, and cultural uses. The upper level was previously leased to a gym.

The site has street frontages with London Street, North Parade and Dispensary Lane. Figure 1 identifies the site location in reference to surrounding local heritage items.

Figure 1: Surrounding locality context



Source: Woods Bagot

The site has three street frontages:

- North Parade – Facing the existing Campsie train station, which is currently being upgraded for Sydney Metro.
- London Street – Directly facing a Council car park and diagonally opposite twin two-storey apartment buildings.
- Dispensary Lane – Fronting the rear of a mix of one- and two-storey commercial buildings with primary frontages at the corner of North Parade and Beamish Street.

The site's northern boundary adjoins a three-storey mixed-use building at 8 London Street containing 10 strata-titled lots, including a restaurant, a dental clinic, and eight residential apartments with basement parking. This building is separated from a three-storey apartment complex on the corner of London Street and Campsie Street by a Council car park.

The site is well located in relation to key community, retail and civic destinations:

- Within 300 metres south, the site is proximate to Anzac Mall and Anzac Park – Campsie's most significant public open space – and the Campsie Centre, a 13,266 m² shopping centre at 14-28 Amy Street.
- Within 300 metres north, the site is near the Orion Theatre, the future Campsie Hub, and Lofts Garden.

The Campsie Hub is a planned multi-purpose civic facility that will include a library (with a children's area, study spaces and reading rooms), community spaces, a customer service centre, a large civic meeting area, a music centre, a ground-floor café, and a new public plaza.

3.1 PROPOSED LAND USES

The proposed development seeks approval for a 33-storey shop-top housing building comprising 156 residential apartments, with a minimum of 10% dedicated as affordable housing for a period of 10 years. The development also includes ground floor retail tenancies, a four level above ground car park, and a full floor dedicated to residential amenities. The site is located immediately adjacent to the new Campsie Metro Station, offering convenient access to public transport and nearby local services.

The development will deliver a total of 156 units and provides a mix of dwelling sizes to meet demand for different demographics. Residents will benefit from the provision of a wellness spa/gym facility and adjacent outdoor pool area. Active street frontages are introduced to attract pedestrian activity and contribute to a lively, diverse, and functional public realm.

3.2 LOCAL AND STATE PLANNING POLICES

Table 7 outlines how the development aligns with relevant state and local plans and strategies.

Table 7: State and local plans and strategy alignment

Planning Document	Relevant Context
Greater Sydney Region Plan / South District Plan Greater Sydney Commission	The proposal supports the vision of a city where most residents live within 30 minutes of jobs, services and great places by delivering high-density housing in a strategic centre with direct access to high-capacity public transport. It is consistent with the following objectives: • Objective 6: Supports local access to services through ground floor retail and resident amenity. • Objective 7: Promotes a walkable, transit-oriented community with access to public transport and local services. • Objective 10: Delivers 156 new dwellings, contributing to housing supply in a strategic centre. • Objective 11: Provides a mix of dwelling sizes and includes 10% affordable housing, supporting housing diversity. • Objective 12: Incorporates active street frontages that contribute to place-making. • Objective 22: Supports business activity within a strategic centre through local retail provision.
Campsie Town Centre Master Plan (PP-2024-2261) City of Canterbury Bankstown	The Master Plan identifies the site within a High Intensification Area and establishes a framework for increased density in proximity to the Metro. While the proposal exceeds the scale envisaged by the Master Plan, it is consistent with its broader vision and the following objectives: • Objective 2.1: Supports transition to a higher-density urban form within the Campsie Town Centre. • Objective 3.1: Contributes to the role of Campsie as a strategic centre through residential intensification and supporting retail uses. • Objective 3.3: Supports the night-time economy through active ground floor uses. • Objective 6.1: Integrates with public transport infrastructure, particularly the Metro station.

Planning Document	Relevant Context
	- Objective 6.3: Encourages reduced car dependence through proximity to public transport. - Objective 9.1: Increases residential capacity to accommodate projected population growth. - Objective 9.2: Contributes to the supply of affordable housing. - Objective 9.3: Provides a diverse apartment mix to support a range of household types.
Canterbury Bankstown Employment Lands Strategy 2020 City of Canterbury Bankstown	The Strategy identifies opportunities to strengthen activity within Campsie Town Centre while acknowledging constraints in built form and land fragmentation. The proposal responds by: - Supporting local economic activity through increased residential population within the centre. - Providing ground floor retail uses that contribute to street activation and local services. - Reinforcing the role of Campsie as a mixed-use centre with a balance of residential and supporting commercial uses.
Local Environmental Plan (LEP) 2023 City of Canterbury Bankstown	The site is currently zoned E1 Local Centre and is proposed to transition to MU1 Mixed Use under the Master Plan framework. The proposal is consistent with the intent of the MU1 zone by: - Delivering a mix of residential and retail uses within close proximity to the Metro station. - Providing active street frontages that support a vibrant and functional streetscape. - Locating high-density development within a strategic centre with strong public transport access. - Supporting high-quality urban design through a podium-and-tower form appropriate to the emerging context.
Economic Development Strategic Plan 2036 City of Canterbury Bankstown	The proposal supports Campsie's transformation into a lifestyle-focused centre by: - Providing local retail and service opportunities to support residents and visitors. - Increasing the residential population within the centre, supporting local businesses and economic activity. - Contributing to the activation of the town centre, particularly in proximity to the Metro station.
Local Strategic Planning Statement (Connective City 2036) City of Canterbury Bankstown	The proposal supports the LSPS by: - E1.2: Strengthening key centres through residential intensification. - E3.1: Supporting local economic activity through increased population and retail provision. - E3.7: Increasing the number of people living within the City's centres. - E5.11: Supporting active transport through proximity to the Metro and walkable urban form. - E6.9: Delivering housing within centres along the Metro corridor. - E6.10: Providing housing that responds to community needs. - E6.11: Delivering affordable housing.
Housing Strategy City of Canterbury Bankstown	The proposal reflects key principles of the Housing Strategy by: - Locating housing within walking distance of transport, shops and services. - Providing a mix of dwelling sizes, including family-oriented apartments. - Supporting high-density residential development within a designated centre. - Contributing to Campsie's transition into a transit-oriented lifestyle precinct.
Affordable Housing Strategy City of Canterbury Bankstown	The proposal aligns with the strategy by: - Delivering affordable housing within a strategic centre location. - Supporting housing access for low-income households and key workers. - Contributing to Council's affordable housing targets.
Community Infrastructure	The proposal supports the strategic direction for Campsie by:

Planning Document	Relevant Context
Strategic Plan 2050 City of Canterbury Bankstown	• Providing high-quality on-site communal amenity, including recreational and wellness facilities, reducing pressure on local community infrastructure. • Locating additional population within close proximity to existing and planned community facilities and services.
Canterbury Open Space Strategy 2017 City of Canterbury Bankstown	The proposal supports the strategy by: • Locating new residents within walking distance of existing open space, including ANZAC Park and the Cooks River corridor. • Supporting increased use and activation of nearby public open spaces through additional population.
Ageing Well in NSW: Seniors Strategy 2021–2031 NSW Government	The proposal aligns with the NSW Government's commitment to supporting an ageing population by delivering accessible, well-located housing integrated with transport and services. The development responds to the Strategy by: • Living in age-friendly environments: A substantial proportion of dwellings meet Livable Housing Design standards (Silver and Gold), supporting ageing in place. • Participating in inclusive communities: Shared communal spaces support social interaction and reduce isolation. • Staying safe, active and healthy: On-site wellness facilities promote active lifestyles. • Access to services and transport: Direct proximity to the Metro station provides excellent access to services and infrastructure.

3.3 SURROUNDING DEVELOPMENT

As noted previously, Council is also finalising the concept design for the Campsie Hub, a key civic project under the Campsie Town Centre Master Plan (PP-2024-2261). A development application for early works is expected to be lodged in the near future.

Several development approvals (DAs) have been granted within a 500-metre radius of the subject site, including:

- DA-1103/2019: 10 dwelling affordable housing development at 83 Ninth Avenue
- DA-259/2016: 61 dwelling apartment building at 13 –17 Sixth Avenue
- DA-251/2018: 125 dwelling apartment development at 2–16 Sixth Avenue

The proponent of the subject proposal has also lodged an SSD application (SSD-88527208) under the Housing Delivery Authority pathway for 124-128, 132-142 Beamish Street & 16-18 Ninth Avenue, Campsie, located within 200 metres of the subject site. This proposal will comprise of approximately 346 apartments over a commercial podium.

4 Social Baseline

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

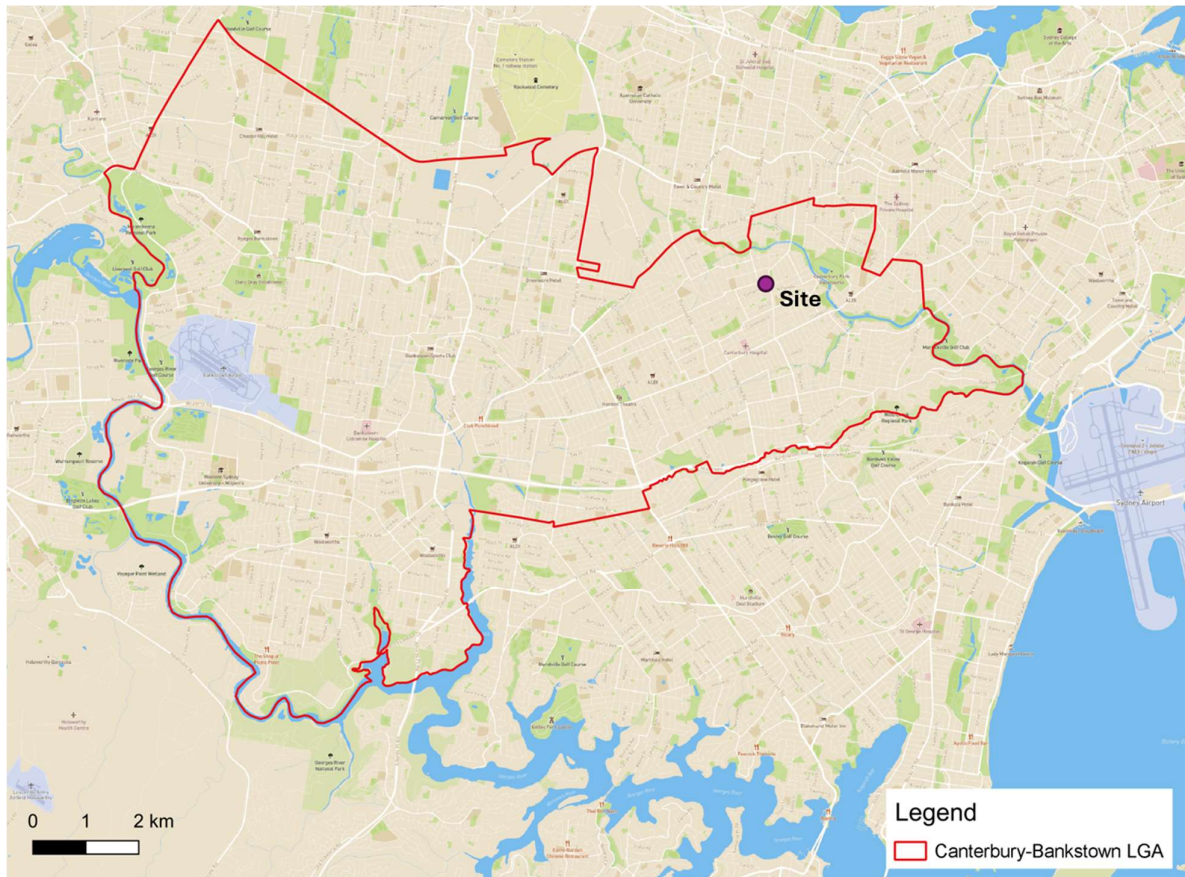
4.1 SOCIAL LOCALITY

The site has an area of approximately 1,631.7m². The current development on the land is two separate buildings, one a two-storey building with shopfronts and the other a single storey building that was formerly used as a grocer. Immediately around the site:

- To the **north**, the site is adjacent to a four-storey mixed-use building that includes a restaurant on the ground floor and eight apartment units above. Further north, the context transitions to a small laneway, a public car park, and a residential apartment development at 2-4 London Street.
- To the **east**, across Dispensary Lane, the site interfaces with private parking areas and the rear of retail premises that front onto North Parade and Beamish Street.
- To the **south**, across North Parade and pedestrian sidewalks, lies the rail line corridor, which is currently undergoing an upgrade to Metro.
- To the **west**, across London Street, is a public car park bordered by a mix of low and medium-density housing.

The location of the site and the boundaries of the Canterbury-Bankstown LGA is shown below.

Figure 2: Site location and LGA context

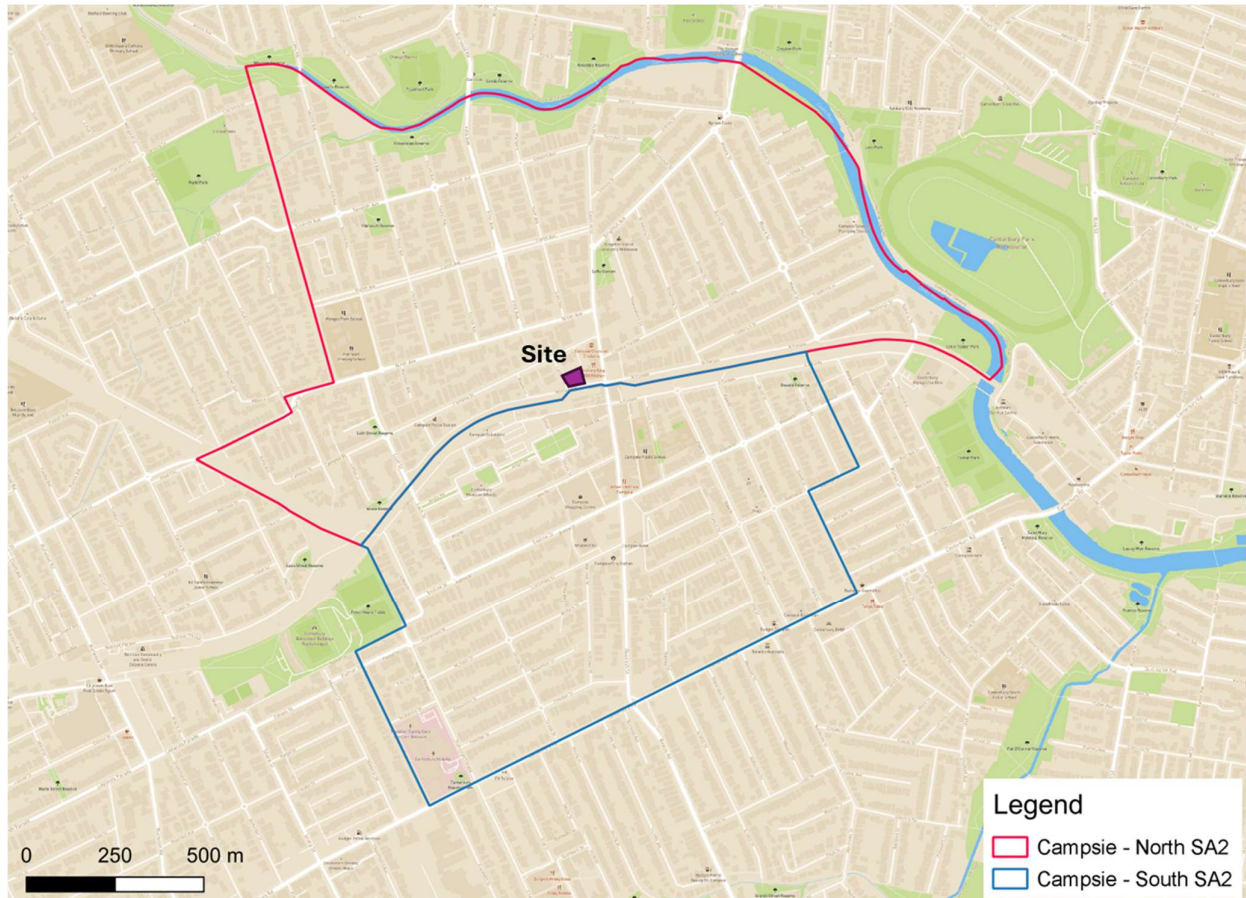


Source: Hadron Group

The social locality identified is the Campsie – South SA2 and Campsie – North SA2. The locality is characterised by a range of retail, healthcare, hospitality, community and medium density residential uses in the town centre, shifting to medium and low density residential in the outer areas.

The location of the site and the boundaries of the Campsie – North and Campsie – South SA2s are shown below.

Figure 3 Social locality (outlined in red and blue)



Source: Hadron Group

4.2 HOUSEHOLD AND DWELLING PROFILE

Table 8 presents the age, household, and dwelling profiles for Campsie – North SA2, Campsie – South SA2, Canterbury-Bankstown LGA, and Greater Sydney as at Census 2016 and 2021.

- **Population Trends:** The population of Campsie – North declined by 3.1% between 2016 and 2021 from 12,294 persons to 11,905 persons, while Campsie – South grew by 4.1% from 8,702 persons to 9,059 persons. In contrast, Canterbury-Bankstown LGA grew by 7.1% and Greater Sydney by 8.4%.
- **Age Distribution:** Campsie – North and Campsie – South had higher proportions of working-age residents in 2021 (73.4% and 74.6%, respectively) compared to Canterbury-Bankstown (65.2%) and Greater Sydney (66.4%). The share of residents aged 65 and over increased in both areas between 2016 and 2021, from 11.7% to 14.5% in Campsie – North and from 10.9% to 12.9% in Campsie – South.
- **Household Composition:** In 2021, family households made up 69.8% of households in Campsie – North and 67.6% in Campsie South, lower than Canterbury-Bankstown (75.1%) and Greater Sydney (72.6%). Lone-person households were more prevalent in Campsie – South (23.2%) compared to Campsie – North

(21.1%) and Canterbury-Bankstown (21.3%). Group households were also higher in both Campsie – North (9.1%) and Campsie – South (9.2%) than in Canterbury-Bankstown (3.7%) and Greater Sydney (4.2%).

- **Dwelling Composition:** Campsie – North and Campsie – South are characterised by a high proportion of flats or apartments (63.4% and 70.6% in 2021, respectively), compared to Canterbury-Bankstown (28.6%) and Greater Sydney (30.8%). Separate houses made up only 25.7% of the dwelling stock in 2021 in Campsie – North and 16.1% in Campsie – South, significantly lower than the LGA and Greater Sydney.
- **Dwelling Sizes:** Two-bedroom dwellings were the dominate typology in 2021 in both Campsie – North (56.8%) and Campsie South (66.2%). In contrast, larger dwellings with three or more bedrooms were less common (38.0% in Campsie – North and 25.0% in Campsie – South) compared to Canterbury-Bankstown (63.7%) and Greater Sydney (64.8%).

Table 8: Household and dwelling profile, as at Census 2016 and Census 2021

	Campsie – North SA2		Campsie – South SA2		Canterbury- Bankstown LGA		Greater Sydney	
	2016*	2021	2016*	2021	2016	2021	2016	2021
Key statistics								
Total population – 000s	12.3	11.9	8.7	9.1	346.3	371.0	4824.0	5231.1
Population density – persons per km ²	7,846	7,597	7,770	8,088	3,141	3,366	390	423
Average household size	2.9	2.8	2.8	2.6	3.0	2.9	2.8	2.7
Age distribution								
0-4 years	5.5%	4.3%	6.7%	4.7%	7.2%	6.6%	6.4%	6.0%
5-14 years	9.4%	7.8%	9.3%	7.8%	13.3%	13.2%	12.2%	12.4%
15-24 years	15.0%	13.1%	12.6%	12.6%	13.4%	12.9%	13.0%	12.2%
25-34 years	20.9%	18.8%	23.3%	21.2%	15.3%	14.9%	16.1%	15.5%
35-44 years	13.8%	14.8%	14.3%	16.1%	13.5%	13.8%	14.4%	14.9%
45-64 years	23.8%	26.6%	22.9%	24.8%	23.3%	23.6%	23.9%	23.8%
65+ years	11.6%	14.5%	10.9%	12.9%	13.9%	15.0%	13.9%	15.2%
Household Composition								
Family Households	76.9%	69.8%	74.7%	67.6%	77.0%	75.1%	73.6%	72.6%
<i>Couple family with children</i>	36.5%	30.2%	34.7%	25.7%	41.9%	39.6%	37.4%	36.0%
<i>Couple family no children</i>	24.2%	24.0%	24.7%	24.7%	19.5%	19.8%	23.8%	24.4%
<i>One parent family</i>	13.8%	12.8%	12.9%	13.6%	13.8%	14.1%	11.1%	10.9%
<i>Other family</i>	2.4%	2.7%	2.4%	3.5%	1.7%	1.7%	1.4%	1.3%
Lone person household	15.9%	21.1%	18.1%	23.2%	19.6%	21.2%	21.6%	23.2%
Group household	7.2%	9.1%	7.2%	9.2%	3.3%	3.7%	4.7%	4.2%
Dwelling Composition								
Separate house	25.3%	25.6%	14.9%	16.1%	57.3%	55.1%	57.3%	56.0%
Semi-detached, row, terrace, townhouse etc	10.6%	10.7%	13.1%	13.2%	16.1%	15.8%	14.1%	12.8%
Flat or apartment	64.1%	63.4%	71.7%	70.6%	26.0%	28.6%	28.3%	30.8%
<i>Attached to a house</i>	0.0%	0.3%	0.0%	0.1%	0.1%	0.8%	0.1%	0.5%

	Campsie – North SA2		Campsie – South SA2		Canterbury- Bankstown LGA		Greater Sydney	
	2016*	2021	2016*	2021	2016	2021	2016	2021
One or two storeys	25.8%	23.5%	44.3%	40.2%	11.9%	10.4%	5.8%	5.1%
Three storeys	29.7%	28.7%	20.2%	19.2%	9.3%	8.9%	9.5%	8.5%
Four or more storeys	8.8%	11.0%	6.6%	11.1%	4.6%	8.5%	12.9%	16.7%
Nine or more storeys	N/A	0.0%	N/A	0.0%	N/A	2.1%	N/A	6.5%
Other dwelling	0.0%	0.2%	0.3%	0.1%	0.6%	0.5%	0.4%	0.4%
Dwelling composition by no. of bedrooms								
None (includes bedsitters)	0.3%	0.6%	0.4%	0.9%	0.6%	0.6%	0.8%	0.9%
One bedroom	4.5%	4.6%	8.1%	7.9%	4.9%	5.5%	7.6%	8.2%
Two bedrooms	58.6%	56.8%	67.8%	66.2%	30.7%	30.2%	25.8%	26.0%
Three bedrooms	23.1%	22.9%	16.1%	15.9%	38.5%	34.5%	35.2%	31.3%
Four bedrooms or more	13.5%	15.1%	7.6%	9.0%	25.3%	29.1%	30.6%	33.5%

Source: ABS (2016, 2021), Census of Population and Housing

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

*Note: 2016 data for Campsie North and Campsie South SA2s estimated using SA1 data and concordances to SA2 mapping, as these SA2s were not created at the time of the 2016 ABS census.

4.1 POPULATION ANCESTRY PROFILE

Over two-thirds of the Campsie – North and Campsie – South populations (69.4% and 67.3%, respectively) identified as having Asian ancestry in 2021. This is significantly higher than the rates reported for the broader Canterbury-Bankstown LGA (34.2%) and Greater Sydney (29.3%). In Canterbury-Bankstown LGA, 21.2% of the population identified as being of North African and Middle Eastern Ancestry, which was significantly higher than the rates reported for Greater Sydney (7.9%), Campsie – North (7.3%) and Campsie – South (6.4%).

Table 9: Self-Reported Ancestry Shares

	Campsie – North SA2	Campsie – South SA2	Canterbury- Bankstown LGA	Greater Sydney
Asian ¹	69.4%	67.3%	34.2%	29.3%
Oceanian	8.1%	7.5%	16.8%	25.6%
North-West European	9.2%	8.5%	15.6%	33.9%
Southern and Eastern European	6.6%	5.9%	15.4%	13.5%
North African and Middle Eastern	7.3%	6.4%	21.2%	7.9%
Other	2.1%	2.7%	3.4%	4.0%

Source: ABS (2021), Census of Population and Housing: Census 2021 introduced an Ancestry multi-response variable which allowed respondents to indicate up to two ancestry categories

¹ Combined total for South-East Asian, North-East Asian and Southern and Central Asian ancestry categories.

4.2 EDUCATION LEVELS

The two Campsie SA2s have a higher proportion of residents with bachelor degrees or diplomas compared to the Canterbury-Bankstown LGA but a lower proportion compared to Greater Sydney. They also have a stronger focus

on secondary education as the highest level attained and a lower proportion in vocational certificate levels compared to both the wider LGA and Greater Sydney.

Table 10: Highest level of Educational Attainment

	Campsie – North SA2	Campsie – South SA2	Canterbury-Bankstown LGA	Greater Sydney
Bachelor degree or higher	21.9%	21.8%	18.9%	27.2%
Diploma or Graduate Certificate level	9.0%	8.4%	7.2%	7.9%
Certificate level (I to IV)	5.9%	5.4%	8.5%	9.7%
Secondary school level	37.5%	34.8%	33.5%	27.4%
Other / not stated	25.7%	29.6%	31.9%	27.8%

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

Note: Data includes all ages of the population

4.3 INCOME DISTRIBUTION

The two Campsie SA2s exhibit a predominantly lower-income profile, with fewer households in higher-income brackets, compared to Canterbury-Bankstown LGA and Greater Sydney.

Table 11: Total Personal Income - Weekly - ranges

	Campsie – North SA2	Campsie – South SA2	Canterbury-Bankstown LGA	Greater Sydney
Negative or nil	11.3%	11.2%	10.7%	8.5%
\$1 - \$499	23.4%	20.9%	21.1%	16.7%
\$500 - \$999	24.7%	25.4%	17.7%	16.6%
\$1000 - \$1499	12.6%	11.7%	11.4%	12.7%
\$1500 - \$1999	5.4%	4.4%	6.4%	8.8%
\$2000 - \$2999	2.7%	2.4%	4.0%	7.2%
Above \$3000	1.0%	0.7%	2.0%	5.8%
Not stated / not applicable	19.0%	23.3%	26.7%	23.7%

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

4.4 POPULATION PROJECTIONS

According to the NSW Common Planning Assumptions (CPA 2024), population growth across the Campsie – North and Campsie – South SA2 areas is expected to remain moderate over the 15-year period to 2036, particularly when compared with the broader Canterbury-Bankstown Local Government Area (LGA).

- Campsie – North is projected to increase by 796 residents, representing a 6.7% rise from 2021 to 2036.
- Campsie – South is projected to grow by 888 residents, or 9.7% over the same period.
- By contrast, the Canterbury-Bankstown LGA as a whole is forecast to grow by 15.2%, indicating that Campsie's relative contribution to overall LGA growth will be modest.

This moderate rate of population increase reflects the area's already high residential density and incremental infill and renewal patterns.

Table 12: Population projections

Change from 2021 to 2036	Campsie - North SA2	Campsie - South SA2	Canterbury-Bankstown LGA
Total	+6.7%	+9.7%	+15.2%
0-4 years	+9.3%	+1.6%	+6.1%
5-14 years	-0.4%	+2.4%	+3.8%
15-24 years	+1.0%	+10.5%	+8.3%
25-34 years	+5.4%	-4.1%	+7.7%
35-44 years	-0.5%	-6.3%	+14.6%
45-64 years	-24.3%	-16.9%	+10.0%
65+ years	+82.4%	+112.9%	+52.3%

Source: NSW Common Planning Assumptions 2024

The Canterbury-Bankstown Housing Strategy (June 2020) identifies several constraints limiting growth in the Campsie Strategic Centre, including significant lot fragmentation, strata subdivision of R4-zoned sites, and the need to protect the fine-grain character of Beamish Street's traditional main street. To address these challenges, Canterbury-Bankstown Council has prepared the Campsie Town Centre Masterplan and an associated Planning Proposal to amend the Local Environmental Plan (LEP).

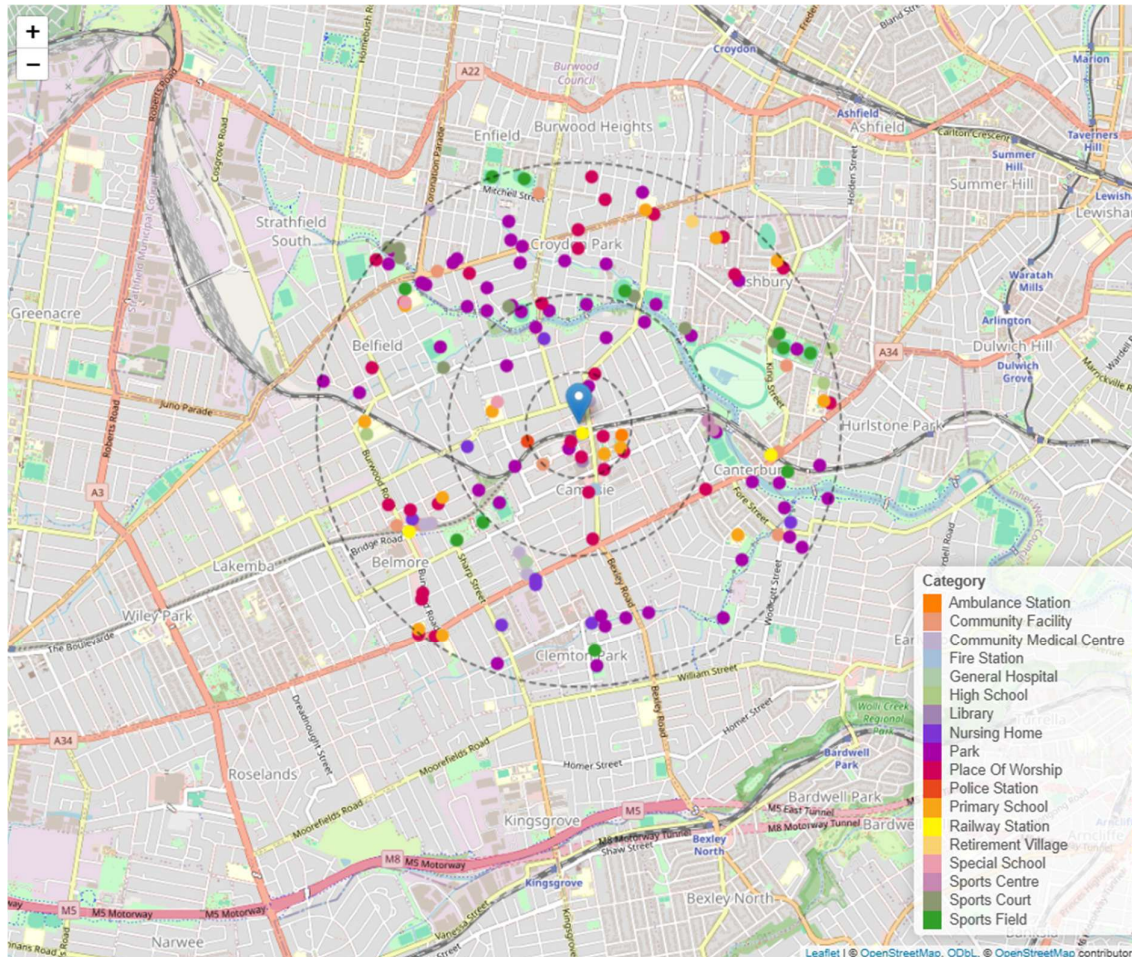
In contrast to the moderate growth projected under the NSW Common Planning Assumptions (CPA 2024), the Masterplan envisages capacity for approximately 5,600 additional dwellings within the Campsie Town Centre over the 15 years to 2036, reflecting the area's strategic importance as a key urban renewal and transit-oriented development precinct.

5 Social Infrastructure Audit

The following section outlines the social infrastructure surrounding the site and evaluates the proposal's potential impacts on access to and availability of social infrastructure.

The local social infrastructure context for the sites is shown below and detailed in the following sections. The audit has been undertaken for a 400 metre, 1 km, and 2 km radius of the site and has been informed by an analysis of the NSW Points of Interest (NSW POI) dataset¹ and Council social infrastructure strategies.

Figure 4: Location of existing facilities



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

Parks, sports and recreational facilities

Lofts Garden, classified as district-level open space, is located approximately 300m north of the site. The Cooks River foreshore path can be accessed at the northern end of Beamish Street, around 900m from the site, providing

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

connections to the Cooks River Cycleway, additional open space areas, and a range of neighbourhood, district, and regional-level sporting facilities located within 1–1.5km.

To the south, Anzac Park—classified as regional-level open space—is approximately 400m from the site and also offers the nearest playground to the site. The Belmore Oval Sports Complex, which accommodates regional and state-level sporting facilities and adjoins district-level open space and the Belmore Bowling Club, is located around 1.5km away. In addition, many of the city’s major sporting facilities are situated close to stations along the future metro line, including the Canterbury Leisure and Aquatic Centre, which is currently undergoing redevelopment.

Table 13: Main parks, playgrounds, and sport facilities within a 2km radius of the site (* includes play facilities)

Facility name	Address	Radial Proximity
Anzac Park*	31 Anzac Square, Campsie, NSW 2194	< 400m
Lofts Garden	135 Beamish St, Campsie, NSW 2194	< 400m
Loch Street Reserve*	113 Campsie St, Campsie NSW 2194	< 1 km
Harcourt Reserve*	62 Seventh Ave, Campsie, NSW 2194	< 1 km
Mildura Reserve*	4A Cowper St, Campsie NSW 2194	< 1 km
Federation Reserve*	68 Fourth Ave, Campsie NSW 2194	< 1 km
Cooks Park	3a/256 Beamish St, Campsie NSW 2194	< 1 km
Flockhart Park* (Burwood LGA)	Hextol St, Croydon Park NSW 2133	< 1 km
Rudd Park*	113 Lincoln St, Belfield, NSW 2191	< 1 km
Croydon Park	Croydon Ave, Croydon Park NSW 2133	< 2 km
Canterbury Aquatic & Fitness Centre*	17B Phillips Ave, Canterbury, NSW 2193	< 2 km
Lees Park*	1 Harmony St, Ashbury, NSW 2193	< 2 km
Picken Oval	58A Hampton St, Croydon Park NSW 2193	< 2 km
Belmore Sports Ground*	3 Edison Ln, Belmore NSW 2192	< 2 km

Source: NSW Points of Interest (POI) webservice and City of Canterbury Council strategies

Community facilities

The site is with 300m of the Orion Centre, a Council-owned multi-purpose community venue at 155 Beamish Street with capacity for up to 550 attendees. The Centre hosts a wide range of events, including musical and theatre recitals, conferences, corporate functions, and private gatherings.

The existing Campsie Library, situated approximately 500m south of the site, provides an extensive multilingual collection, a large activity room, and several smaller meeting spaces. As part of the Campsie Hub project, the library will be relocated and expanded to deliver enhanced community facilities, including a new music centre, in response to the needs of a growing population. The new Hub will be located adjacent to the Orion Centre, on the site of the existing Council Customer Service Centre, consolidating key civic and cultural functions within a central precinct.

Table 14: Community facilities within a 2km radius of the site

Facility Name	Address	Proximity
Orion Centre	155 Beamish Street, Campsie, NSW 2194	< 400m
Salvation Army Church	23 Anglo Rd, Campsie, NSW 2194	< 400m
St John’s Anglican Church	26 Anglo Rd, Campsie, NSW 2194	< 400m
Campsie Library and Knowledge Centre	14-28 Amy St, Campsie, NSW 2194	< 1 km
Campsie Police Station	58 Campsie St, Campsie, NSW 2194	< 1 km

Facility Name	Address	Proximity
Campsie Ambulance Station	3/7 Duke St, Campsie, NSW 2194	< 1 km
Campsie Fire Station	294 Beamish St, Campsie, NSW 2194	< 1 km
Congregation of Jehovah's Witnesses	155-157 Brighton Ave, Campsie, NSW 2194	< 1 km
Uniting Church	36 Evaline St, Campsie NSW 2194	< 1 km
St Mel's Church	7 Evaline St, Campsie NSW 2194	< 1 km

Source: NSW Points of Interest (POI) webservice and City of Canterbury Council strategies

Education facilities

The site is in close proximity to the following education facilities:

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

Facility Name	Address	Proximity
The Carrington Centre	2 Carrington Square, Campsie, NSW 2194	< 400m
Campsie Public School	Public School, 3 Harold St, Campsie, NSW 2194	< 1 km
St Mel's Catholic Primary School	18 Duke St, Campsie, NSW 2194	< 1 km
Wangee Park School	3 First Ave, Campsie, NSW 2194	< 1 km
Harcourt Public School	5 First Ave, Campsie, NSW 2194	< 2 km
All Saints Grammar Junior School	26 Etela St, Belmore, NSW 2192	< 2 km
St Michael's Catholic Primary School	36A Margaret St, Belfield, NSW 2191	< 2 km
Aspect South East Sydney School Belfield	12 Margaret St, Belfield, NSW 2191	< 2 km
Our Lady of Good Counsel Catholic Primary School	11 Currie Rd, Forestville, NSW 2087	< 2 km
Oxford Falls Grammar School	2 Wakehurst Pkwy, Oxford Falls, NSW 2099	< 2 km
Aspect Vern Barnett School, Forestville	11 Currie Rd, Forestville, NSW 2087	< 2 km

Source: NSW Points of Interest (POI), Spatial Services, Department of Customer Service

Chapter 10.2 of the Canterbury-Bankstown Development Control Plan (DCP) 2023 notes that:

- Based on current population forecasts, the existing school network within the LGA has sufficient capacity to accommodate projected demand over the next 25 years.
- The Canterbury-Bankstown Local Environmental Plan (LEP) 2023 seeks to concentrate intensive, trip-generating activities in locations with the greatest access to rail transport.
- Schools, as significant trip generators with a high proportion of public transport-dependent students, are encouraged to locate near rail infrastructure.

The proposal aligns with these planning directions by delivering new housing within a town centre location, within walking distance of the future Metro station and existing bus routes, and in close proximity to a well-established network of schools. This supports the efficient use of existing social infrastructure and reinforces the strategic intent to focus population growth around high-accessibility public transport nodes.

As of 18 March 2026, the Commonwealth Government's Starting Blocks website identified 53 early childhood education and care centres within a 2-kilometre radius of the development site, of which 19 centres (approximately 36%) reported both casual and permanent vacancies.

Health facilities

The development site is currently supported by a range of health facilities providing essential medical services, family health care, and specialised support for early childhood and youth:

Table 16: Health facilities within 2km of the site

Facility name	Address	Proximity
Campsie Early Childhood Health Centre	147 Beamish St, Campsie, NSW 2194	< 400m
Tresillian Care Centres	1A McKenzie St, Campsie, NSW 2194	< 2 km
Canterbury Hospital	26-50 Tudor St, Campsie, NSW 2194	< 2 km
Canterbury Community Health Centre	63 Tudor St, Belmore, NSW 2192	< 2 km
Belmore Youth Resource Building	40 Redman Parade, Belmore, NSW 2192	< 2 km
Belmore Early Childhood Health Centre	40 Redman Parade, Belmore, NSW 2192	< 2 km
Enfield Family Medical Practice	136A Coronation Parade, Croydon Park, NSW 2133	< 2 km

Source: NSW Points of Interest (POI), Spatial Services, Department of Customer Service

Transport and Connectivity

The site's North Parade frontage faces the Campsie Metro Station. Upon completion, Metro services from Bankstown will operate at least every four minutes during peak periods, providing significantly reduced travel times to major employment centres and enhancing Campsie's attractiveness as a convenient residential location for commuters. In addition, there are 10 bus routes operating along and around Beamish Street, all within a five-minute walk of the site, offering a high level of public transport accessibility and connectivity to the broader Sydney metropolitan area.

Table 17: Bus stops within a 5 minute walk of the site

Route Number	Route Description	Peak Hour Frequency	Off-Peak Frequency
410	Macquarie Park to Hurstville	10 minutes	15-20 minutes
412	Campsie to City Martin Place via Earlwood & Dulwich Hill	15 minutes	15-30 minutes
413	Campsie to Central Pitt Street	15 minutes	30-60 minutes
415	Campsie to Chiswick	15-20 minutes	30 minutes
420	Mascot Station to Burwood	15 minutes	15-30 minutes
445	Campsie to Balmain via Market Place Leichhardt	15 minutes	20-30 minutes
473	Rockdale to Campsie	30 minutes	30-60 minutes
487	Bankstown Central to Canterbury	25-60 minutes	60 minutes
490	Hurstville to Drummoyne	25-30 minutes	30 minutes
492	Rockdale to Drummoyne	15-30 minutes	30 minutes

5.1 DEVELOPMENT RESIDENT AND WORKER POPULATION

The development provides 156 residential apartments with the following bedroom mix.

- 2-bedroom apartments (~80.1%)
- 3-bedroom apartments (~17.3%)
- 4-bedroom apartments (~2.6%)

The resident population was estimated using the following data:

- Average number of people resident in two, three and four bedroom apartments in the Canterbury-Bankstown LGA.²
- Average residential vacancy rates for Canterbury-Bankstown over last five years.³ The vacancy rate used was for all dwelling types and sizes because more granular estimates were not available.
- Age distribution of the population of the Canterbury-Bankstown LGA.⁴

The resulting estimated resident population is 396 persons as detailed in the table below.

Table 18: Resident population estimate

Item	Base Case	Project Case	Change
No. of apartments	0	156	156
Occupied apartments	0	153	153
Estimated population	0	396	396
Persons 0-4	0	27	27
Persons 5-14	0	52	52
Persons 15-64	0	258	258
Persons 65+	0	59	59

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

5.2 DEMAND FROM THE SSDA

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

The expected incremental demands on facilities and infrastructure associated with the SSD Application have been calculated using the following benchmarks:

- Canterbury-Bankstown Council – Community Needs Analysis (2019), Open Space Strategy (2017) Playgrounds & Play Spaces Strategic Plan (2018)
- Growth Centre Commission – Development Code (2006)

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

Table 19: SSDA resident population demand for community facilities

Category	Source	Type of facility	Benchmark provision rate	Demand from SSDA
Community facilities	Canterbury Bankstown Community Needs Analysis (2019)	Integrated multipurpose facility	1:20,000-30:000 residents	0.02
		Local community facilities	3-4:20,000-30,000 residents	0.06
		Community halls	1:20,000 residents	0.02
		Community meeting rooms	1:10,000 residents	0.04

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

³ SQM Research 2024, *Residential Vacancy Rates – Region: Canterbury-Bankstown*

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

Category	Source	Type of facility	Benchmark provision rate	Demand from SSDA
		Dedicated youth space	1:30,000-60,000 residents	0.01
		Senior citizens centres	1:40,000-60,000 residents	0.01
		Libraries	1:20,000-30,000 residents	0.03
		Regional libraries	1:LGA/region	N/A
		District libraries	1:50,000 residents	0.01
	Growth Centre Commission – Development Code (2006)	Childcare facility	1 place: 5 children 0-4 years	5.25
		After school care facility	1 place: 25 children 5-12 years	1.67
Education	Growth Centre Commission – Development Code (2006)	Public Primary Schools	1:1,500 new dwellings	0.10
		Public High Schools	1:4,500 new dwellings	0.03
Health and social welfare	Growth Centre Commission – Development Code (2006)	Community Health Centre	1:20,000 people	0.02
		Hospital Beds	2 beds:1000 people	0.79
		Aged Care Housing	1:10,000 people	0.04
		High Care (Nursing home)	40 beds:1,000 people 70yrs+	1.68
		Low Care (Hostel) places	48 places:1,000 people 70yrs+	2.01
		Community Service Centre	85 sqm:1000 people	33.66
Open space	Canterbury Open Space Strategy (2017)	Developed open space	1.96 ha:1000 person	0.78
		All open space	2.25 ha:1000 person	0.89
	Playgrounds & Play Spaces Strategic Plan (2018)	Playgrounds	1: 2,300 people	0.17

Source: Hadron Group analysis of sources noted in table

5.1 PROPOSAL'S IMPACT ON EMPLOYMENT

The impact of the proposal on employment (Full Time Equivalent roles – FTE) has been estimated across the sites existing use, the construction of the proposal and its proposed use. Core assumptions for the analysis are:

- Existing site is used for storage at 10 London Street, with 470m² GLA based on tenancy data
- Existing site is active for 43 North Parade, with 907m² GLA based on tenancy data
- 90% GLA/GFA benchmark
- 509m² GFA for retail developed from the proposal
- 156 apartments developed from the proposal

A full-time equivalent (FTE) on-site worker population was estimated using the following data:

- 2023 Common Planning Assumptions (CPA) Workspace Ratios
- A bottom-up, operations-driven estimate of building management staffing, sized to the asset's scope (156 units, commercial areas, resident amenities, and four parking levels).

The resulting estimated worker population is 28 full-time equivalents (FTEs), which is a net gain of 8 FTEs compared to the existing employment uses at that site.

Table 20: Worker population estimate

Use	GFA (sqm)	Job Density	FTE Jobs
Employment in existing use			
Cafes & Takeaways	452	1 per 35m ²	13
Storage	1,008	1 per 150m ²	7
Employment in proposed use			
Cafes & Takeaways	509	1 per 35m ²	15
Building Management	-	-	10
Work from Home	-	-	3
Net employment gain	-	-	8

Source: NSW Government Common Planning Assumptions, Hadron Group analysis

6 Stakeholder Consultation

Community consultation was undertaken by ECF Australia Pty Ltd on behalf of Arada Development Management during April and May 2025. The engagement aligned with the NSW Department of Planning, Housing and Infrastructure's *Undertaking Engagement Guidelines for State Significant Projects (2024)* and aimed to:

- Provide early and accurate information to the community and stakeholders.
- Offer transparent opportunities for feedback, questions and concerns.
- Inform project design prior to lodgement of the State Significant Development Application (SSDA).

Given the proximity of the proponent's London Street and Beamish Street sites, a number of engagement activities were undertaken concurrently, and feedback received reflects both site-specific issues and broader views on renewal within the Campsie Town Centre.

6.1 ENGAGEMENT ACTIVITIES

A range of engagement methods were employed to ensure broad community and stakeholder involvement:

- Project flyer distribution to approximately 3,700 households and businesses within 400m of the site.
- Dedicated project website including FAQs, project details, survey links and contact information.
- Email notifications sent to 33 stakeholders, including Canterbury-Bankstown Council, elected representatives, community groups, businesses, and institutions.
- Community survey (English and Simplified Chinese), promoted through flyers, emails, and the website.
- Geotargeted social media and local press advertisements.
- Community drop-in sessions held at the Orion Theatre.
- Door-knocking local businesses to share information and invite participation.
- Dedicated project email inbox for ongoing feedback and enquiries.

6.2 KEY THEMES AND FEEDBACK

Feedback was received via surveys, drop-in sessions, business engagement and written submissions. The following key themes emerged:

- **Housing** – Strong support for additional housing supply, with particular interest in larger apartment formats. Two- and three-bedroom apartments were consistently identified as the most desirable product, with affordable housing options also welcomed.
- **Retail and services** – Support for the inclusion of retail and essential services at ground level, including uses such as food, convenience retail, and community-serving businesses that contribute to local activity and amenity.
- **Design and amenity** – General support for contemporary building design, high-quality communal amenity and landscaped spaces, including rooftop and podium-level facilities. Feedback highlighted the importance of providing shared spaces that support resident wellbeing and social interaction, while some concerns were raised regarding potential overshadowing and visual impact.
- **Building height** – Mixed views were expressed. While many respondents supported increased height in proximity to the Metro as part of Campsie's ongoing renewal, others raised concerns regarding scale and consistency with the existing character of the area.

- **Traffic, parking and transport** – The site's proximity to the new Metro station was widely recognised as a key advantage. Some stakeholders supported reduced reliance on private vehicles and lower parking provision in well-served locations, while others expressed concerns regarding local traffic and parking availability.
- **Local infrastructure** – Stakeholders emphasised the importance of open space, community facilities and supporting infrastructure. There was general support for development that contributes to improved amenity, alongside concerns about cumulative impacts on schools, health services and the road network.
- **Business and economic growth** – Local businesses were generally supportive of redevelopment, noting the potential to increase foot traffic, support local trade, and contribute to the revitalisation of the Campsie town centre.

7 Social Impacts Assessment

Considering the social locality, the assessment identifies a range of potential positive and negative impacts, sets out mitigation measures to be adopted, and explains how these measures are expected to change each impact's significance.

Different stakeholder groups considered in this process include:

- Workers, businesses, residents and visitors surrounding the site
- Community within the Campsie – North SA2 and Campsie – South SA2
- Community within the Canterbury-Bankstown LGA

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

7.1 WAY OF LIFE

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

Table 21: Way of life – potential impacts and responses for consideration

Way of life – potential impacts and responses for consideration	
Construction phase – temporary disruptions to daily activities	During the construction period, residents, workers, and visitors in the London Street and North Parade precinct are expected to experience short- to medium-term impacts on amenity, accessibility, and local character associated with demolition and building construction works. Key influences include: • Noise and vibration associated with demolition, structural works, and general construction activities. • Traffic and parking disruption resulting from construction vehicle movements, haulage routes, and temporary on-street work zones. • Reduced pedestrian accessibility and potential short-term impacts on local businesses due to changes in access arrangements. • Temporary changes to visual amenity and perceptions of safety within the immediate vicinity. Overall, these effects will temporarily alter the local acoustic, mobility, and social environment, resulting in a short-term but noticeable reduction in amenity and convenience for nearby residents and workers.
Impact significance	Direction: Negative Likelihood: Likely Magnitude level: Minor Significance: Medium
Identified responses	The following mitigation and management measures have been identified to minimise way-of-life disruption during the construction phase:

Way of life – potential impacts and responses for consideration

	- Construction Traffic Management Plan (CTMP): Manage haulage routes, work zones, and vehicle scheduling to minimise congestion and maintain pedestrian safety. - Construction hours: Restrict works to approved hours (7 am–6 pm Monday–Saturday; no work on Sundays or public holidays). - Noise and vibration management: Use low-noise equipment, install temporary acoustic barriers where required, and undertake monitoring at sensitive receivers. - Staging of works: Coordinate construction activities to minimise overlapping high-impact works and reduce cumulative disruption. - Community communication: Provide advance notice of key activities, including road closures, high-noise works, and access changes. - Construction workforce management: Encourage public transport use, limit on-street parking by workers, and utilise off-site parking where required. - Pedestrian access: Maintain safe and legible pedestrian pathways, including temporary detours with appropriate signage. - Monitoring and adaptive management: Ongoing monitoring of noise, vibration and traffic to ensure compliance and enable responsive mitigation if required.
Residual impact	Direction: Negative Likelihood: Possible Magnitude level: Minor Significance: Low
Operational phase – permanent increase in activity volumes	Following occupation, daily activity around London Street, North Parade and Dispensary Lane will increase and extend into the evening. Key influences include: - Increased pedestrian activity associated with residents, visitors and workers. - Localised pick-up/drop-off activity and small-scale servicing and deliveries. - Vehicular access to the podium car park via Dispensary Lane. While activity levels will increase, the site's proximity to high-capacity public transport (including the Sydney Metro) is expected to support a strong shift towards public and active transport modes.
Impact significance	Direction: Negative Likelihood: Likely Magnitude level: Minor Significance: Medium
Identified responses	The following measures are proposed to manage operational impacts:

Way of life – potential impacts and responses for consideration

	• Parking strategy: No customer parking for retail uses; non-residential parking allocated to staff; residential parking provision below maximum rates to support mode shift. • Green Travel Plan (GTP): Implement measures to encourage walking, cycling and public transport use by residents and employees. • Access management: Manage vehicle access via Dispensary Lane to minimise impacts on primary streets and pedestrian areas. • Active transport facilities: Provide bicycle parking and end-of-trip facilities to support non-car travel. • Servicing management: Coordinate delivery and servicing activities to minimise peak period impacts. Traffic modelling undertaken as part of the Transport and Accessibility Impact Assessment (TIA) indicates that surrounding intersections are expected to operate at acceptable levels of service, with a significant proportion of trips anticipated to be undertaken by public and active transport.
Residual impact	Direction: Negative Likelihood: Possible Magnitude level: Minor Significance: Low

Source: Hadron Group analysis.

7.2 COMMUNITY

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

Table 22: Community – potential impacts and responses for consideration

Community – potential impacts and responses for consideration	
Operational phase – infrastructure provision	The development will deliver a range of opportunities that provide positive quality-of-life outcomes for new and existing residents, businesses and workers in the local community: • More homes and choice: Delivers 156 dwellings in a well-located, transit-oriented setting, including 10% affordable housing to help reduce housing stress for eligible households. • Accessible and inclusive housing: Approximately half of all dwellings are designed to meet Liveable Housing Design standards (Silver and Gold levels), supporting ageing in place and improving accessibility for people with mobility needs. This contributes to a more inclusive housing offering and responds to the needs of a diverse and evolving community. • Resident wellbeing and cohesion: A dedicated communal amenity level integrates indoor and outdoor facilities including a gym, pool and spa, landscaped terraces, and a variety of shared spaces such as lounge, private

Community – potential impacts and responses for consideration	
	dining, games, music and meeting rooms. This mix of amenities supports health and wellbeing while encouraging social interaction and community cohesion among residents. • Convenient local shopping: A refined retail offering at ground level improves access to day-to-day goods and services for residents, workers and visitors. • Support for local businesses: Increased foot traffic and longer dwell times within the centre are expected to support local businesses and contribute to the ongoing revitalisation of Campsie town centre.
Impact significance	Direction: Positive Likelihood: Possible Magnitude level: Minor Significance: Low
Identified responses	The building management team can implement the following measures to support and enhance these positive operational-phase impacts: • Activate community spaces: Facilitate regular social, wellness and community events within shared amenity areas to support resident interaction and cohesion. • Support local businesses: Promote partnerships with nearby retailers and service providers, including local promotions, events and potential tenancy opportunities. • Encourage sustainable mobility: Provide facilities and information to support walking, cycling and public transport use, leveraging proximity to the Metro station.
Residual impact	Direction: Positive Likelihood: Likely Magnitude level: Minor Significance: Medium

Source: Hadron Group analysis.

7.3 ACCESS

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

Table 23: Access – potential impacts and responses for consideration

Access – potential impacts and responses for consideration	
<i>Accessibility impacts for stakeholders</i>	The proposed development will influence local movement patterns and access within the Campsie Town Centre, creating both short-term adjustment pressures and long-term connectivity benefits. • Short-term impacts: The existing community may experience minor increases in traffic and pedestrian wait times at key intersections as the surrounding network adjusts to increased activity.

Access – potential impacts and responses for consideration	
	Long-term benefits: Future residents will benefit from the site's highly accessible location directly opposite the Campsie Metro station, with strong connections to bus services and nearby social infrastructure. The site's proximity to high-capacity public transport and its integration with local streets, including Dispensary Lane, will support walkability, active transport use, and reduced reliance on private vehicles.
Impact significance (short term / long term)	Direction: Negative / Positive Likelihood: Likely / Possible Magnitude level: Minor / Minor Significance: Medium / Low
Identified responses	The following measures are proposed to manage accessibility impacts and support improved movement outcomes: - Traffic network management: Implement the recommendations of the Traffic and Transport Impact Assessment (TIA), including any required intersection upgrades and signal timing adjustments, to maintain safe and efficient movement for vehicles, pedestrians and cyclists. - Public and active transport integration: Leverage the site's direct proximity to the Metro station and existing bus network to encourage mode shift away from private vehicle use. - Local network integration: Utilise Dispensary Lane as a secondary movement corridor, supporting pedestrian and cycling activity and providing connections to the broader local street network, including future links associated with surrounding redevelopment sites.
Residual impact (short term / long term)	Direction: Negative / Positive Likelihood: Possible / Likely Magnitude level: Minor / Minor Significance: Low / Medium

Source: Hadron Group analysis.

7.4 CULTURE

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

Table 24: Culture – potential impacts and responses for consideration

Culture – potential impacts and responses for consideration	
Construction phase – Potential Archaeological Deposits (PAD)	The Aboriginal Cultural Heritage Assessment Report (ACHAR) and the supporting Archaeological Technical Report (ATR) found no Aboriginal objects, sites, or Potential Archaeological Deposits (PADs) within the study

Culture – potential impacts and responses for consideration	
	area. The site has been heavily disturbed by previous urban development, demolition, and excavation, with low to negligible archaeological potential.
Impact significance	Direction: Negative Likelihood: Unlikely Magnitude level: Moderate Significance: Low
Identified responses	The following ACHAR measures will be implemented during construction: • A stop-work and notify procedure for any potential Aboriginal objects • Ongoing engagement with Registered Aboriginal Parties • Cultural heritage awareness training for site personnel • Adaptive management through additional assessment if new areas are affected.
Residual impact	Direction: Negative Likelihood: Very Unlikely Magnitude level: Moderate Significance: Low
<i>Operational phase – protecting cultural values</i>	The proposed development will contribute to the evolving character of the Campsie Town Centre, reflecting its transition toward a higher-density, transit-oriented urban environment. • Short-term effect: The development will introduce a noticeable change in built form and scale within the immediate locality. However, the site's context – adjacent to the Metro station, rail infrastructure and commercial buildings along North Parade – means that it is less sensitive to fine-grain character compared to sites along Beamish Street. • Long-term effect: Over time, the development will contribute to establishing a contemporary urban character aligned with strategic planning objectives for Campsie, supporting increased activity, cultural diversity, and integration with surrounding transport infrastructure.
Impact significance (short term / long term)	Direction: Negative / Positive Likelihood: Likely / Possible Magnitude level: Minor / Minor Significance: Medium / Low
Identified responses	The following measures are proposed to support positive cultural and place-based outcomes: • Designing with Country: Apply the Designing with Country framework through the integration of Aboriginal narratives, materials and planting,

Culture – potential impacts and responses for consideration

	developed in consultation with relevant knowledge holders where appropriate. - Context-responsive design: Respond to the site's interface with transport infrastructure and surrounding commercial development through appropriate scale, articulation and materiality, while maintaining a high-quality architectural outcome. - Active ground plane: Provide active ground floor uses that contribute to local vibrancy and reflect the cultural diversity of Campsie through a mix of retail and service offerings. - Visual quality and articulation: Incorporate façade articulation, material variation and landscaping to reduce perceived bulk and contribute positively to the evolving streetscape.
Residual impact (short term / long term)	Direction: Negative / Positive Likelihood: Possible / Likely Magnitude level: Minor / Minor Significance: Low / Medium

Source: Hadron Group analysis.

7.5 HEALTH AND WELLBEING

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

Table 25: Health and wellbeing – potential impacts and responses for consideration

Health and wellbeing – potential impacts and responses for consideration	
Operational phase – lifestyle benefits	The development is expected to enhance community health and wellbeing by promoting active lifestyles, providing 10% affordable housing, and creating inclusive public spaces that encourage social interaction and a sense of belonging.
Impact significance	Direction: Positive Likelihood: Possible Magnitude level: Minor Significance: Low
Identified responses	The following responses have been identified to enhance these positive impacts: - Environmental adjustments: Regularly review and adapt the building spaces to ensure they remain safe, accessible, and comfortable. - Green Transport Plan: Implement and monitor a Green Transport Plan to encourage active travel and deliver associated health and wellbeing benefits.

Health and wellbeing – potential impacts and responses for consideration

	- Community integration initiatives: Establish programs and partnerships that foster inclusion and social connection among diverse residents. - Regular community events and activities: Host ongoing events and shared activities to strengthen relationships between residents and the wider Campsie community.
Residual impact	Direction: Positive Likelihood: Likely Magnitude level: Minor Significance: Medium

Source: Hadron Group analysis.

7.6 SURROUNDINGS

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

Table 26: Surroundings – potential impacts and responses for consideration

Surroundings – potential impacts and responses for consideration	
Operational phase – overshadowing	The proposed development's height and massing will result in some overshadowing of surrounding areas, particularly to the south of the site across the railway corridor, including portions of Anzac Park. Shadow diagrams indicate that while overshadowing will occur at certain times of the day during the winter solstice, a substantial proportion of the park remains unshaded throughout key daylight hours. The extent of overshadowing varies across the day and is influenced by the site's separation from the park by rail infrastructure and intervening distance. There are no publicly accessible open spaces within the site. Communal open space is provided at Level 5, including outdoor recreational areas designed to receive adequate solar access.
Impact significance	Direction: Negative Likelihood: Likely Magnitude level: Minor Significance: Medium
Identified responses	The following design measures contribute to managing overshadowing impacts: Tower setback and slender form: The tower is setback above the podium level, reducing the overall shadow footprint compared to a full-height building envelope.

Surroundings – potential impacts and responses for consideration

	• Separation from sensitive receivers: The site's location opposite rail infrastructure provides additional distance from Anzac Park, reducing the intensity and duration of overshadowing on key public open spaces. • Solar access to communal areas: Outdoor communal spaces at Level 5 are designed to receive appropriate solar access, supporting usability and resident amenity. • Compliance with planning controls: The building envelope and tower setbacks are consistent with the relevant planning framework, which has been developed to balance density with solar access outcomes across the town centre.
Residual impact	Direction: Negative Likelihood: Possible Magnitude level: Minor Significance: Low

Source: Hadron Group analysis.

7.7 LIVELIHOODS

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

Table 27: Livelihoods – potential impacts and responses for consideration

Livelihoods – potential impacts and responses for consideration

Construction phase – business disruption and job creation	During the construction phase, the project will generate both temporary economic disruption and short-term employment benefits: • Temporary business disruption: Construction works may result in short-term impacts to nearby businesses through noise, dust, and changes to access arrangements, which may affect patronage during peak construction periods. • Employment and economic benefits: Construction activity will generate direct and indirect employment opportunities for contractors, trades and suppliers, contributing to local economic activity during the build period.
Impact significance (business disruption / job creation)	Direction: Negative / Positive Likelihood: Possible / Possible Magnitude level: Moderate / Moderate Significance: Medium / Medium
Identified responses	The following measures are proposed to minimise disruption and support local economic outcomes: • Construction Traffic Management Plan (CTMP): Manage haulage routes, work zones and delivery scheduling to maintain safe access and visibility for nearby businesses.

Livelihoods – potential impacts and responses for consideration

	- Construction management and communication: Provide advance notice of works and maintain clear access arrangements to minimise disruption to local trade. - Local procurement: Where feasible, engage local contractors, suppliers and service providers to support local economic participation.
Residual impact (business disruption / job creation)	Direction: Negative / Positive Likelihood: Unlikely / Likely Magnitude level: Minor / Minor Significance: Low / Medium
<i>Operational phase – job creation and urban renewal</i>	The operation of the development will generate a modest increase in employment and support local economic activity: - On-site employment: The development is expected to support approximately 28 ongoing jobs (FTE), including retail and building management roles, compared to an estimated 21 existing jobs, resulting in a modest net increase in employment. - Local economic activity: The additional residential population will increase demand for local goods and services, supporting nearby businesses and contributing to the ongoing vitality of the Campsie Town Centre.
Impact significance (job creation / urban renewal)	Direction: Positive / Positive Likelihood: Possible / Possible Magnitude level: Minor / Minor Significance: Low / Low
Identified responses	To support positive economic outcomes, the following measures are proposed: - Active ground floor uses: Provide retail tenancies that contribute to local convenience and support small business activity. - Building management and activation: Encourage engagement with local businesses and services to support the surrounding economy.
Residual impact (job creation / urban renewal)	Direction: Positive / Positive Likelihood: Likely / Likely Magnitude level: Minor / Minor Significance: Medium / Medium

Source: Hadron Group analysis.