

Social Impact Assessment
State Significant Development Application
Shop-top Housing Development
26-30 Campsie Street & 1 Assets Street,
Campsie

SSD –99727456

Prepared for:
Nascon Asset Pty Ltd

MAY 2026

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Sarah George Consulting acknowledges the traditional custodians of the lands on which we work. We pay our respects to Elders past, present and emerging.

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Declaration

Table 1: Author's Qualification and declaration

This SIA has been prepared by:	
Name	Sarah George
Role	SIA Author
Qualifications	• Bachelor of Arts (Sociology & Psychology) (Macquarie University) • Certificate IV Youth Work (TAFE NSW) • Certificate IV in Workplace Training and Assessment (Family Planning NSW)
Memberships	Member, International Association of Impact Assessment
Relevant experience	Social Planning Consultant since 2005 and have prepared Social Impact Assessments for various projects, including: • SSD Applications for Events sites, Schools, mixed use and affordable housing developments • Development applications for schools, licensed premises, Registered Clubs, aged care facilities, child care centres, sex premises, places of public entertainment, subdivisions, Specialist Disability Accommodation • CPTED reports • Expert Witness in NSW Land and Environment Court and NSW Civil and Administrative Tribunal
Declaration	The SIA contains the required information, as suggested in the Department of Planning, Housing and Infrastructure's <i>Social Impact Assessment Guidelines for State Significant Projects</i> (July 2025) and the supporting <i>Technical Supplement</i>. The information included comprises baseline data of the local area sourced from the 2016 & the 2021 Census; crime data compiled by BOSCAR; feedback from the local community and key stakeholders gathered during the community engagement processes; and considers the likely positive and potentially negative social outcomes of the proposal, including enhancement and mitigation measures. I confirm my understanding of my legal and ethical obligations as a consultant and confirm that none of the information in the SIA is false, or misleading.
Signature	
Date	7 May 2026

Additional detail on the Author's experience and qualifications is included at Appendix C.

Executive Summary

Sarah George Consulting has been engaged by Nascon Asset Pty Ltd to prepare a Social Impact Assessment (SIA) to accompany a State Significant Development Application (SSD – 99727456) via the Housing Delivery Authority (HDA) pathway to be submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for a proposed shop-top housing development on the site at 26-30 Campsie Street & 1 Assets Street, Campsie.

This table identifies the SEARs and relevant reference within this report.

SEARs and Relevant Reference

SEARs Item	Report Reference
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 Guidelines for State Significant Projects</i> .	Social Impact Assessment

This SIA has been prepared to satisfy the requirements as set out in the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing and Infrastructure (the Department), identifies the requirement for a Social Impact Assessment to be prepared in accordance with the Departments *Social Impact Assessment Guidelines 2025* (the *Guidelines*) and the associated *Technical Supplement*.

The assessment considers the potential impacts to people's way of life, community, accessibility, culture, health and wellbeing, livelihoods, surroundings, and the extent to which people have had a say in the decision-making process for the project. For the purposes of this assessment, 'people' refers to individuals, households, groups, communities, organisations and other stakeholders.

This report includes data on the existing social baseline of the community in which the site is located, and of potentially affected communities and groups in the projects identified social locality and assesses the potential social impacts and benefits of constructing and operating the proposed development, and includes recommended measures to enhance, mitigate and manage the identified social impacts.

The report also describes community engagement activities undertaken as part of the preparation of the report.

Based on the assessment in this report, the key social impacts of the proposal are:

- Way of life, wellbeing, accessibility, community, health and wellbeing in respect of the provision of a range of dwelling sizes, types and costs; employment generation during construction, in addition, ongoing employment for maintenance of the premises, and management of the affordable housing units; accessibility to public transport and services; opportunities for community participation and cohesion; health and wellbeing benefits to existing and future residents through the provision of open spaces.

- Way of life impacts for existing residents during construction and on completion in respect of noise and vibration, dust and traffic related to construction; increased population on the site, and increased traffic on local roads on completion; and changes to the visual presentation of the site; character of the area; overlooking and overshadowing.

Mitigation and enhancement measures proposed include:

- Inclusion of the recommendations noted in the technical reports accompanying the application;
- Design features to minimise overlooking including provision of non-accessible landscaped, stepped podium base; stepping of building; multi-faceted façade; vertical fins limiting outlook; and solid balustrades to lower level balconies;
- Ongoing communication with local residents about construction-related activities;
- Coordination with other, nearby construction projects to minimise impacts on local streets associated with truck movements;
- Careful consideration of shadow impacts on adjoining properties;
- Application of CPTED principles at the detailed design stage to ensure the development reduces the potential for crime.

The proposed development represents a positive social impact in respect of the provision of a range of housing sizes and options including affordable housing and adaptable housing in an area close to employment, public transport and services.

1.0 INTRODUCTION

Sarah George Consulting has been engaged by Nascon Asset Pty Ltd (the Applicant) to prepare a Social Impact Assessment. It accompanies an Environmental Impact Statement (EIS) in support of State Significant Development Application (SSD – 99727456) via the Housing Delivery Authority pathway for a rezoning proposal and proposed mixed-use development on the site at 26-30 Campsie Street & 1 Assets Street, Campsie.

This table identifies the SEARs and relevant reference within this report.

Table 1 – SEARs and Relevant Reference

SEARs Item	Report Reference
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 Guidelines for State Significant Projects</i> .	Social Impact Assessment

This Social Impact Assessment (SIA) is required by the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing and Infrastructure (the Department), identifies the requirement for a Social Impact Assessment to be prepared in accordance with the Department's *Social Impact Assessment Guidelines for State Significant Projects 2025* (the *Guidelines*) and associated *Technical Supplement*.

The *Guidelines* note that an SIA should include a combination of findings from Phase 1 and Phase 2 of the SIA. Phase 1 of the SIA will typically include:

- an understanding of the projects social locality;
- initial analysis of the defining characteristics of the communities within the project's social locality, including any vulnerable groups (described as the social baseline);
- initial evaluation of likely social impacts for different groups in the social locality;
- any project refinements or approaches to project development in the early phases of project planning that will be undertaken in response to likely social impacts;
- how the EIS Engagement Strategy will help to identify and assess social impacts;
- the proposed approach for undertaking the remainder of the SIA process.

Phase 2 of the SIA report typically includes:

- predict and analyse the extent and nature of potential social impacts against baseline conditions using accepted social science methods;
- evaluate, draw attention to and prioritise the social impacts that are most important to people;
- develop appropriate and justified responses (i.e. mitigation and enhancement measures) to social impacts and identify and explain residual social impacts;

- propose arrangements to monitor and manage residual social impacts, including unanticipated impacts, over the life of the project (including post-closure phases for mining projects).

An essential component of the preparation of an SIA to satisfy the *Guidelines* is community engagement and this was undertaken by the report author as part of the preparation of this SIA. Details of feedback received as part of the engagement process is included in Chapter 6.0.

The *Technical Supplement* for the *Guidelines* note that for the redevelopment of an urban estate with new residential units the following the following impact categories should be considered:

Social Impact Category	Definition/considerations
Way of life	- How will people's daily lives change during construction? - What are the long-term impacts (potentially positive and negative) of altered urban form on how people live, work, get around, and interact socially?
Community	- Will community cohesion be impacted during construction? - Will there be changes to community character, composition, and sense of place following development?
Accessibility	- Will accessibility of services be disrupted during construction? - What are the likely improvements to accessibility of services and facilities following development? - Will the project impact accessibility of or demand for community facilities, services and public space?
Culture	Aboriginal and non-Aboriginal cultural impacts. - Will there be changes to the cultural composition of the community? - Will cultural heritage values be impacted? - Will there be opportunities for cultural expressions (e.g. through design)?
Health and wellbeing	- How will urban densification impact people's psychological health? - Could the development exacerbate or reduce social exclusion of marginalised groups? - How will the new development meet the needs of residents, workers and visitors for open space, active travel and access to health and community services?
Surroundings	- Will there be material changes to environmental values, visual and acoustic landscape, or aesthetic values? - What changes will there be to public open space, public facilities or streets?
Livelihoods	How will livelihood impacts and benefits be distributed?
Decision-making systems	- Are there adequate and responsive grievance and remedy mechanisms in the event of complaints? - Can affected people make informed decisions and feel they have power to influence project decisions, including elements of project design.

In addition to the above, matters noted by the local community as detailed in the SIA survey, those raised during the community and stakeholder engagement process, and public interest benefits are also considered.

Site and area inspections were carried out as part of the preparation of this report.

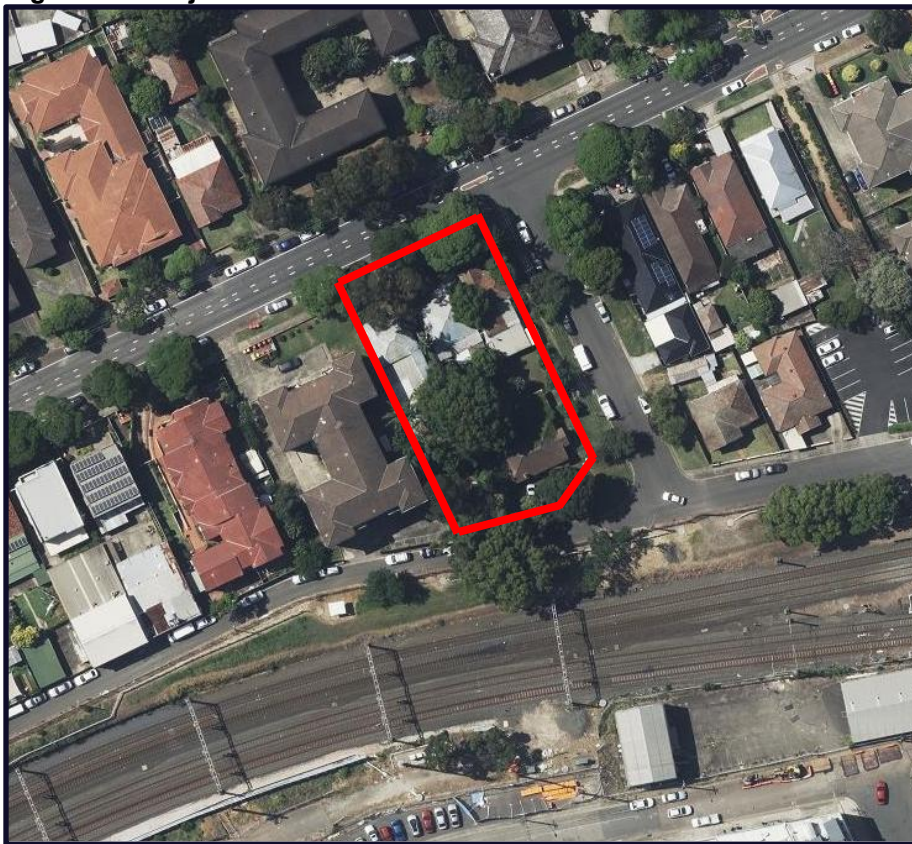
2.0 SITE AND PROPOSED DEVELOPMENT

2.1 Subject site & context

The subject site has a street address of 26-30 Campsie Street & 1 Assets Street, Campsie. The site is zoned R4 – High Density Residential under Canterbury Bankstown Local Environmental Plan 2023, is generally irregular in shape and has an area of 1,725.8m².

The sites are currently occupied by single storey residential dwellings.

Figure 1 – Subject site



The subject site is located in close proximity to the Campsie Town Centre, focussed on Beamish Street approximately 250m to the west of the subject site where there are a range of dining, retail and commercial uses. The site is approximately 270m walking distance from Campsie Train Station, currently closed for conversion works for the future Metro.

Buses are available from Beamish Street providing access to Routes 410, 420, 490, 492 & No40 and transport to and from Hurstville, Rockdale, and Mascot.

The subject site has been declared as an HDA site by the Minister (dated 24 September 2025).

The proposed development was declared by a Ministerial Planning Order (No.14) as State Significant on 24 September 2025.

2.2 Proposed development

Consent sought for the development of the site as a mixed-use development with the following characteristics:

- Demolition of existing structures on the sites
- Construction of a 16 storey shop-top housing development including:
 - Approximately 116 apartments including affordable housing
 - A child care centre able to accommodate 107 children (ground floor and level 1)
 - A single neighbourhood shop premise on the corner of Assets Street & Wilfred Avenue (approximately 100m²)
- Vehicle access to the site proposed from Wilfred Avenue.

A concurrent rezoning application to amend the Canterbury-Bankstown Local Environmental Plan 2023 (CBLEP) is also proposed to facilitate the proposed development:

- Floor Space Ratio of 6.7:1
- Maximum Height of Building of approximately 61 metres.

The proposed child care centre will employ 17 full-time educators and will operate 52 weeks a year from 7.00am – 6.00pm, Monday to Friday (public holidays excluded).

Approximately 12 affordable housing units are proposed to be managed by registered Community Housing Provider.

Table 2 – Proposed development

Site area	1,725.8m ²
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Dwellings	• Total number – 116 • 17 x 1-bedroom units • 84 x two-bedroom units • 15 x 3-bedroom units
Adaptable dwellings	14 units (10%)
Affordable housing	12 units
Car Parking	Total spaces 155 • Resident – 114 (including 12 accessible spaces) • Visitor – 12 • Childcare centre – 12 staff, 13 visitor • Retail – 4 (including 1 accessible space) • Motorcycle – 3 spaces • Bicycle – 26 spaces
Communal open space	• 695m² (40% of the site area)
Childcare Centre	• 107 children: ○ Ground level – 64 children ○ Level 1 – 43 children
Neighbourhood shop	• 100m²

Plans of the proposed development prepared by Fuse Architects accompany the application.

3.0 SCOPE AND METHODOLOGY

3.1 Scope of this report

The SIA process has been guided by the Department of Planning, Housing and Infrastructure's *Social Impact Assessment Guidelines for State Significant Projects July 2025* (the *Guidelines*); the *Technical Supplement – Social Impact Assessment Guidelines for State Significant Projects July 2025*; and *Undertaking Engagement Guidelines for State Significant Projects March 2024*.

Using the Department's SIA Scoping Worksheet, the subject SIA considers the potential impacts of the proposal on people's way of life, community, accessibility, culture, health and wellbeing, livelihoods, surroundings, and the extent to which people have had a say in the decision-making process for the project. For the purposes of this assessment, 'people' refers to individuals, households, groups, communities, organisations and other stakeholders.

The SIA:

- Has been prepared to address the relevant SEARs listed in Table 1 above.
- Describes the existing social baseline characteristics of affected communities and groups in the project's identified social locality.
- Assesses the potential social impacts and benefits of constructing and operating the project.
- Recommends measures to enhance, mitigate and manage identified social impacts.

Opportunities for the local community to participate in the process through community engagement activities are discussed in Chapter 6.0.

3.2 Approach to Social Impact Assessments

Social impact assessment methodologies focus on traditional models of sociological research which include the use of both quantitative data – in this case statistical data; and qualitative data (observations, case studies, consultation).

The *Guidelines* set out the framework to identify, predict and evaluate likely social impacts to people, as well as identifying mitigation and enhancement measures.

As outlined in the *Guidelines*, developments should include consideration of a proposed development in respect of:



Source: NSW Department of Planning, Housing and Infrastructure

3.3 Data and information sources

Primary data was sought through community engagement methods undertaken as part of the preparation of this SIA and as part of the application (see Chapter 6.0).

Secondary data was also utilised to inform this SIA, including:

Source	Data/Plans/Documents
Australian Bureau of Statistics	2021 Census Data including QuickStats and Community Profiles 2016 Census Data including QuickStats and Community Profiles
Profile ID	- Population projections - Socio-Economic Indexes for Areas (SEIFA)
Canterbury-Bankstown Council	- Canterbury-Bankstown Local Environmental Plan 2023 - Canterbury Bankstown Development Control Plan 2023
NSW Department of Planning, Housing and Infrastructure	Social Impact Assessment Guidelines July 2025

	• SIA Technical Supplements
Mapping	• Google maps • Six maps
Bureau of Crime Statistics and Research (BoCSAR)	• Crime data and hotspot maps

Secondary data is presented in Chapter 5.0

Other information relied on for the preparation of this report includes:

- Environmental Impact Statement prepared by Sutherland & Associates
- Architectural plans prepared by Fuse Architects
- *Transport Assessment* prepared by Terrafic
- *DA Acoustic Impact Assessment* prepared by Acouras
- *Community Engagement Report* prepared by Sarah George Consulting

4.0 POLICY AND PLANNING CONTEXT

The following plans and policies are of relevance to the social context of the proposal:

4.1 Campsie Town Centre Masterplan

Informed by engagement with local residents and businesses, the Master Plan seeks to leverage the unique attributes and anchors of Campsie, such as its proximity to central Sydney, its location on the Cooks River, the presence of Canterbury Hospital and a thriving main street, to facilitate 7,500 jobs and an additional 5,600 dwellings in the centre and 760 dwellings along Canterbury Road by 2036.

The subject site is located within an identified 'High Intensification Area'



Areas of high intensification are located within walking distance of the Metro Station (400m) and key social infrastructure.

High intensification areas are areas have been identified as the most appropriate location for higher density and will accommodate buildings with a height above 25 metres. Taller buildings will be subject to carefully developed design controls to ensure they maintain a human scale at street level and maintain a high standard of amenity for the Town Centre.

The site is located in an area identified as 'Campsie Town Centre North Character area', where transformation from the current low to medium density condition to a high density urban fabric with mid-rise buildings is supported by the existing network of streets and lanes.

Within this area is a new community civic and cultural hub within the Civic Centre site and increased open space on the northern edge of Beamish Street.

As detailed on the plans in the Master Plan, a future pedestrian connection from Assets Street, across the rail line to Anzac Park is proposed.

4.2 Canterbury Bankston Community Strategic Plan 2036

The Canterbury Bankstown Community Strategic Plan (CBCSP) sets out Councils vision for land use planning in the LGA, along with planning priorities and actions relating to housing, local centres, infrastructure and environment.

Informed by consultation with the Canterbury Bankstown community, the following themes guide the Statement:

- Theme 1 – Safe and strong – a proud inclusive community that unites, celebrates and cares
- Theme 2 – Clean and green – a cool, clean and sustainable City with health waterways and natural areas
- Theme 3 – Prosperous & Innovative – a smart and evolving City with exciting opportunities for investment and creativity.
- Theme 4 – Moving and integrated – an accessible City with great local destinations and many options to get there.
- Theme 5 – Health & Active – a motivated City that nurtures health minds and bodies
- Theme 6 – A well designed, attractive City which preserves the identity and character of local villages.
- Theme 7 – Leading & Engaged – a well governed city with brave and future focussed leaders who listen

Council has committed to:

- the delivery of quality, health and sustainable and compliant development that suits the City and meets its housing needs
- create a liveable environment for all residents through equitable and sustainable land use and community planning
- improve the health and safety and amenity of our community and our environment by promoting and enforcing local laws, regulations, policies and controls.
- Provide well planned, attractive and sustainable town centres which cater for wide ranging community needs.

4.3 Canterbury Bankstown Affordable Housing Strategy 2020

The Canterbury Bankstown Affordable Housing Strategy 2020 aims to reduce the level of housing stress experienced by residents across the City of Canterbury Bankstown so that the community can thrive socially and economically by increasing the provision of affordable rental housing. The strategy outlines the suite of statutory mechanisms and initiatives that Council will use to grow the stock of affordable rental housing in the LGA.

The strategy identifies that the Campsie area has a high proportion of key worker population and that more affordable housing is required to maintain a strong employment base.

The Strategy outlines the following guiding principles:

- Increase the supply of affordable housing in Canterbury Bankstown
- Locate affordable housing near established centres to allow residents better access to transport, jobs and services
- Focus on alleviating housing stress for very low and low income households and key workers.
- Establish clear processes for the delivery and dedication of affordable housing dwellings.
- Establish an internal framework for the management of affordable housing dwellings.

4.4 NSW Housing Crisis

The need for additional housing in NSW has been well publicised in recent years to accommodate the existing and growing population and to enable people to purchase homes in a market that excludes many.

The NSW Government has set housing targets for each Local Government area to help meet the National Housing Accord target of 377,000 new homes.

The NSW Department of Planning, Housing and Infrastructure (the Department) has developed a target of 14,500 new completed homes in the Canterbury Bankstown LGA by 2029¹.

¹ <https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-targets/canterbury-bankstown-councils-snapshot>

5.0 BASELINE INFORMATION

5.1 Social Locality

The *Guidelines* note:

There is no prescribed meaning or fixed, predefined geographic boundary. Defining it arbitrarily (e.g. by the local suburb or 'within 500m') is unlikely to reflect how impacts are likely to be distributed. Rather, the social locality should be defined uniquely for each project to reflect the spatial distribution of its impacts. The social locality does not

In addition, the *Guidelines* identify the social baseline study as describing “*the social context without the project*”.

The area most likely to be affected by the proposal is the area immediately surrounding the subject site, in particular, the existing residential, retail and commercial properties immediately surrounding the subject site.

Typical likely impacts associated with a development such as the proposal will relate to short term, temporary impacts associated with demolition and construction including noise, dust, truck movements and vehicles associated with the construction process.

Impacts associated with the development on completion are likely to relate to:

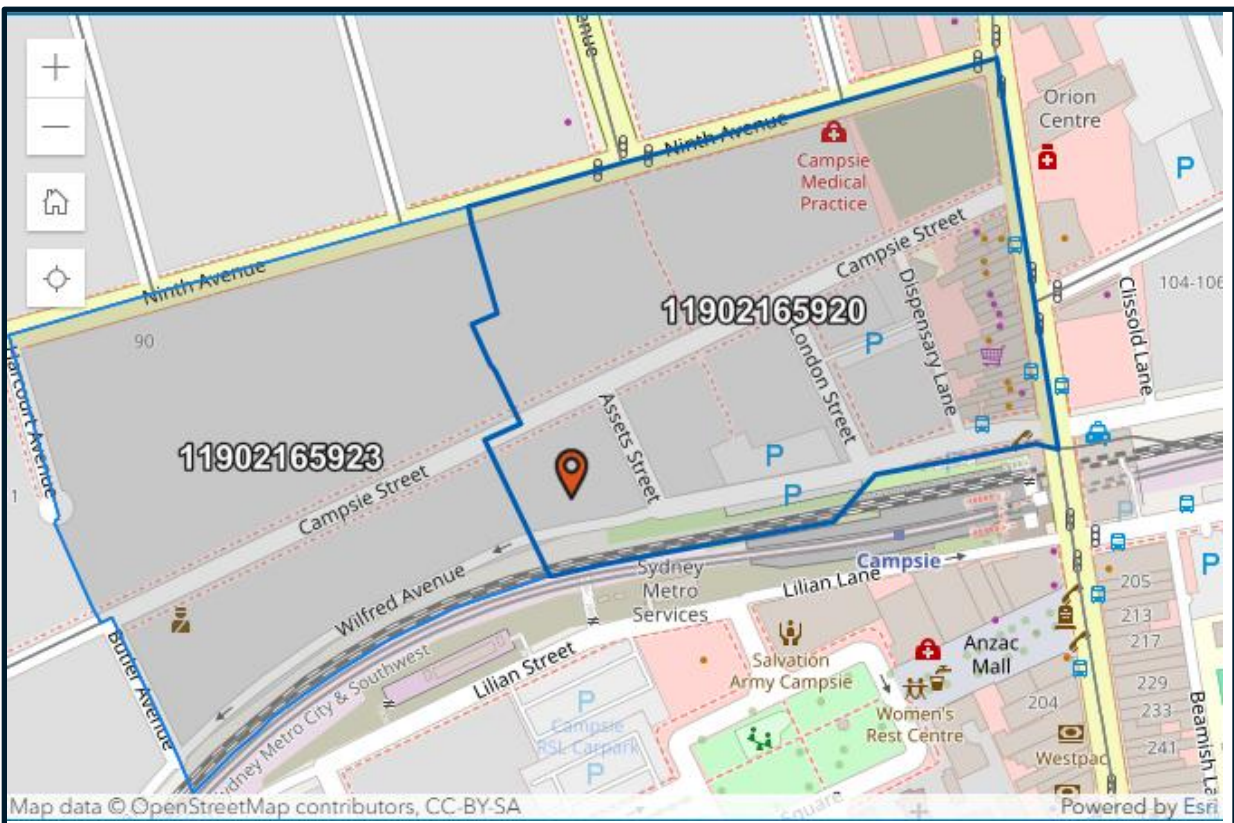
- Increased population on the site;
- Increased traffic on local roads;
- Change in visual presentation of the site;
- Waste generation and removal;
- Increased demand for public transport;
- Increased patronage at local shops;
- Shadow impacts
- Perceived overlooking
- Changes to the built character of the area.

The key groups potentially affected by the proposed development include:

- Residents/Tenants of buildings immediately surrounding the subject site;
- Future residents of the area;
- Those on very low, low to moderate incomes;
- Services that require staff such as hospitals, Police, teachers, cleaning staff etc;
- People who commonly utilise roads around the subject site;
- People who utilise public transport'
- Residents and businesses in the local area;
- Community housing providers.

The area of immediate impact of the proposal has been identified as an area comprising two Statistical Areas Level 1 (SAL1) in which the subject site is located (SAL1 – 11902165920 & SAL1 – 11902165923). This area has been identified as the area that is most likely to experience impacts as a result of the proposal due to proximity to the subject site, in relation to construction impacts, and impacts such as increased traffic and population, on completion. The area of immediate impact is illustrated on Figure 2 below.

Figure 2 – Area of immediate impact



The suburb of Campsie is identified as the social locality of the project. The suburb is considered an appropriate social locality given the size and scale of the proposed and the minor increase in population likely as a result of the proposal.

Impacts associated with the proposal, both positive and potentially negative, may be felt at a wider level; however, it is expected that the further from the subject site, the less these impacts will be experienced. As such, the Canterbury Bankstown Local Government Area (LGA) may also experience some impacts.

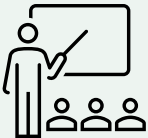
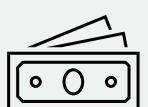
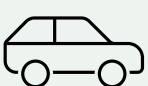
5.2 Existing socio-economic and demographic characteristics

The subject site is located within the suburb of Campsie, approximately 13km from the Sydney CBD. The site is located close to the main shopping street in Campsie – Beamish Street and is within short walking distance to the soon to be open Campsie Metro Station.

A *Demographic Profile Table* including data describing the socio-economic and demographic characteristics of residents of the identified primary social locality, the suburb of Campsie, and the Canterbury Bankstown LGA compared to Greater Sydney and NSW as at the 2016 & 2021 Census is included at Appendix A and summarised below.

The socio-economic and demographic profile of social locality reveals:

	• An underrepresentation of people who identify as Aboriginal and/or Torres Strait Islander in the immediate area (0%), the social locality (0.6%), and the LGA (0.8%) compared to Greater Sydney (1.7%) and (3.4%) • A greater proportion of people born overseas in a non-English speaking Country in the immediate area (80.2%), the social locality (71.3%) and the LGA (50.8%) compared to Greater Sydney (32.6%) and NSW (30.3%). • A greater proportion of the population who speak a language other than English at home in the immediate vicinity (84.6%), the social locality (80.0%), the LGA (66.2%), Greater Sydney (37.4%) and NSW (26.5%).
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	Of all residents currently studying, the majority are currently studying at university or another tertiary institution in the immediate area (47.1%), the social locality (32.2%), compared to the LGA (23.7%), Greater Sydney (26.2%) and NSW (23.3%).
	A slightly older median age of residents in the immediate area (40), compared to the social locality (36), the LGA (36), compared to Greater Sydney (37) and NSW (39)
	A less wealthy population with a lower median weekly household income in the immediate area (\$1,296), the social locality (\$1,497) and the LGA (\$1,556) compared to Greater Sydney (\$2,077) and NSW (\$1,829)
	A lower median weekly rent in the immediate vicinity (\$375), the social locality (\$400), & the LGA (\$400) compared to Greater Sydney (\$470) and NSW (\$420)
	Higher rate of unemployment in the social locality (8.9), the social locality (8.0) and the LGA (7.2) compared to Greater Sydney (5.1) and NSW (4.9)
	Residents are more likely to be married in the immediate area (48.9%), the suburb of Campsie (48.5%) and the LGA (49.4%), Greater Sydney (48.3%) and NSW (47.3%).
	The majority of families are couple families with no dependent children in the immediate area (44.6%) compared to the social locality (37.6%), the LGA (27.9%), Greater Sydney (34.8%) and NSW (44.7%). A greater proportion of one parent families in the immediate area (16.8%), the social locality (18.3%) and the LGA (18.7%) compared to Greater Sydney (15.1%) and NSW (15.8%).
	The majority of households report owning one car in the immediate area (42.4%), the social locality (47.8%), compared to the LGA (39.0%), Greater Sydney (39.5%) and NSW (37.8%). A greater proportion of households reporting owning no cars in the immediate area (29.5%), compared to the social locality (19.1%), the LGA (11.4%), Greater Sydney (11.1%) and NSW (9.0%)
	The majority of dwellings are units in the immediate area (87.6%), and in the social locality (67.1%) and in the social locality (80.3%), compared to the LGA (28.5%), Greater Sydney (30.7%) and NSW (21.7%) The majority of dwellings are privately rented in the immediate area (58.6%), and in the social locality (52.8%) compared to the LGA (38.1%), Greater Sydney (32.6%) and NSW (29.4%) Most dwellings have two bedrooms in the immediate area (61.9%) and in the social locality (57.9%), compared to the LGA (29.7%), Greater Sydney (25.7%) and NSW (22.7%).

	The majority of households are family households in the immediate area (62.8%), the social locality (68.3%), the LGA (75.1%), Greater Sydney (72.6%) and NSW (71.2%). A greater proportion of lone person households in the immediate area (25.0%), the social locality (23.2%), and in NSW (25.0%), compared to the LGA (21.2%) and Greater Sydney (23.2%). A greater proportion of share/group households in the immediate area (12.1%) and in the social locality (8.5%) compared to the LGA (3.7%) , Greater Sydney (4.2%) and NSW (3.8%).
	• The majority of residents work in professional roles in the social locality (21.0%), the LGA (23.2%), Greater Sydney (29.3%) and NSW (25.8%) compared to the immediate area (13.3%). • A greater proportion of residents working in labouring and related occupations in the immediate area (21.5%), compared to the social locality (13.4%), the LGA (8.9%) Greater Sydney (6.7%) and NSW (8.1%). • The most represented industry of employment was in Aged care in the immediate area (8.2%) compared to the social locality (5.2%) and the LGA (2.2%)

As is evident from the socio-economic and demographic characteristics of residents of the identified social locality are more likely to be married, living in two bedroom rented units, and be from a culturally or linguistically diverse background.

The proposed development includes a range of dwelling sizes, a proportion of which will be affordable housing, providing a more secure and diverse range of accommodation sizes in a location close to public transport options for key workers and those on very low, low to moderate incomes.

SEIFA Index

The Socio-Economic Indexes for Areas (SEIFA) measures the relative level of socio-economic disadvantage and/or advantage based on a range of Census characteristics.

There are two key Indexes that are commonly used to determine advantage or disadvantage:

- Index of Relative Socio-Economic Disadvantage (IRSD) which contains only disadvantage indicators (unemployment, income levels, education levels) which is best used to

distinguish disadvantaged areas but doesn't differentiate between those areas which are highly advantaged, and those that may be lacking a lot of disadvantage.

- Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD) which contains indicators of disadvantage as well as indicators of advantage (professional occupations, high incomes, high levels of education attainment, larger dwellings).

A high SEIFA index means a lower level of disadvantage, whereas a lower score indicates a higher level of disadvantage.

Percentile scores are also created to indicate an approximate position of a small area compared to other Australian suburbs and localities. The higher the percentage indicates the higher the socio-economic status.

Table 3: SEIFA – 2021

	Campsie suburb	Canterbury Bankstown LGA	Greater Sydney	NSW
IRSD				
Score	886.6	916.8	1010.0	1000.0
Percentile	8	12	48	42
IRSAD				
Score	954.0	965.7	1045.0	1016.0
Percentile	32	38	82	67

Source: profile.id.com.au

Data from the 2021 Census shows that residents of the suburb of Campsie are less advantaged than the wider LGA, Greater Sydney and NSW.

There is nothing about the proposed development that is likely to generate any negative social outcomes for people with specific socio-economic or demographic characteristics as it is a residential development located in an area close to public transport and that will include a proportion of affordable housing which ensures Community Housing-managed accommodation for key workers and those on low and moderate incomes.

5.3 Population Projections

Population projection data provided by DPHI² identifies that the Canterbury Bankstown LGA is anticipated to

Area	Population 2021	Population 2041	% change
Canterbury Bankstown LGA	372,459	444,006	16.2%

5.4 Crime data

The NSW Bureau of Crime Statistics and Research prepare crime *rate maps* and *hotspot maps* which identify densities of crimes in an area. The crime maps for the suburb of Campsie and the Canterbury Bankstown LGA indicate that the suburb and the LGA generally higher rates of some crimes compared to NSW.

Table 4: Crime rate table:

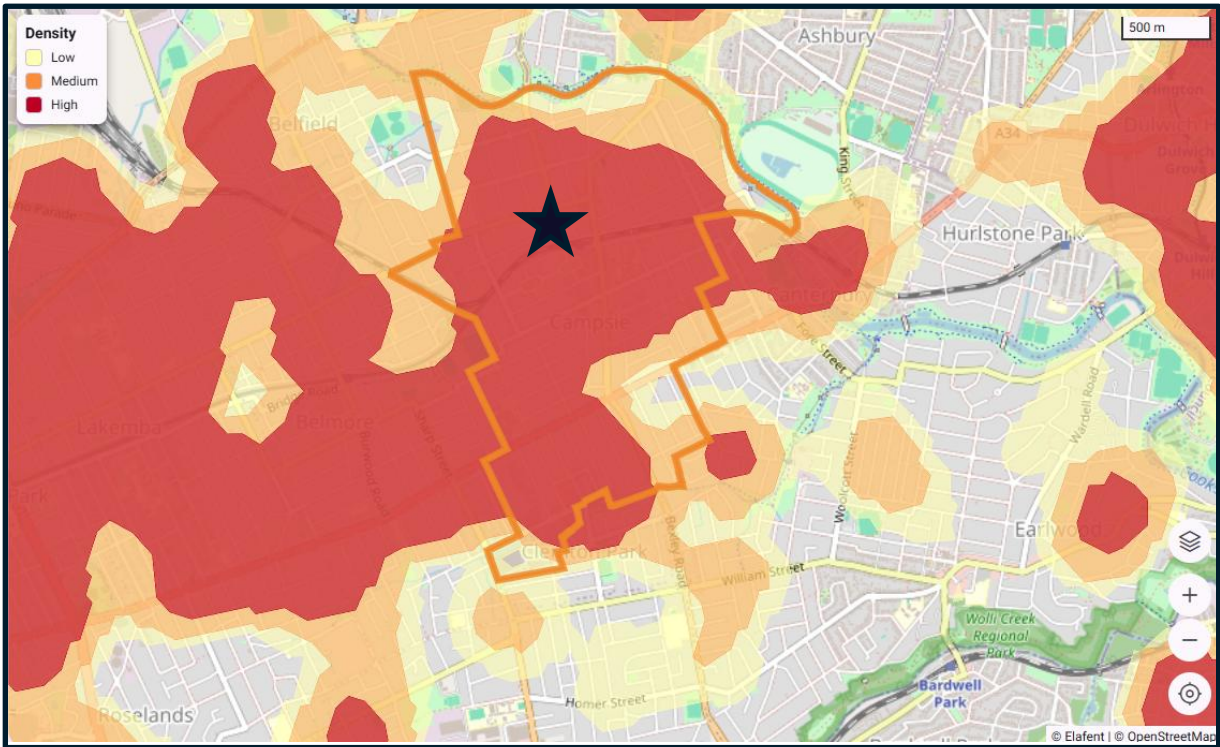
Crime	Campsie suburb (per 100,000 population)	Canterbury-Bankstown LGA (per 100,000 population)	NSW
Assault	606.5	733.6	879.1
Domestic Assault	328.5	405.7	446.1
Non-domestic assault	267.2	311.2	401.8
Assault Police	10.8	16.6	31.2
Robbery	14.4	18.9	21.2
Theft	1,422.5	1,683.6	2,135.9
Malicious damage to property	256.3	368.1	552.1
Sexual offences	115.5	156	255.8

January 2025- December 2025 - <http://crimetool.bocsar.nsw.gov.au/bocsar/> (accessed 6/4/26)

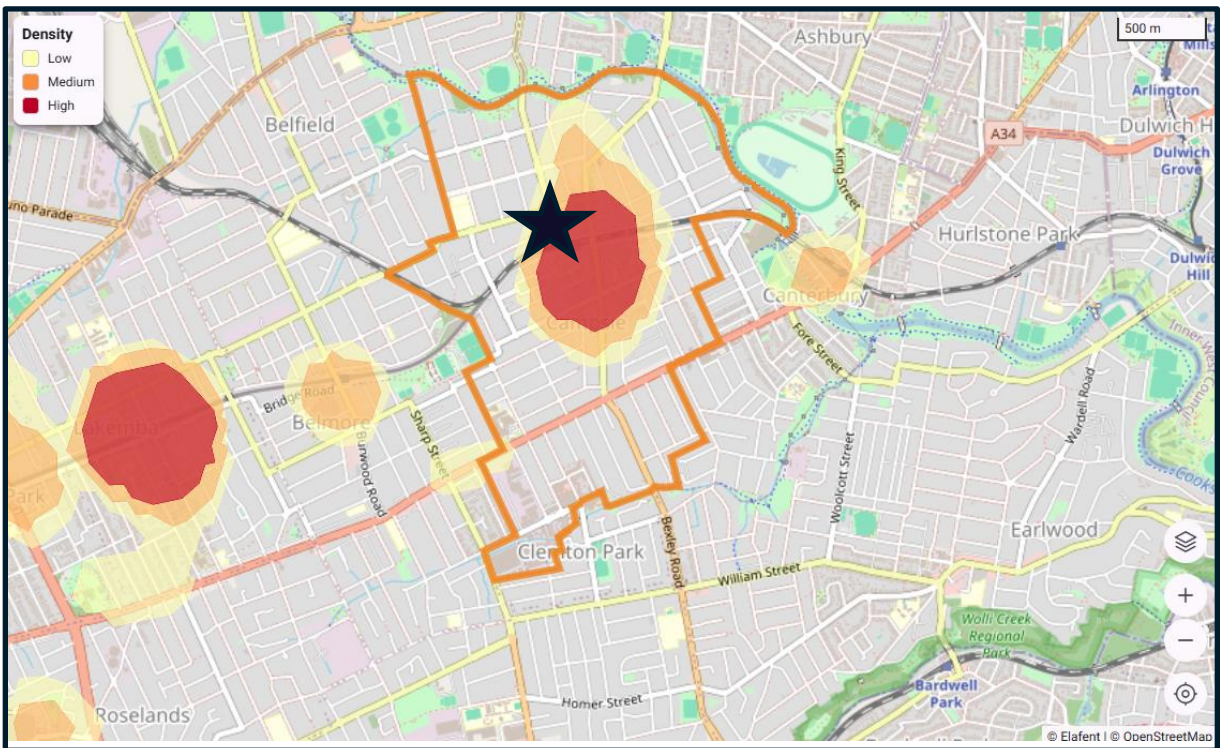
BOCSAR also prepares 'hotspot' maps, that geolocate crimes close to where they occur. The subject site is within a high density hotspot for domestic-related violence, non-domestic related assault, robbery, theft and malicious damage to property .

² <https://www.planning.nsw.gov.au/data-and-insights/population-projections/explore-the-data#-local-government-area-projections->

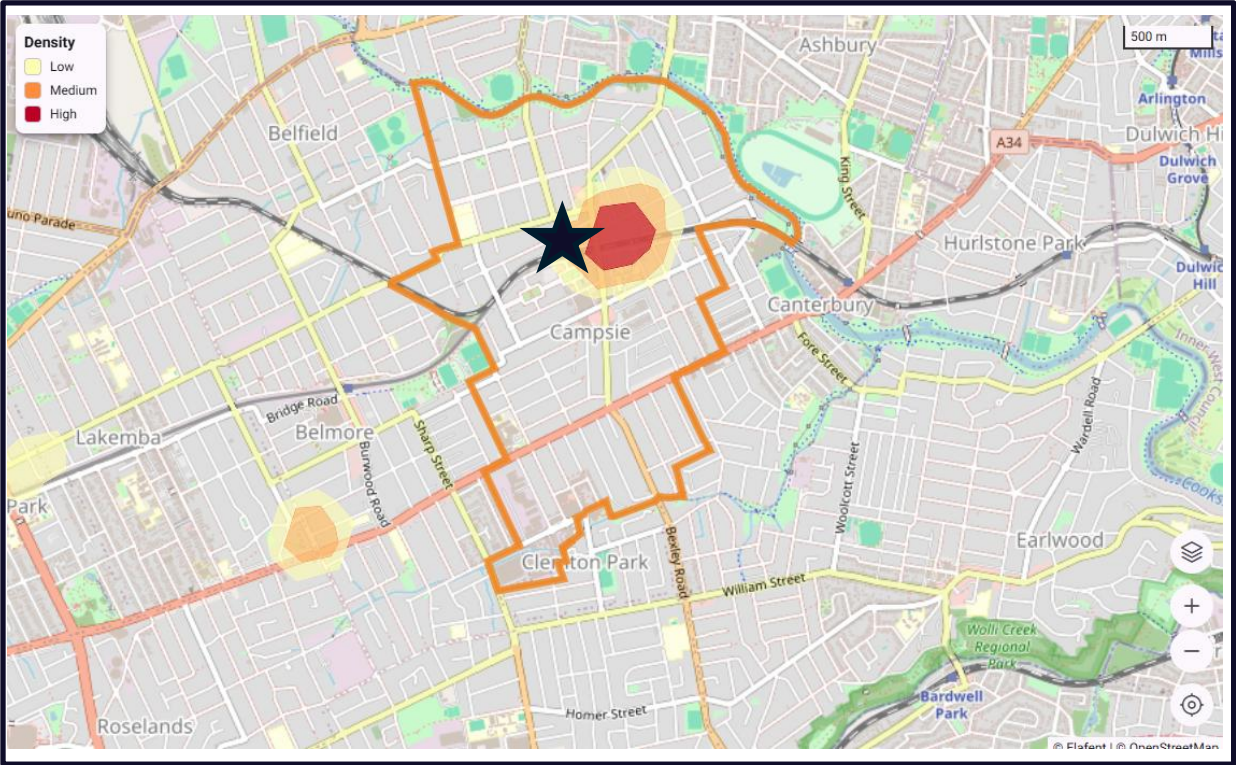
Domestic-related assault:



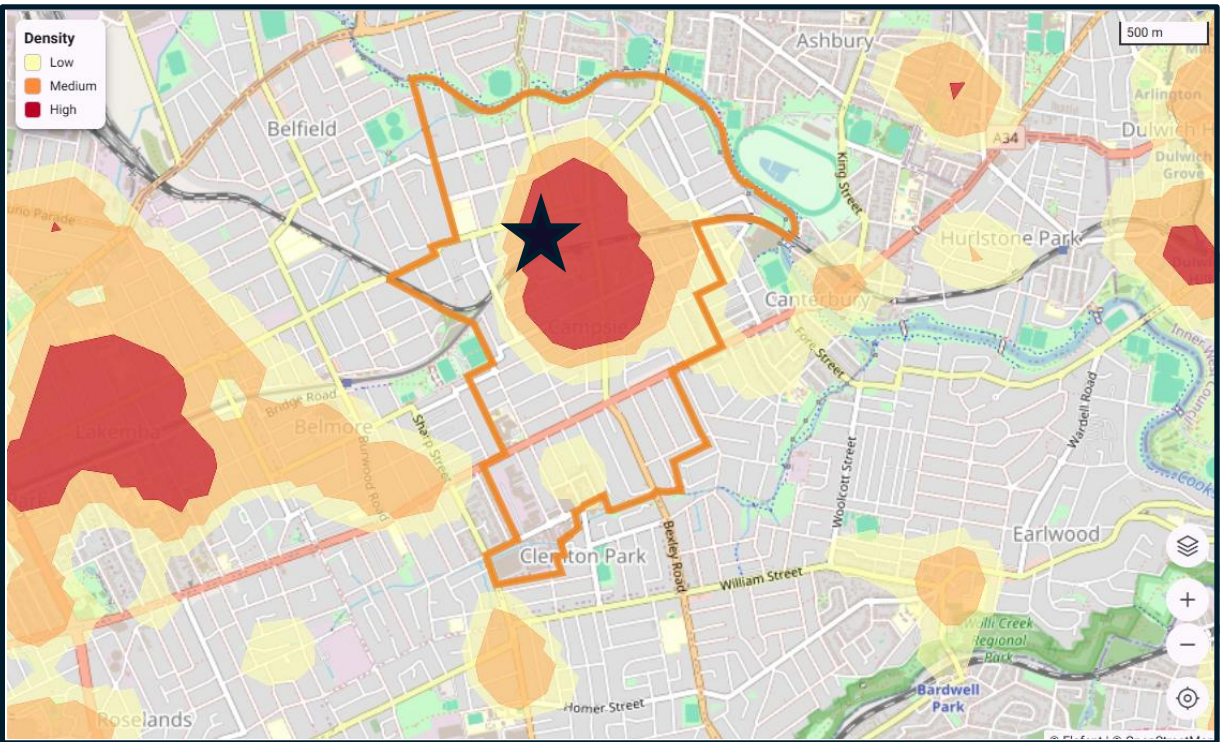
Non-domestic assault:



Robbery:



Malicious damage to property:



5.5 Existing social infrastructure

The subject site is well located in terms of proximity to existing social infrastructure. A list of existing social infrastructure is included at Table 5 and, where appropriate, capacity to accommodate additional demand is noted.

Table 5: Existing services and facilities:

Service	Distance to site (walking)	Ability to accommodate additional demand
Child care centres/pre-schools/OSHC		
Campsie Montessori Academy, 84 Clissold Parade, Campsie	600m	Vacancies
Carrington Occasional Care, 2 Carrington Square	800m	Information not available
Carrington Preschool, 2 Carrington Square	800m	Information not available
CASS Gumnut Early Learning Centre – Campsie 44-48 Sixth Avenue, Campsie	1.0km	Information not available
St Mels OSHC Centre, 14 Duke Street	700m	No vacancies
Campsie OSHC, Campsie Public School, Harold Street	800m	Vacancies
The Grove Academy, 129-133 Ninth Avenue, Belfield	700m	Information not available
Daisy Learning Centre, Tennyson St Pre School	850m	Information not available
Genesis Kids Long Day Care Centre, 9 Burns Street, Campsie	1.0km	Vacancies
CASS Family Day Care, 46 Third Ave	1.0km	Information not available
Sun Preschool, 71-73 Duke Street	1.1km	Information not available
Star Academy Kids, 23 Fletcher Street	1.5km	Information not available

Source: startingblocks.nsw.gov.au; google maps

Service/Facility	Distance from site
Education Establishments	
Campsie Public School, Harold Street	800m
Harcourt Public School, 9/1 First Avenue	750m
St Mel's Catholic Primary School, 14 Due Street	700m
Wangee Park School, 12 Second Avenue	750m
Canterbury Girl's High School, Church St, Canterbury	3.7km
Canterbury Boys Highschool, Holden Street, Canterbury	3.3km
Strathfield South High School, Hedges Avenue, Enfield	5.1km
Medical/Hospitals	
Canterbury Hospital, Canterbury Road	1.7km
Campsie Medical and Dental Centre, 17-19 Angelo Road	550m
Campsie Centre Medical Clinic Shop 40-41, 14/28 Amy Street	700m
iCare Medical Centre Campsie, 261 Beamish Street	550m
Evoca Women's Health Centre, 17 Angelo Road	550m
Campsie Healthcare Medical Centre, 248 Beamish Street	650m
SK Medical Centre, 262 Beamish Street	700m
Associated Medical Centre, 10/12 Amy Street	700m

Campsie Medical Practice 3/20 Ninth Avenue	300m
Community facilities	
Campsie Library and Knowledge Centre, Amy Street	700m
Bankstown Men's Shed	9.9km
Rotary Community Centre, North Parade	500m
The Carrington Centre, 2 Carrington Street	800m
Parks/Open Space	
Anzac Park, Anzac Square	650m
Federation Reserve, 68 Fourth Avenue	950m
Harcourt Reserve 34 Third Avenue	900m

Sources: startingblocks.gov.au; google maps; WayAhead Directory Apr 2026

5.6 Affordable Housing

Affordable housing is housing that is open to people on a wider range of incomes than social housing.³

Affordable housing is often managed by charities, not-for-profits or community organisations.

Affordable rental housing is housing that meets the needs of people on very low to moderate incomes and is priced so that they can afford other basic living costs such as food, clothing, transport, medical care and education.

Affordable housing may include a range of accommodation types and sizes, including single or multi-bedroom units, houses and studio apartments.

³ <https://www.nsw.gov.au/housing-and-construction/renting-a-place-to-live/renting-a-property-nsw/low-cost-housing-options#toc-affordable-housing>

Many people need affordable rental housing for lots of different reasons, including people who work full or part time in lower paying jobs. It can also include people who are experiencing change in their lives with impacts their financial situation such as having a baby, divorce or leaving home for the first time.

Affordable housing is ideally located throughout a community, but, like other forms of affordable housing such as boarding house accommodation, it is best place in areas with good access to public transport, retail (supermarkets), recreation opportunities and medical/allied health services (hospitals, medical centres, dentists, pharmacies etc). Locating affordable housing close to transport and services reduces the reliance on private cars, encourages walking, allows for the retention of established community links and relationships and contributes to residents being able to age in place.

Rent for affordable housing is typically set in two ways, the first being rent set at a discount on current market rent. The usual discount is between 20% to 25% below market rent. The second is to set rent as a proportion of a households before tax income. In this instance, households may be charged between 25% and 30% of their before income tax for rent.

Data from the *NSW Government Local Housing Kit* based on data from 2024 identifies that Canterbury Bankstown Council area had a total of 626 affordable rental properties.

The kit notes the following in terms of the percentage of affordable rental stock in the area:

Canterbury Bankstown Council	% of affordable rental stock
Very low incomes	4.4%
Low incomes	25.2%
Moderate incomes	78.6%

The data highlights that of the 11,035 renters on very low incomes, 10,224 (92.6%) are experiencing rental stress. For the 8,243 renters on low incomes, 4,299 (52.1%) report rental stress⁴.

⁴ <https://dcj.nsw.gov.au/about-us/families-and-communities-statistics/nsw-local-government-housing-kit/landing-page/housing-cost-and-affordability-census-2021.html>

5.7 Similar projects

The following SSD projects were identified on the NSW Planning Portal in the Campsie area.

Table 6 – Similar projects

Project description & consultation activities	Impacts identified	Distance to subject site
SSD – 88527208 – 124-142 Beamish Street & 16-18 Ninth Avenue (Response to Submissions)		
Proposed 38 storey shop-top housing development including 346 residential apartments (including affordable housing), ground floor retail and commercial space above 5 levels of basement car parking. Proposal includes new pocket park, through site pedestrian link and communal open spaces.	• Height • Traffic, parking and transport • Pressure on schools, health services and roads	350m
SSD-90701958 – 10 London Street and 43 North Parade (Prepare EIS)		
29 storey shop top housing development comprising 142 residential apartments and retail and commercial space with ground floor accessible open space and community facilities.	Not yet available	200m
SSD – 104936959 – 76-90 Evaline Street * 21-23 Claremont Street (Prepare EIS)		
Mixed-use development comprising shop top housing consisting of three towers – part 16 to 26 storeys containing 425 units (including affordable housing) and ground floor commercial and retail.	Not yet available.	800m

Source: <https://www.planningportal.nsw.gov.au/major-projects/search?combine=Campsie&page=0> (accessed 6/4/26)

6.0 COMMUNITY & STAKEHOLDER ENGAGEMENT

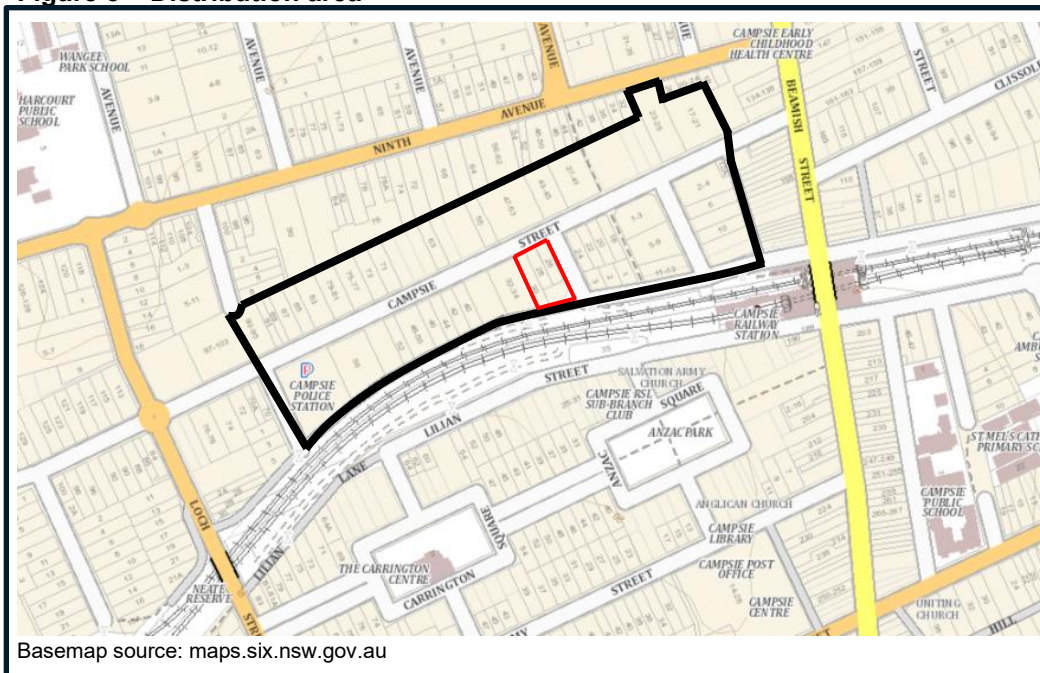
Respectful, inclusive and meaningful engagement is a fundamental part of the preparation of a SIA providing insights into what the community values and how they anticipate a project may impact them. It also assists to focus the scope of the SIA on the issues that matter to the local community.

Engagement, consultation and participation are one component of an SIA and it seeks to provide the community opportunities to inform the assessment, and to inform the assessment of a proposal through direct input from affected communities.

6.1 Community Engagement

To notify the local community of the proposal, and to invite feedback, a notice was delivered to letterboxes of premises surrounding the subject site on 13 February 2026. In total, 297 notices were delivered to dwellings/properties within the area illustrated on Figure 3 below.

Figure 3 – Distribution area



Properties to the south of the rail line were excluded due to the natural barrier created by the rail corridor.

The notice invited recipients to contact the report author for additional information via phone, email or post) and noted a Community Information webinar would be held to provide more detailed information about the proposal. A QR Code linking to a SIA Survey was also included in the notice.

Recipients were requested to respond within 28 days of the date of the notice.

In response to the notice, one phone call was received from an immediate neighbour. One email was received seeking assistance accessing the SIA survey.

No webinar registrations were received.

6.2 Community Webinar

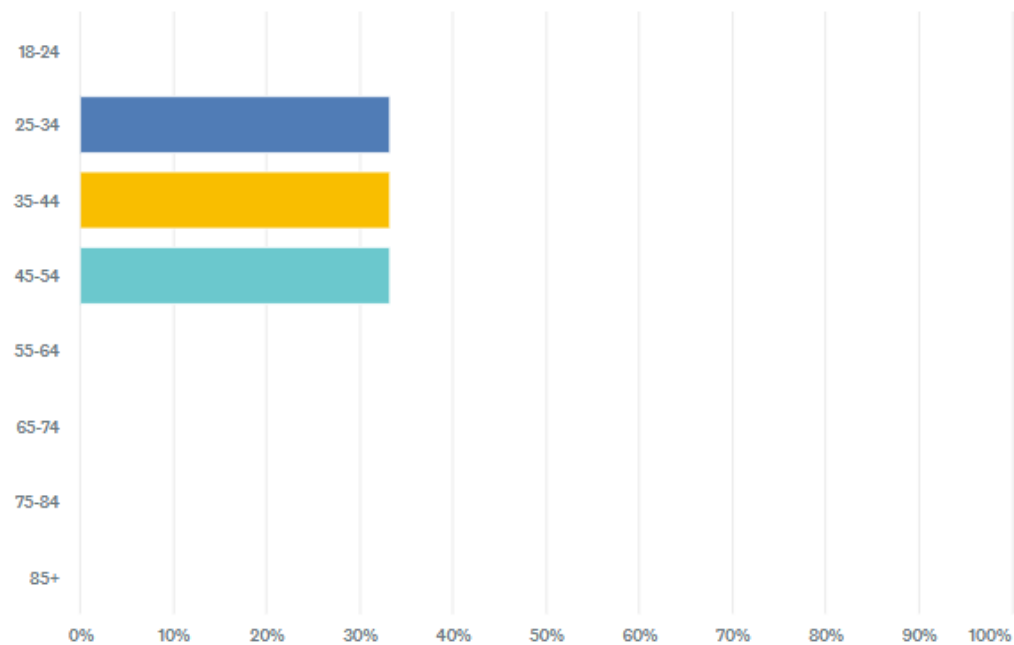
A Community Information Webinar was scheduled for the 18 March 2026. As no registrations for the webinar were received, the webinar was cancelled.

6.3 SIA Survey

3 responses to the survey were received in the 6 weeks in which the survey was live.

Survey respondents ranged in age from 25-34 – 45-54.

What is your age?



All respondents identified as male.

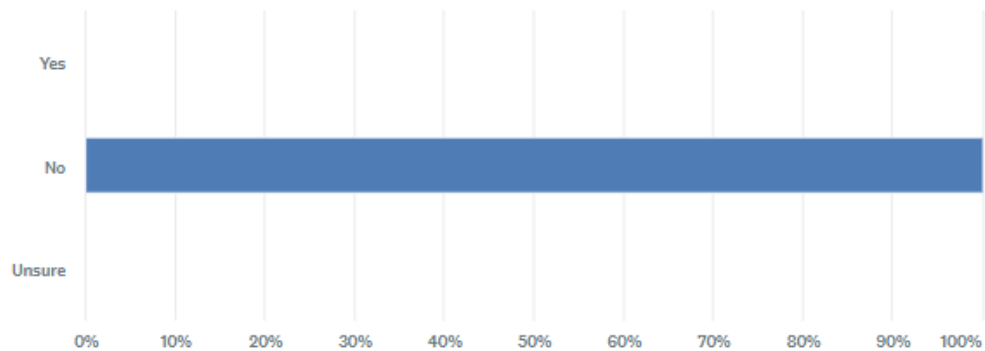
No respondents identified as Aboriginal and/or Torres Strait Islander.

One respondent noted they spoke a language other than English at home but did not specify which language.

All respondents were residents of Campsie.

When asked if they felt the proposal would be positive for the area, all respondents answered no:

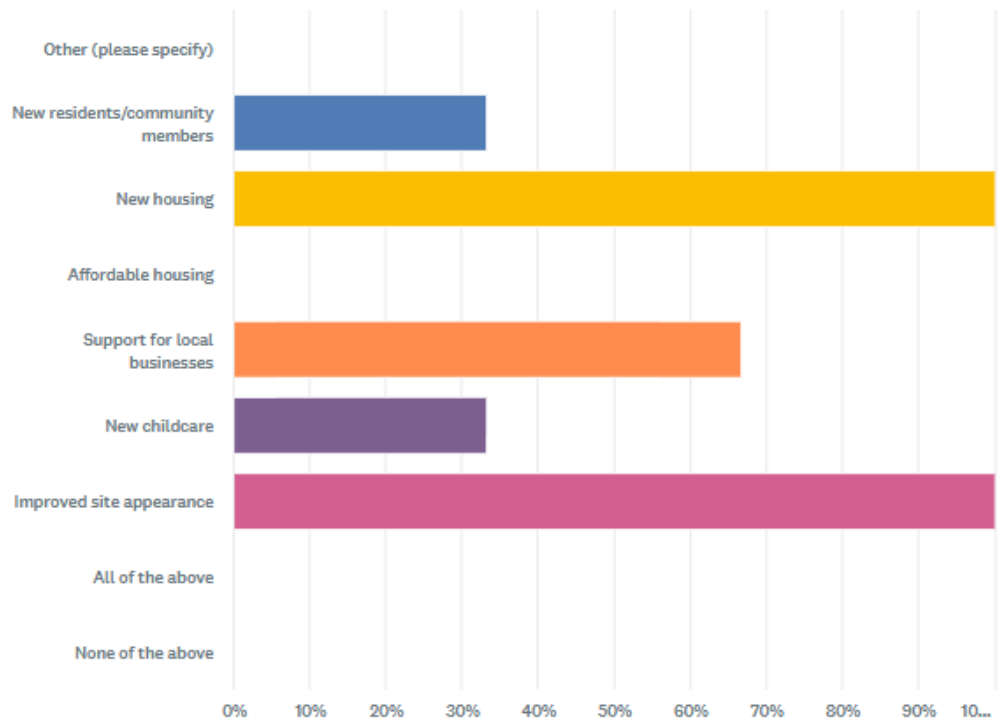
Do you think the proposed development will be positive for the area?



Answer Choices ↓	Percentage ↓	Responses ↓	
Yes	0%	0	***
No	100.00%	3	***
Unsure	0%	0	***
Total		3	

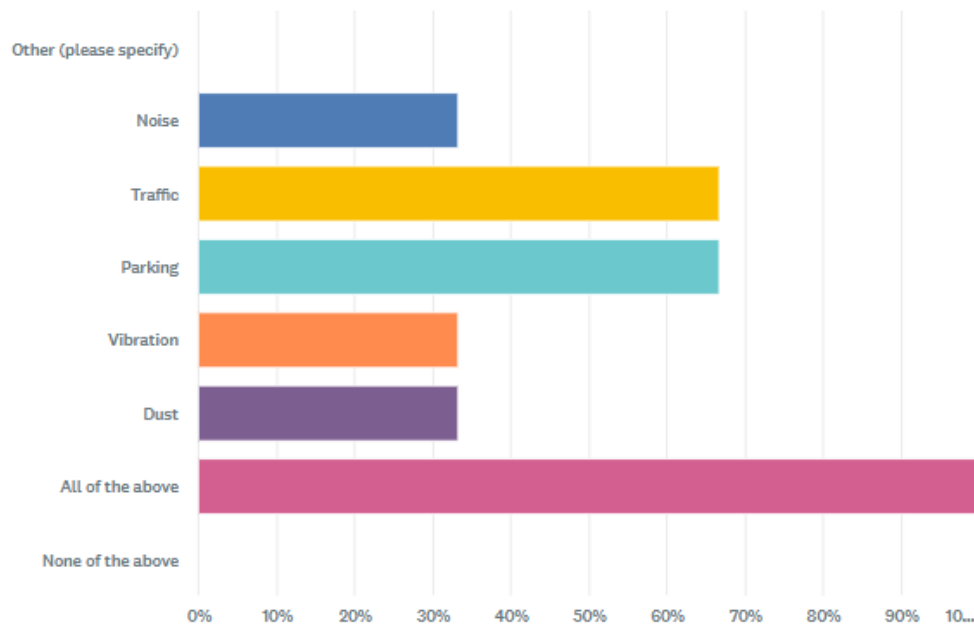
When asked what parts of the proposal might be most beneficial to the community, new housing (100%) and improved site appearance (100%) were identified as key benefits. Other benefits included support for local businesses (66.67%), New residents/community members (33.33%) and new child care (33.33%).

What parts of the proposal do you think will most benefit the community?



When asked about construction related impacts, all respondents noted ‘all of the above’ to the impacts listed:

What construction considerations are most applicable to you?

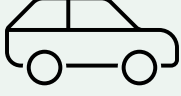
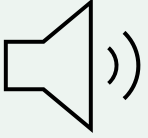


When asked about concerns about the proposal, the following comments were provided:

- 🙄 The proposed 16 storeys is double the number of storeys as compared to the campsie masterplan (updated 2025) which specifies the plot as having a max of 8 storeys. 16 storeys will just dwarf the neighbouring plots which are at most 3 storeys high. The solar effects would be most obvious with the morning sun totally eclipsed. The proposed childcare Center would be problematic in terms of parking as there is a vehicle mechanic shop on Wilfred lane which usually uses the street parking for their vehicle parking. Understand that progress is good and will happen but the current proposal in its current form is far too aggressive.
- 18/02/2026 23:59 [View full response](#) [Add tags](#)▼
- 🙄 My main concern is that the building will be too tall. It should be no more than 10 stories. The placement of the driveway is a major concern as it will go on a one way street. Which I can see many residents travelling down the wrong way. We should also be informed of what type of commercial space will go in.
- 17/02/2026 12:30 [View full response](#) [Add tags](#)▼
- 😐 As a local residence never find an available parking spot on the street because most people living in surrounding apartments uses their garage for the storage and keep their car on the street. I would like the development provide enough car spaces and storage for the new residence so they will be able to keep their car in their designed area.
- 14/02/2026 13:02 [View full response](#) [Add tags](#)▼

6.4 Community Engagement Responses

The following section provides an overview of the community and stakeholder feedback provided during the consultation process:

Issue raised	Comments from the community
 Height, overshadowing	• Overshadowing impacts to nearby properties • Scale of proposal • Height greater than envisaged in the Campsie Town Centre Master plan
 Traffic & parking	• Existing congestion will be exacerbated. • Impact on on-street car parking associated with the child care centre and existing uses on Wilfred Avenue. • Existing residents will struggle to find parking. • Construction traffic impacts and the need to minimise noise, disruption and safety risks.
 Amenity Impacts	• Noise from the childcare centre to existing residences. • Construction related noise.

7.0 SOCIAL IMPACT ASSESSMENT

Social impacts refer to the social or community consequences of a proposed development. Social Impact Assessments typically involve processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of developments, and consideration of any social change processes generated by developments.

To inform a SIA, consideration is made of the existing socio-economic and demographic characteristics of the area in which a proposed development is situated; identification of the likely changes to that population brought about by the proposed development; whether the potential impacts of a proposed development are likely to be short or long term; and whether a development is likely to generate unreasonable or unexpected social impacts in the local community, when balanced against the potentially positive social impacts generated.

The proposed development is assessed against the following areas of potential impact:

7.1 Way of Life

As detailed the *Guidelines*, consideration should be made of the potential impacts on way of life of existing residents, in particular:

- *How will people's daily lives change during construction?*
- *What are the long-term impacts (potentially positive and negative) of altered urban form on how people life, work, get around, and interact socially?*

Feedback gathered during the engagement processes included concern regarding way of life impacts associated with the proposal including construction related amenity impacts (noise, vibration, disturbance), as well as other impacts associated with the proposal including increased traffic, increased demand for parking, and overshadowing.

Area of impact	Description of impact	Duration	Mitigation
During construction			
Noise impacts:	Noise impacts associated with	Temporary – associated	• Construction Management Plan

Area of impact	Description of impact	Duration	Mitigation
Demolition, excavation, & construction	construction will be limited to permitted work times and can be managed through best-practice construction management practices. It is recommended that residents be provided with the contact details of the site manager, should they have any questions, or need to report any issues.	with early works and construction. Noted that the proposal is a staged development which may prolong the construction period.	- Construction Traffic Management Plan - Regular communication with nearby residents, in particular adjoining residents around construction times and activities. - Contact details for site manager provided to residents. - Application of recommendations to minimise construction related noise impacts provided in the DA Acoustic Assessment.
Traffic impacts: Truck movements, worker parking	The proposal will result in impacts in respect of traffic on local roads associated with both worker vehicles, and trucks delivering and removing materials. Increased traffic on local roads may result in delays for residents and regular road users.	Short-term, associated with the demolition and construction period.	- A Construction Traffic Management Plan will be prepared to manage construction-related traffic, including worker vehicles. - The CTMP should include detail on the permitted times that trucks can enter and leave the site. - Ongoing communication with neighbouring properties

Area of impact	Description of impact	Duration	Mitigation
			regarding anticipated peak delivery/removal times.
Longer term impacts			
Traffic associated with increased population on the site, commercial and retail uses (deliveries, workers etc)	- Increased traffic on local roads may result in changes to way of life for residents including changing usual departure times & ease of access. - Census data indicates that existing residents have higher rates of not owning a car, and many walk or utilise public transport to go to work. - The site is located adjacent to Campsie Metro Station and buses.	Ongoing – associated with operation.	The subject site is located adjacent to the Metro station, and within 3 minutes walking distance to bus transport on Beamish Street. As such, the proposal is located in a highly accessible location. This accessibility is likely to reduce traffic generation associated with the proposed development, with future residents utilising public transport, rather than private vehicles. The small local shop proposed is unlikely to generate significant traffic generation due to its small size and scale. The proposed child care centre may be utilised by existing residents in close

Area of impact	Description of impact	Duration	Mitigation
			proximity to the site, and to future residents of the proposed accommodation on the site, reducing vehicle trips. Active travel will be promoted through the provision of bicycle parking.
Overshadowing/overlooking/privacy impacts	The proposed development has been designed to minimise overshadowing of adjoining properties and has been designed to be compliant with the Apartment Design Guidelines. The extent of shadow cast by the proposal is illustrated on the plans accompanying the application.	Ongoing	Proposal has been designed to ensure compliance with required guidelines in terms of solar access, overshadowing and privacy/overlooking impacts.
Noise: - Residential uses - Child care centre - Waste removal	It is not anticipated that noise emissions from the residential part of the proposal, once complete, will generate any unreasonable or unexpected noise impacts. Noise impacts from the proposed child care	Ongoing	The Acoustic Assessment includes recommendations for hours of use of the outdoor play spaces to minimise noise impacts in the morning, and in the early evening.

Area of impact	Description of impact	Duration	Mitigation
	centre have been assessed in the SSDA Acoustic Assessment and are likely to be associated with the outdoor play area.		Waste removal noise is unlikely to be different to the existing situation.
Community character, cohesion and a sense of place	The proposal is not likely to change the character and sense of place of the area as it will continue to be used primarily for residential accommodation. While the proposal will result in a taller built form, the built form is in keeping with the planned future high-density developments in the area, as detailed in the Campsie Town Centre Masterplan. It is noted that the proposal is higher than envisaged in the current planning controls, however this additional height, and the resultant change in character have been determined by the Housing Delivery Authority as appropriate given the location of the	The change in character is a short term impact noting the character of the area is earmarked for change in line with plans for the area.	None identified.

Area of impact	Description of impact	Duration	Mitigation
	site within the Town Centre. The future population on the site will have the same opportunities to participate in the local community as existing residents, should they choose to. No public spaces are removed as a result of the proposal.		

7.2 Community

The *Guidelines* note consideration should be made to the following areas of the community:

- *Will community cohesion be impacted during construction?*
- *Will there be changes to community character, composition, and sense of place following development?*

Area of impact	Description of impact	Duration	Mitigation
Impact on community cohesion during construction			
The proposed development is unlikely to result in any impacts for community cohesion during construction.	None identified	N/A	N/A
Changes to community character, composition, sense of place?			
The proposed development will result	The increase in population on the site	Ongoing	No mitigation measures identified.

Area of impact	Description of impact	Duration	Mitigation
in a total of 116 dwellings on the site. The proposal will result in a population on the site of approximately 276 people, based on the average number of people per bedroom in Campsie of 1.2 (as at the 2021 Census) The proposal includes 12 affordable housing units, contributing to the diversity of the population and providing additional affordable housing options for those on low incomes.	is unlikely to result in any significant changes to the character and composition of the community. Providing housing for those on very low, low and moderate incomes. There is nothing about a proportion of the accommodation providing housing to those on low incomes that is likely to result in any negative impacts in the area.	Ongoing	No mitigation measures required.
Changes to a sense of place due to the change of use and change of appearance of the sites.	The visual presentation of the site will change. The change is not unexpected given the plans for the area, and nearby developments for high-density residential. While the visual change is noted, the plans for the area envisage an increase in high-density housing	Short term.	No mitigation measures identified.

Area of impact	Description of impact	Duration	Mitigation
	and population within the Campsie Town Centre.		

7.3 Accessibility

The *Guidelines* note that in respect of accessibility, the proposed development should be considered in respect of:

- *Will accessibility of services be disrupted during construction?*
- *What are the likely improvements to accessibility of services and facilities following development?*
- *Will the project impact accessibility of or demand for community facilities, services and public space?*

Area of impact	Description of impact	Duration	Mitigation
Accessibility of services during construction			
No changes identified in terms of access to services during construction	No impacts identified	N/A	N/A
Improvements to accessibility of services and facilities			
No changes to access to services and facilities.	No impacts identified.	N/A	N/A
Impacts on accessibility or demand for community facilities, services and public space			
The proposal increases the population on the site, as such there may be increased demand for existing services,	Increased population may result in increased demand for services such as public transport, healthcare, child care, education,	Ongoing	Communal open spaces are provided on site for the use of residents, including on the rooftop where landscaping, seating areas and a BBQ area

Area of impact	Description of impact	Duration	Mitigation
facilities and public spaces.	open spaces and recreation spaces.		are provided. A communal room and amenities are also provided on this level. While there is existing social infrastructure in the area, as detailed in Chapter 5.5, social infrastructure is planned to increase in line with the anticipated growth in population and housing. The proposal includes 100 place child care centre which will provide additional child care to support the incoming population.
Accessible housing	14 adaptable / accessible dwellings are proposed. The proposal includes lift access to all levels and accessible paths of travel throughout. Proposal includes two and three bedroom units that may attract families. Units have been designed to be Family Friendly.	Ongoing	No mitigation measures required.
Demand for services:			

Area of impact	Description of impact	Duration	Mitigation
Childcare	There appears to be capacity for childcare services in the Campsie area. The increase in population on the site may result in increased demand for childcare services and may result in an increase in childcare providers in the area.	Ongoing	Childcare centre able to accommodate 100 children proposed on the site.
Education	The increase in population may increase demand for education services, however, it is unlikely that this increase will be significant given the size of the proposed development and likely incoming population.	Ongoing	No measures identified.
Open spaces	The minor increase in population on the site is unlikely to result in significant increases in	Ongoing	No measures identified. Communal open space provided for residents which may reduce demand for public open spaces.

Area of impact	Description of impact	Duration	Mitigation
	demand for public open spaces. Communal open spaces are provided on the site for the use of future residents, including a rooftop landscaped space.		

7.4 Culture

The *Guidelines* recommend consideration of impacts on culture, in particular:

- *Will there be changes to the cultural composition of the community?*
- *Will cultural heritage values be impacted?*
- *Will there be opportunities for cultural expressions (e.g. through design)?*

Area of impact	Description of impact	Duration	Mitigation
Changes to cultural composition			
The proposal is estimated to result in a population of approximately 276 residents on the site. It is unlikely that this minor increase in population is likely to result in any material changes to the cultural composition of the community.	Unlikely to result in material changes to community composition.	Ongoing	There is nothing about the change in cultural composition of the community that requires mitigation.
Impact on cultural heritage values			

Area of impact	Description of impact	Duration	Mitigation
There are no heritage items in close proximity to the site.	Proposal unlikely to result in any heritage items.	N/A	No mitigation measures identified. Existing heritage items are located in proximity to newer developments.
Opportunities for Cultural expression			
Cultural expression within the proposal has been informed by a Walk on Country with the project architects and members of the local Indigenous community.	Connecting with Country has been considered in the proposal: - Landscaping focusing primarily on native and indigenous flora. - Themes of water, shellfish and sky Country/ night sky implemented at the rooftop level. - Façade design drawing inspiration from the area including building colour choice informed by Connection with country with lighter building forms above a more earthy, heavy podium base. Opportunities for future embedding Connecting with Country, including:	Ongoing	None identified.

Area of impact	Description of impact	Duration	Mitigation
	• Opportunities to teach and educate as well as design to Connect Country and tell the story of Country. • Consider the material selection – maximise recycling so that materials can stay on Country. • Look at opportunities for encouraging aboriginal businesses. A Designing with Country strategy has been prepared and accompanies the application.		

7.5 Health and wellbeing

The *Guidelines* pose the following questions in respect of potential impacts on health and wellbeing:

- *How will urban densification impact people's psychological health?*
- *Could the development exacerbate or reduce social exclusion of marginalised groups?*
- *How will the new development meet the needs of residents, workers and visitors for open space, active travel and access to health and community services?*

Area of impact	Description of impact	Duration	Mitigation/Enhancement
Urban densification and psychological health			
		Construction-related impacts short term. Increased population on the site – ongoing.	• A construction Management Plan will be prepared which details how environmental pollutants (e.g. dust etc) will be managed to minimise the impacts on existing residents. • An ongoing plan for communicating with nearby residents should be developed to ensure local residents are kept informed of periods where there may be increased noise and be aware of avenues to discuss any issues that may arise during construction. • Likely traffic generation is discussed in the TIA accompanying the application and it was identified that any additional traffic generated by the proposal is likely to be minor and unlikely to have any

Area of impact	Description of impact	Duration	Mitigation/Enhancement
			noticeable or unacceptable effects on the road network servicing the site. The extent of the shadow cast by the proposal is illustrated on the plans accompanying the application. The proposal has been designed in line with the ADG and to ensure surrounding properties receive at least the minimum requirements in terms of sunlight to their properties.
Exacerbate or reduce social exclusion of marginalised groups			
The subject application includes 12 affordable housing units, and 14 adaptable units providing a range of accommodation types to ensure a diverse and inclusive resident population.	No negative impacts anticipated for marginalised groups.	N/A	N/A
Meeting the needs of residents, workers and visitors for open space, active travel, health and community services.			
Area is located in proximity to existing open space and	Increased population on the site may result in	Ongoing	The minor increase in the number of units on the site and increase in

Area of impact	Description of impact	Duration	Mitigation/Enhancement
communal open spaces are provided within the proposed development including rooftop communal space. Communal open spaces provided within the development for residents, including a landscaped rooftop space.	increased demand for open spaces.		resident population is unlikely to result in significant levels of increased demand for open spaces, or result in changes to active travel, or access to health and community services. The proposal includes communal open space at the rooftop level for the use of residents, potentially reducing demand for public open spaces. The proposal is well located in terms of access to public transport, shops and services.
Active Travel	Active travel is promoted through the provision of bicycle parking for residents, workers and visitors, and the inclusion of end of trip facilities.	Ongoing	The site is located adjacent to the Metro line and in close proximity to buses enabling easy walking distance to a range of transport options. 26 bicycle parking spaces are provided promoting active travel.

7.6 Surroundings

The *Guidelines* suggest consideration of the potential impacts of a development on its surroundings, in particular:

- *Will there be material changes to environmental values, visual and acoustic landscape, or aesthetic values?*
- *What changes will there be to public open space, public facilities or streets?*

Community feedback expressed concern regarding changes to the visual presentation of the site to the street relating to the proposed height construction related environmental impacts, impacts associated with solar access and overshadowing, and traffic impacts.

Area of impact	Description of impact	Duration	Mitigation
Material changes to environmental values, visual and acoustic landscape or aesthetic values			
Environmental values	Minor changes to the environment relating to the potential for pollution (dust & noise associated with demolition/construction). Potential improvement with the removal of industrial uses, and land remediation.	Short term and longer term benefits.	New site landscaping proposed for the site (illustrated on the Landscaping plans accompanying the application. Construction related environmental impacts are able to be managed through Construction Management Plan.
Changes to the visual presentation of the site to the street.	Visual presentation of the site has been considered by project Architects and discussed in the Architects Urban Design Report.	N/A	N/A

Area of impact	Description of impact	Duration	Mitigation
Noise impacts associated with construction	Demolition, excavation and construction processes will result in noise impacts particularly to nearby residences.	Short term	Ongoing communication with nearby residents to advise of planned noisy activities.
Changes to public open space, public facilities and streets			
No changes to open space, public facilities and streets proposed.	No impacts identified	N/A	N/A

7.7 Livelihoods

The *Guidelines* note that consideration should be given to livelihoods, specifically:

How will livelihood impacts and benefits be distributed?

Area of impact	Description of impact	Duration	Mitigation
Distribution of livelihood impacts and benefits			
It is not anticipated that the proposal will result in any long-term livelihood impacts.			
Noise impacts for those who work from home.	Residents who work from home may experience some short term noise related impacts that may periodically impact their work.	Short term – associated with construction works.	Application of the recommendations included in the <i>SSDA Acoustic Assessment</i> .
Livelihood benefits will be generated in the short and long term.	Employment will be generated in the demolition, excavation and construction works. The local area	Short term benefits linked to construction.	Ongoing communication with Site Manager and local Residents.

Area of impact	Description of impact	Duration	Mitigation
	has a high proportion of residents working in construction related occupations who may benefit from employment at the site. Ongoing employment will be generated in the operation and maintenance of the premises, the child care centre and retail space	Ongoing benefits to employment in the operation and maintenance of the site. Employment will be generated in the operation of the child care centre and retail space	

7.8 Decision-making systems

The *Guidelines* highlight the importance of opportunities for the local community to be informed about decisions:

- *Are there adequate and responsive grievance and remedy mechanisms in the event of complaints?*
- *Can affected people can make informed decisions and feel they have power to influence project decisions, including elements of project design.*

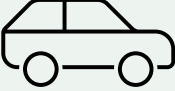
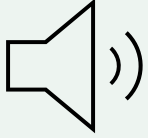
Area of impact	Description of impact	Duration	Mitigation
Adequate and responsive grievance and remedy mechanisms for complaints?			
Grievance process during construction.	Complaints regarding construction-related impacts can be directed to the Site Manager, the contact	Short term	Clear communication to local residents regarding how to report any issues, and how

Area of impact	Description of impact	Duration	Mitigation
	details for who will be on display at the site perimeter.		issues will be resolved (where relevant).
Informed decisions			
Community engagement	Community engagement activities have been undertaken as part of the preparation of the SIA and Engagement Report. The community will have another opportunity to comment on the proposal once the application is lodged and placed on exhibition.	Ongoing	Ongoing communication with the community recommended to ensure the community is kept up to date with project updates and key construction milestones.

7.9 Issues raised during community engagement

As detailed in Chapter 6.0, the following themes emerged from the feedback provided by the local community in the SIA Survey and during the community engagement activities:

Theme	Detail	Response
Height, overshadowing, 	• Overshadowing impacts to nearby properties • Scale of proposal • Height greater than envisaged in the Campsie Town Centre Master plan	• The extent of the shadow cast by the proposed development is illustrated on the plans prepared by Fuse Architects. It is noted the height of the proposal

		has been determined to minimise shadow impacts on Anzac Park to the south.
 Traffic & parking	- Existing congestion will be exacerbated. - Impact on on-street car parking associated with the child care centre and existing uses on Wilfred Avenue. - Existing residents will struggle to find parking. - Construction traffic impacts and the need to minimise noise, disruption and safety risks.	- The TIA accompanying the application considers the traffic generating potential of the proposed development in the context of the site in proximity to public transport identified that the additional traffic generated by the proposal is likely to be very minor. - Complementary parking arrangements are proposed to permit residents and visitors to utilise the retail and child care parking outside of their hours of use. This seeks to minimise demand for on-street car parking. - A Construction Traffic Management Plan will be prepared prior to any construction commencing that will detail how construction related traffic will be managed, including details on pedestrian safety.
 Amenity Impacts	- Noise from the childcare centre to existing residences. - Construction related noise.	Construction noise has been assessed in the <i>Acoustic DA Assessment</i> prepared by Acouras Acoustics accompanying the application. That report includes recommendations

		to minimise noise emissions during construction and operation, and to minimise noise intrusions from the Metro. • A Construction Management Plan will be prepared prior to any works commencing. The CMP will detail how construction related impacts are to be minimised and managed throughout the construction process. • The proposed works will result in short term interruptions to daily living patterns; however, these impacts are temporary in nature and are associated with the construction period only. The HDA pathway requires delivery of new housing in a shorter time frame which may minimise impacts in terms of construction duration, for existing residents.
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7.10 Cumulative impacts

The proposed development is located within an area identified as a high intensification area under the Campsie Masterplan. While the proposed rezoning facilitates a building of greater height and floor space than envisaged under the Masterplan, the proposed development seeks to provide well located housing and services to meet the housing targets in the LGA and NSW.

Cumulative impacts associated with the intensification of housing in the area have been considered in the Master Plan and deemed acceptable and manageable.

7.11 Public interest benefits

The proposed development, will provide a number of public interest benefits, including:

- Addition of a range of dwelling sizes and contribution to the housing target for the LGA;
- Provision of affordable housing for key workers and those on low to moderate incomes in a location that is close to public transport, shops and services;
- Employment generation in the planning, implementation, and construction of the proposed development, in the ongoing maintenance of the premises and in the management of the affordable housing units.
- Employment generation in the operation of the proposed child care centre and retail space.

8.0 ENHANCEMENT, MITIGATION AND MONITORING

The concurrent rezoning proposal and proposed development are unlikely to generate any long term or significantly negative social impacts that require mitigation. While it is acknowledged that the proposed development and resultant increase in activity and population represents an intensification of use of the site, that intensification of use is not unexpected given the location of the site within a high intensification area and given its proximity to the Metro station.

Potential impacts associated with construction noise are short term in nature. These are able to be controlled through conditions of consent around work and delivery times and construction practices. The proposal does not result in any significant loss of any housing. The proposal does result in the creation of additional housing, including affordable housing, however it is not anticipated that there will be any material changes to the character or composition of the local community.

As detailed in Table 6 of the Department of Planning, Housing and Infrastructure's *Social Impact Assessment Guidelines – Technical Supplement*, social impacts can be considered in respect of their significance utilising the following 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	Medium	Medium	High	High
D	Unlikely	Low	Low	Medium	Medium	High
E	Very unlikely	Low	Low	Low	Medium	Medium

The following table highlights the potential social impacts associated with the proposed works, including the increase in population:

Identified impact	Evaluated	Duration	Social impact significance	Measures from specialist studies	SIA-specific mitigation/enhancement/monitoring	Residual Impact
Positive Impacts						
Housing diversity and type	Certain	Ongoing	High		No enhancement measures identified.	
Housing affordability	Certain	Ongoing	High		No enhancement measures identified.	
Employment	Certain	Both short term and ongoing	High		No enhancement measures identified.	
Accessibility	Certain	Ongoing	High		No enhancement measures identified.	
Potentially negative impacts						
Construction impacts (noise, vibration, dust, traffic & parking)	Likely	Short term-associated with construction only	High	- Best practice measures to minimise construction noise should be implemented as part of the Construction Noise and Vibration Management Plan (once prepared). - The recommendations included in the <i>SSD Acoustic Assessment</i> should be implemented	No specific construction noise mitigation measures are required to be undertaken. Recommendation for ongoing engagement with local residents regarding truck movements and times, anticipated activities that may cause noise etc & details on how to communicate with the site manager.	Short term moderate

Identified impact	Evaluated	Duration	Social impact significance	Measures from specialist studies	SIA-specific mitigation/enhancement/monitoring	Residual Impact
				(site manager contact details, notification of planned noisy activities, temporary noise barriers). Traffic control mitigation measures should be included as part of the Construction Traffic Management Plan.		
Increased population	Certain – intended outcome of application	Ongoing	Minimal	- Provision of communal open spaces for the use of residents to meet and to reduce pressure on public open spaces. - Promotion of Green Travel Plan.	The subject application relates specifically the construction of a residential development and as such, the proposal will result in an increase in population on the site at all times. While the potential impact is high, there is nothing about the increase in population on the site that requires specific mitigation measures.	Low
Noise impacts	Likely	Temporary	Minimal	It is recommended that the noise mitigation measures and treatments	Noise impacts associated with construction short term and temporary in nature. Nearby residents to be	Low

Identified impact	Evaluated	Duration	Social impact significance	Measures from specialist studies	SIA-specific mitigation/enhancement/monitoring	Residual Impact
				proposed in the <i>SSDA Acoustic Assessment</i> be implemented including permissible hours for deliveries and waste removal, to reduce any noise impacts for residents on the site, and at surrounding premises.	provided with contact details for site manager. Resident noise unlikely to require any mitigation measures. Noise from the proposed child care centre able to be managed through hours of use of outdoor play spaces.	
Traffic and parking impacts	Likely	Ongoing	High	The <i>Traffic and Parking Impact Assessment Report</i> identifies that additional traffic generated by the proposed development is likely to be minor given the proximity of the site to public transport.	- No SIA-specific mitigation measures identified. - Complementary parking arrangements proposed to minimise demand for on-street parking by residents.	Ongoing Low
Visual impact	Likely	Ongoing	High	Proposal replaces 4 single storey dwellings with a 16 storey mixed use development and as such, the proposal results in a visual change.	No mitigation measures identified. The site is located in an area identified as a high intensification area where higher built forms are expected. The proposal seeks a greater height than previously envisaged but is consistent with the maximum heights envisaged in the precinct by Council under the	Moderate/likely = High

Identified impact	Evaluated	Duration	Social impact significance	Measures from specialist studies	SIA-specific mitigation/enhancement/monitoring	Residual Impact
					Campsie Town Centre Masterplan and is in line with the future context.	
Overlooking and overshadowing	Likely	Ongoing	Moderate	- It is recommended that the architectural window treatments proposed are included in the final design to ensure privacy of surrounding properties is maintained. - As noted in the Architectural Report prepared by Fuse Architects the building forms are aligned with the DCP and Urban Design Guidelines. - The shadow diagrams accompanying the application illustrate the extent of shadow	No SIA specific measures identified. Proposal designed in line with ADG to minimise overlooking and overshadowing while maintaining solar access to proposed units. Although the design proposes variations to the DCP guidelines for the site, the proposal has been designed with consideration of the Campsie Masterplan in terms of setbacks and inclusion of a podium. The built form includes variation and setbacks, a varied street wall and active street level frontages. Protection of solar access to Anzac Park, consistent with the Campsie Town Centre Masterplan, has set the maximum height of the development.	Moderate/likely = High

Identified impact	Evaluated	Duration	Social impact significance	Measures from specialist studies	SIA-specific mitigation/enhancement/monitoring	Residual Impact
				cast by the proposal.		
Crime	Unlikely	Ongoing	Low	- It is recommended that CPTED principles are applied at the detailed design stage with consideration of CCTV monitoring of building and car park entrances and exits, foyers, mail areas and lift lobbies. - Urban Design Report identifies proposal has been designed cognisant of CPTED principles with an aim to enhance public safety including passive surveillance through environmental lighting to ensure well-lit pathways,	Ongoing maintenance of CCTV equipment and lighting to ensure premises is well monitored and well-lit at night.	Low

Identified impact	Evaluated	Duration	Social impact significance	Measures from specialist studies	SIA-specific mitigation/enhancement/monitoring	Residual Impact
				activation of the public domain, and overlooking from apartments, provision of active frontages to street level and clear and legible entries to child care, residential and retail uses. • Recommendation for adequate lighting of building entrances and exits, paths, car parking area, and common open spaces at night. • Clear street signage recommended, including directional signage to direct visitors to different building entrances and areas.		

Identified impact	Evaluated	Duration	Social impact significance	Measures from specialist studies	SIA-specific mitigation/enhancement/monitoring	Residual Impact
				Regular maintenance of common spaces and landscaping recommended		

Any impacts generated by the intensification of use of the site are likely to be associated with noise and traffic, which have been separately addressed in reports accompanying the application (including Noise and Vibration and Traffic and Parking).

Any potentially negative impacts associated with construction can be mitigated through conditions of development consent.

The potential positive social impacts generated by the proposed development works will only be realised if consent for the application is granted.

9.0 CONCLUSION

This SIA has been prepared to assess the potential social impacts arising from the proposed residential development at 26-30 Campsie Street & 1 Assets Lane, Campsie.

Based on the assessment in this report the key social impacts of the proposal are:

Positive social impacts:

Impact areas	Outcome
Way of life, wellbeing, accessibility, community, health and wellbeing, livelihoods	• provision of a range of dwelling sizes; • provision of affordable and adaptable housing; • provision of housing close to shops and transport • employment generation during construction, in addition, ongoing employment for maintenance of the premises, and management of the affordable housing units; • ongoing employment in the retail and childcare spaces proposed • accessibility to public transport and services; • opportunities for community participation and cohesion; • health and wellbeing benefits to existing and future residents through the provision of open spaces • improvements to the public domain, including a new footpath along Assets Street providing direct access to the Metro station, and shops on Beamish Street. Street furniture/improvements proposed that will support all ages and abilities by providing places for rest at street level.

Potentially negative impacts:

Impact areas	Outcome
Way of life	• during construction and on completion in respect of noise and vibration, dust and traffic related to construction;

	• increased population on the site; • changes to current situation in respect of sunlight; • changes to the visual presentation of the site • overshadowing to nearby properties
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Mitigation and enhancement measures proposed include:

- Inclusion of the recommendations noted in the technical reports accompanying the application;
- Ongoing communication with local residents about construction-related activities;
- Coordination with other, nearby construction projects to minimise impacts on local streets associated with truck movements;
- Application of CPTED principles at the detailed design stage to ensure the development reduces the potential for crime.

Based on this SIA, it is anticipated that the proposed development will have an overall positive impact on the local community.

APPENDIX A

DEMOGRAPHIC PROFILE TABLE

Demographic Profile Table

[illegible]

Demographic Characteristic	Area of immediate impact 2016	Area of immediate impact 2021	Campsie Suburb 2016	Campsie Suburb 2021	Canterbury Bankstown LGA 2016	Canterbury Bankstown LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
		103 (10.1%) 29 (2.8%) 19 (1.8%)	3,109 (12.7%) 2,601 (10.6%) 1,417 (5.8%) 932 (3.8%) 391 (1.6%)	3,417 (13.1%) 3,043 (11.7%) 1,904 (7.3%) 981 (3.8%) 493 (1.9%)	43,8070 (12.7%) 36,938 (10.7%) 24,897 (7.2%) 15,867 (4.6%) 7,487 (2.2%)	45,672 (12.4%) 41,923 (11.3%) 29,759 (8.0%) 17,505 (4.7%) 8,374 (2.3%)	627,580 (13.0%) 524,011 (10.8%) 372,488 (7.7%) 204,051 (4.2%) 96,022 (1.9%)	579,166 (11.1%) 439,467 (8.4%) 249,517 (4.8%) 105,729 (2.0%)	977,984 (13.0%) 889,763 (11.9%) 677,020 (9.0%) 373,115 (4.9%) 167,506 (2.2%)	961,784 (11.9%) 788,725 (9.7%) 451,521 (5.6%) 183,895 (2.3%)
Unemployment rate	10.8	8.9	9.3	8.0	8.2	7.2	6.0	5.1	6.3	4.9
Median weekly household income	\$1,080	\$1,296	\$1,239	\$1,497	\$1,298	\$1,556	\$1750	\$2,077	\$1486	\$1,829
Median rent	\$397	\$375	\$395	\$400	\$380	\$400	\$450	\$470	\$380	\$420
Med Age	36	40	34	36	35	36	36	37	38	39
Ave household size	2.6	2.4	2.9	2.6	2.0	2.9	2.8	2.7	2.6	2.6
Marital Status (aged 15+)										
Married	492 (48.8%)	457 (48.9%)	10,971 (52.8%)	11,040 (48.5%)	141,342 (51.3%)	146,840 (49.4%)	1 934 134 (49.3%)	2,062,160 (48.3%)	2 965 285 (48.6%)	3,124,151 (47.3%)
Separated	37 (3.7%)	30 (3.2%)	629 (3.0%)	811 (3.6%)	9,498 (3.5%)	11,053 (3.7%)	111 495 (2.8%)	125,769 (2.9%)	190 199 (3.1%)	209,657 (3.2%)
Divorced	994 (9.3%)	95 (10.2%)	1,73 (8.3%)	2,156 (9.5%)	21,805 (7.9%)	24,779 (8.3%)	298 433 (7.6%)	332,916 (7.8%)	512 297 (8.4%)	569,516 (8.6%)
Widowed	48 (4.7%)	29 (3.1%)	780 (3.8%)	849 (3.7%)	14,925 (5.4%)	15,050 (5.1%)	185 646 (4.7%)	191,863 (4.5%)	331 655 (5.4%)	339,990 (5.1%)
Never married	336 (33.4%)	323 (34.6%)	6,676 (32.1%)	7,881 (3.7%)	87,694 (31.9%)	99,807 (33.5%)	1 393 988 (35.5%)	1,555,230 (36.4%)	2 094 457 (34.3%)	2,358,844 (35.7%)
Educational attainment										
Bachelor's degree or higher	222 (22.2%)	232 (24.7%)	5,207 (25.0%)	5,985 (6.3%)	54,233 (19.7%)	70,107 (23.%)	1,110,999 (28.3%)	1,423,358 (33.3%)	1,424,716 (23.4%)	1,838,502 (27.8%)
Year 12	280 (27.9%)	246 (26.3%)	5,515 (26.5%)	5,057 (22.2%)	58,376 (21.2%)	59,916 (20.1%)	678,975 (17.3%)	679,878 (15.9%)	930,654 (15.3%)	954,987 (14.5%)

Demographic Characteristic	Area of immediate impact 2016	Area of immediate impact 2021	Campsie Suburb 2016	Campsie Suburb 2021	Canterbury Bankstown LGA 2016	Canterbury Bankstown LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
Currently studying										
University or tertiary	91 (45.5%)	140 (47.1%)	2,643 (33.6%)	2,649 (32.2%)	26,757 (23.6%)	29,424 (23.7%)	294,017 (19.2%)	427,287 (26.2%)	376,133 (16.2%)	583,617 (23.8%)
Religious Affiliation										
No Religion	318 (30.8%)	326 (32.0%)	7,198 (9.3%)	8,296 (31.7%)	51,799 (15.0%)	64,750 (17.5%)	1,188,280 (24.6%)	1,583,084 (30.3%)	1,879,562 (25.1%)	2,644,165 (32.8%)
Catholic	194 (17.0%)	149 (14.6%)	4,505 (18.%)	4,231 (16.2%)	81,073 (23.4%)	79,642 (21.5%)	1,213,1236 (25.1%)	1,210,979 (23.1%)	1,846,443 (24.7%)	1,807,730 (22.4%)
Buddhism	114 (10.0%)	132 (12.9%)	2,673 (10.9%)	2,906 (11.1%)	21,215 (6.1%)	22,461 (6.0%)				
Hinduism	117 (10.2%)	163 (16.0%)	2,268 (9.2%)	2,807 (10.7%)	6,578 (1.9%)	7,892 (2.1%)	170,161 (3.5%)	253,210 (4.8%)	181,402 (2.4%)	273,780 (3.4%)
Not stated	125 (10.9%)	86 (8.4%)	2,063 (8.4%)	2,507 (9.6%)	29,780 (8.6%)	29,49 (8.0%)	425,538 (8.8%)	326,469 (3.2%)	684,969 (9.2%)	548,340 (6.8%)
Family Structure										
Couple families with dependent children under 15 years and other dependent children	121 (40.5%)	81 (31.2%)	2,899 (4.9%)	2,605 (40.3%)	46,332 (52.8%)	47,42 (51.3%)	501 238 (40.1%)	667,760 (48.4%)	718 364 (37.0%)	809,586 (37.9%)
Couple with no children	114 (38.1%)	109 (44.6%)	2,270 (35.1%)	2,434 (37.6%)	23,619 (26.9%)	25,833 (27.9%)	416 588 (33.4%)	480,444 (34.8%)	709 524 (36.5%)	954,588 (44.7%)
One parent families with dependent children	54 (18.0%)	41 (16.8%)	1,106 (17.1%)	1,181 (18.3%)	15,988 (18.2%)	17,356 (18.7%)	113 772 (9.1%)	208,478 (15.1%)	192 626 (9.9%)	337,729 (15.8%)
Other families	10 (3.3%)	13 (5.3%)	185 (2.9%)	254 (3.9%)	1,884 (2.1%)	1,963 (2.1%)	22 992 (1.8%)	23,497 (1.7)	32 483 (1.6%)	34,061 (1.6%)
Car Ownership										
None	107 (26.2%)	115 (29.5%)	1,415 (17.8%)	1,729 (19.1%)	12,183 (11.3%)	13,355 (11.4%)	179 500 (11.0%)	203,081 (11.1%)	239 625 (9.2%)	262,031 (9.0%)
One	201 (49.3%)									
Two	63 (15.4%)	165 (42.4%)	3,718 (46.7%)	4,335 (47.8%)	40,067 (37.2%)	45,613 (39.0%)	603 062 (37.1%)	722,036 (39.5%)	946 159 (36.3%)	1,096,761 (37.8%)
Three or more	18 (4.4%)	62 (15.9%)								

Demographic Characteristic	Area of immediate impact 2016	Area of immediate impact 2021	Campsie Suburb 2016	Campsie Suburb 2021	Canterbury Bankstown LGA 2016	Canterbury Bankstown LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
		23 (5.9%)	1,834 (23.0%) 646 (8.1%)	2,050 (22.6%) 670 (7.4%)	33,847 (31.4%) 17,409 (16.2%)	36,390 (31.1%) 19,337 (16.5%)	532 633 (32.8%) 254,662 (15.6%)	590,650 (32.3%) 287,171 (15.6%)	887 849 (34.0%) 435,544 (16.6%)	989,258 (34.1%) 508,690 (17.5%)
Housing (dwellings)										
Sep house	33 (8.0%)	30 (7.7%)	1,836 (23.1%)	1,970 (21.7%)	61,550 (57.1%)	64,393 (55.0%)	924 225 (52.5%)	1,020,631 (55.8%)	1 729 820 (59.8%)	1,902,734 (65.6%)
Semi-detached	12 (2.9%)	10 (2.6%)	902 (11.3%)	962 (10.6%)	17,309 (16.1%)	18,398 (15.7%)	227 238 (49.8%)	234,000 (12.8%)	317 447 (35.7%)	340,582 (11.7%)
Unit	363 (88.9%)	341 (87.6%)	5,174 (65.0%)	6,074 (67.1%)	27,889 (25.9%)	33,403 (28.5%)	456 233 (25.9%)	561,988 (30.7%)	519 380 (17.9%)	630,030 (21.7%)
Other dwelling	0	9 (2.3%)	18 (0.2%)	15 (0.2%)	622 (0.6%)	58 (0.5%)	9 129 (0.5%)	8,216 (0.4%)	23 583 (0.8%)	19,374 (0.7%)
Unoccupied dwellings	13 (3.0%)	44 (1.2%)	501 (5.9%)	915 (9.2%)	7,736 (6.7%)	9,183 (7.3%)	136 055 (7.7%)	164,628 (8.3%)	284 741 (9.8%)	299,524 (9.4%)
Home fully owned	75 (18.4%)	65 (16.7%)	1,685 (21.2%)	1,843 (20.3%)	32,497 (30.2%)	33,376 (28.5%)	472 635 (29.1%)	507,635 (27.8%)	839 665 (32.2%)	914,537 (31.5%)
Being purchased	74 (18.1%)	71 (15.2%)	1,760 (2.1%)	2,099 (23.2%)	31,896 (29.6%)	35,04 (29.9%)	539 917 (33.2%)	608,735 (33.3%)	840 665 (32.2%)	942,804 (32.5%)
Private rental	242 (59.3%)	228 (58.6%)	4,197 (52.7%)	4,783 (52.8%)	39,193 (36.4%)	4,598 (38.1%)	485 404 (29.9%)	596,390 (32.6%)	722 020 (27.7%)	851,852 (29.4%)
Public housing							67 845 (4.1%)	60,927 (3.3%)	104 902 (4.0%)	92,733 (3.2%)
Household composition										
Family	288 (69.9%)	239 (62.8%)	6,052 (76.1%)	6,194 (68.3%)	83,008 (77.0%)	87,885 (75.1%)	1,195,662 (73.6%)	1,327,581 (72.6%)	1,874,524 (72.0%)	2,065,107 (71.2%)
Lone	96 (23.3%)	95 (25.0%)	1,348 (16.9%)	2,103 (23.2%)	21,173 (19.6%)	24,868 (21.2%)	351,423 (21.6%)	424,713 (23.2%)	620,778 (23.8%)	723,716 (25.0%)
Group	28 (6.8%)	46 (12.1%)	554 (7.0%)	767 (8.5%)	3,589 (3.3%)	4,283 (3.7%)	76,795 (4.7%)	76,558 (4.2%)	109,004 (4.2%)	111,646 (3.8%)
Dwelling Structure - # of bedrooms¹										
0	7 (1.7%)	0	43 (0.5%)	60 (0.7%)	635 (0.6%)	648 (0.6%)	12 812 (0.7%)	16,194 (0.9%)	17 157 (0.6%)	21,051 (0.7%)

Demographic Characteristic	Area of immediate impact 2016	Area of immediate impact 2021	Campsie Suburb 2016	Campsie Suburb 2021	Canterbury Bankstown LGA 2016	Canterbury Bankstown LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
1	42 (10.3%)	46 (11.8%)	503 (6.3%)	789 (8.7%)	5,009 (4.7%)	6,354 (5.4%)	118 881 (7.3%)	147,857 (8.1%)	157 194 (6.0%)	190,792 (6.6%)
2	261 63.9%)(	241 (61.9%)	4,606 (57.8%)	5,238 (57.9%)	37,687 (29.4%)	34,753 (29.7%)	402 675 (24.8%)	470,207 (25.7%)	577 675 (22.1%)	657,578 (22.7%)
3	70 (17.1%)	67 (17.2%)	1,60 (20.1%)	1,685 (18.6%)	29,763 (36.9%)	39,684 (33.9%)	548 987 (33.8%)	565,467 (30.9%)	970 001 (37.2%)	1,006,121 (34.7%)
4 or more	11 (2.7%)	14 (3.6%)	971 (12.2%)	1,081 (11.9%)	27,504 (25.5%)	33,471 (28.6%)	501,254 (30.7%)	605,427 (33.0%)	816,405 (31.3%)	983,313 (33.8%)
Migration										
Same add 1yr ago							3 695 742 (77.5%)	4,119,424 (79.7%)	5 718 965 (77.3%)	6,335,812 (79.4%)
Same add 5 yr ago							2 402 160 (53.2%)	2,635,497 (53.6%)	3 775 527 (53.8%)	4,095,964 (53.8%)
Occupation										
Manager	48 (9.9%)	36 (9.5%)	885 (8.1%)	929 (9.3%)	13,901 (10.1%)	15,477 (11.%)	311 762 (13.7%)	368,876 (15.2%)	456 084 (13.5%)	536,820 (14.6%)
Professional	74 (15.4%)	50 (13.3%)	1,783 (16.2%)	2,098 (21.0%)	26,143 (18.9%)	31,057 (23.2%)	597 798 (26.3%)	711,729 (29.3%)	798 126 (23.6%)	952,131 (25.8%)
Technical & Trade	76 (15.8%)	48 (12.7%)	1,635 (14.9%)	1,202 (12.0%)	19,353 (14.0%)	15,371 (11.5%)	265 056 (11.6%)	254,555 (10.5%)	429 239 (12.7%)	436,589 (11.8%)
Community	59 (12.3%)	58 (15.4%)	1,347 (12.3%)	1,332 (13.3%)	14,510 (10.5%)	13,787 (10.3%)	218 206 (9.6%)	225,062 (9.2%)	350 261 (10.3%)	390,779 (10.6%)
Clerical	37 (7.7%)	36 (9.5%)	1,269 (11.6%)	1,155 (11.6%)	20,862 (15.1%)	20,494 (15.3%)	331 135 (14.5%)	334,504 (13.7%)	467 977 (13.8%)	480,612 (13.0%)
Sales	64 (13.3%)	39 (10.3%)	1,190 (10.8%)	931 (9.3%)	13,821 (10.0%)	11,945 (9.%)	205 051 (9.0%)	188,556 (7.7%)	311 414 (9.2%)	294,889 (8.0%)
Machinery op	39 (8.1%)	29 (7.7%)	828 (7.5%)	702 (7.0%)	11,649 (8.4%)	10,162 (7.%)	128 020 (5.6%)	136,033 (5.6%)	206 839 (6.1%)	222,186 (6.0%)
Labourer	84 (17.5%)	81 (21.5%)	1,743 (15.9%)	1,341 (13.4%)	14,647 (10.6%)	11,943 (8.9%)	171 450 (7.5%)	164,335 (6.7%)	297 887 (8.1%)	300,966 (8.1%)
Travel to work										
Car driver	197 (40.9%)	100 (26.5%)	4,810 (43.8%)	2,929 (29.3%)	79,112 (57.2%)	48,383 (36.2%)	1 197 269 (52.6%)	832,277 (34.2%)	1 953 399 (57.7%)	1,587,613 (43.0%)
Train	134 (27.8%)	51 (13.5%)	2,429 (22.1%)	675 (6.8%)	19,504 (14.1%)	4,83 (3.2%)	247 051 (10.8%)	60,858 (2.5%)	252 786 (7.4%)	62,460 (1.7%)

Demographic Characteristic	Area of immediate impact 2016	Area of immediate impact 2021	Campsie Suburb 2016	Campsie Suburb 2021	Canterbury Bankstown LGA 2016	Canterbury Bankstown LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
Bus	18 (3.7%)	21 (5.6%)	503 (4.6%)				125,503 (5.5%)	28,786 (1.2%)	133,903 (3.9%)	34,408 (0.9%)
Worked from home		66 (17.5%)		2,706 (27.1%)	3,832 (2.8%)	43,131 (3.2%)	98,906 (4.3%)	944,501 (38.8%)	163,026 (4.8%)	1,141,467 (30.9%)
Walked only	15 (3.1%)	17 (4.5%)		260 (2.6%)		2,027 (1.5%)	91,577 (4.0%)	56,206 (2.3%)		
Industry of employment										
Supermarket/Grocer	11 (2.3%)	16 (4.2%)	342 (3.1%)	377 (3.8%)	3,136 (2.3%)	3,774 (2.8%)	45,310 (2.0%)	58,151 (2.4%)	74,487 (2.2%)	92,329 (2.5%)
Café/restaurant	28 (5.8%)	24 (6.4%)	644 (5.9%)	356 (3.6%)	3,503 (2.5%)		57,398 (2.5%)		80,552 (2.4%)	
Building	25 (5.2%)		493 (4.5%)	354 (3.5%)						
Aged care	11 (2.3%)	31 (8.2%)	379 (3.5%)	519 (5.2%)		2,991 (2.2%)				
Hospitals	16 (3.3%)	8 (2.1%)	328 (3.0%)	410 (4.1%)	3,665 (2.7%)	4,591 (3.4%)	76,600 (3.4%)	98,480 (4.1%)	119,350 (3.5%)	153,159 (4.2%)

Source: 2016 & 2021 Census data (www.abs.gov.au) – QuickStats & General Community Profile – as at March 2026

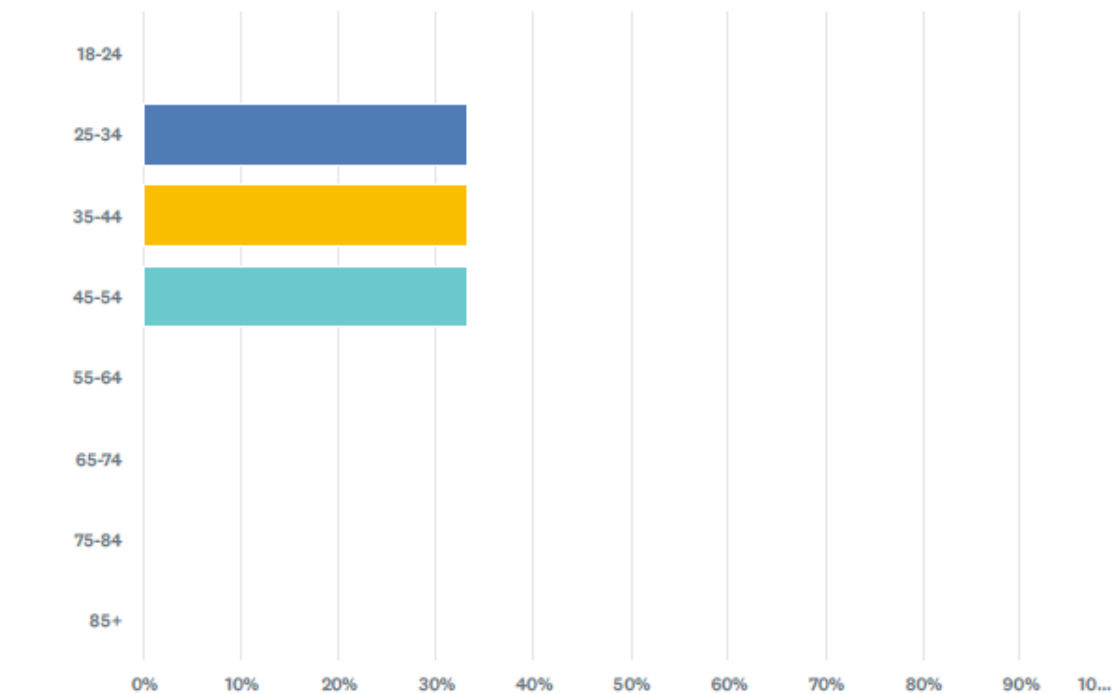
APPENDIX B

SIA SURVEY SUMMARY

Campsie & Assets Street, Campsie

Q1 What is your age?

Answered: 3 Skipped: 0

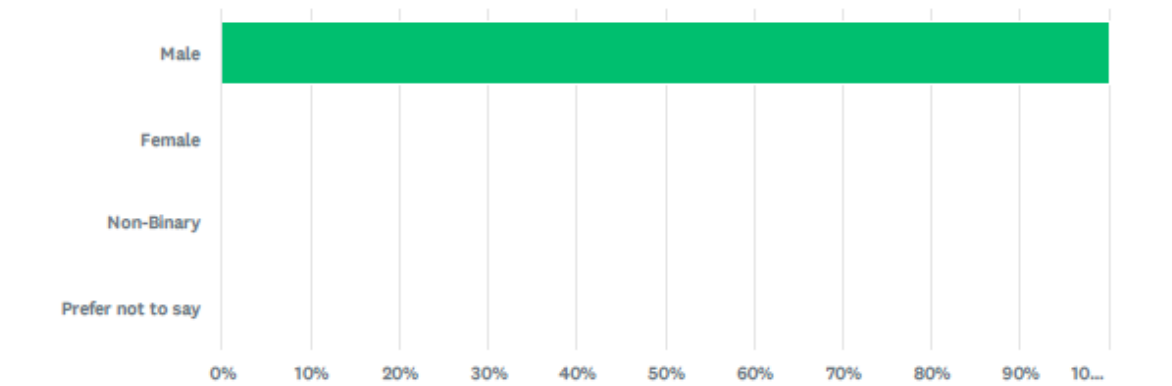


Answer Choices	Percentage	Responses
18-24	0%	0
25-34	33.33%	1
35-44	33.33%	1
45-54	33.33%	1
55-64	0%	0
65-74	0%	0
75-84	0%	0
Total		3

Campsie & Assets Street, Campsie

Q2 Gender: How do you identify?

Answered: 3 Skipped: 0

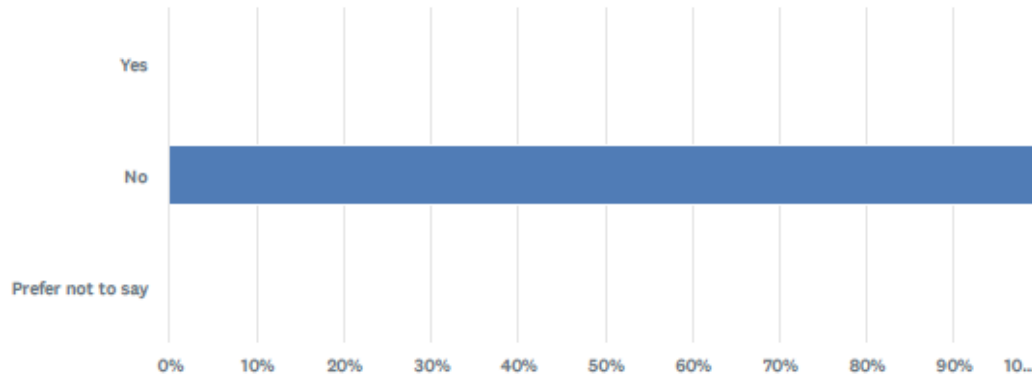


Answer Choices	Percentage	Responses
Male	100.00%	3
Female	0%	0
Non-Binary	0%	0
Prefer not to say	0%	0
Total		3

Campsie & Assets Street, Campsie

Q3 Do you identify as Aboriginal and/or Torres Strait Islander?

Answered: 3 Skipped: 0

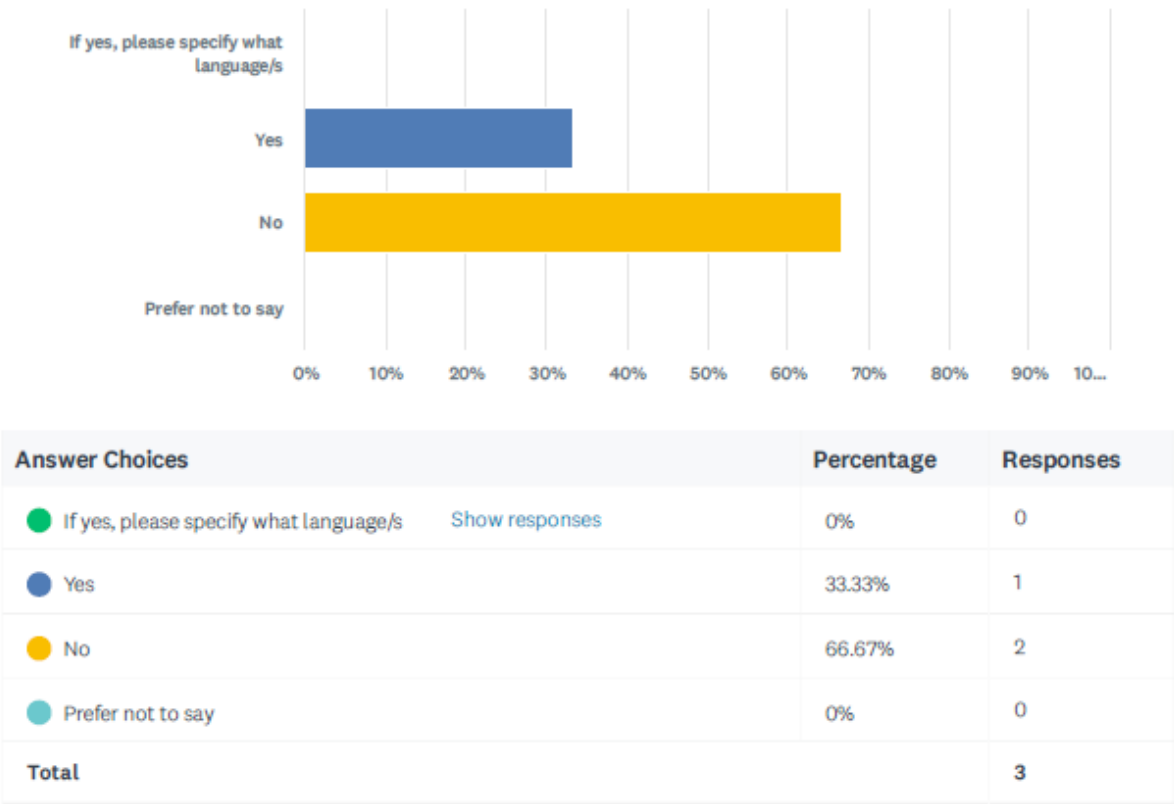


Answer Choices	Percentage	Responses
● Yes	0%	0
● No	100.00%	3
● Prefer not to say	0%	0
Total		3

Campsie & Assets Street, Campsie

Q4 Do you speak a language other than English at home?

Answered: 3 Skipped: 0



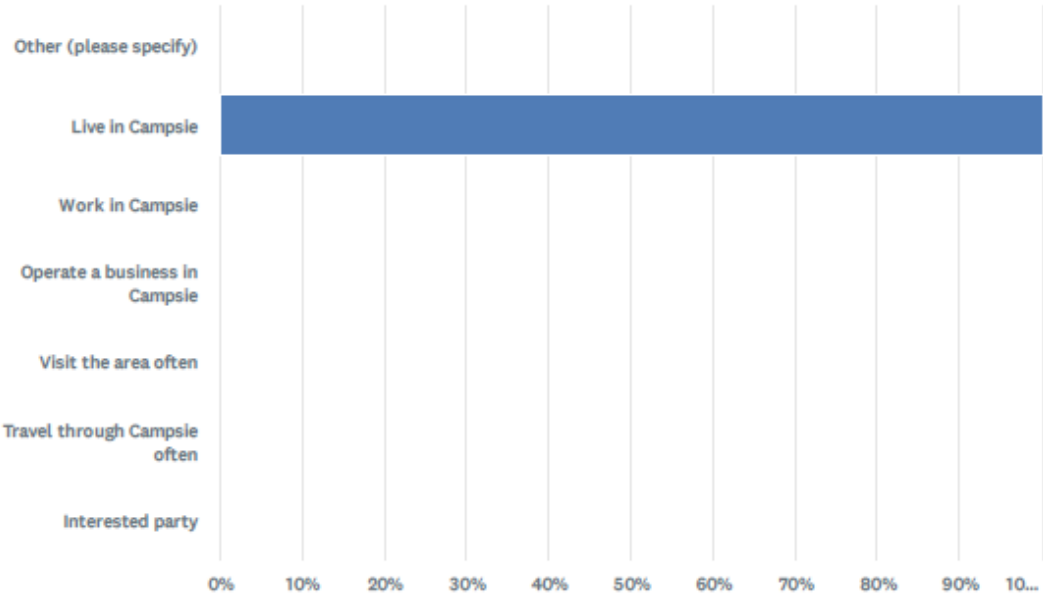
Campsie & Assets Street, Campsie

#	IF YES, PLEASE SPECIFY WHAT LANGUAGE/S	DATE
There are no responses.		

Campsie & Assets Street, Campsie

Q5 What is your connection to the Campsie area?

Answered: 3 Skipped: 0



Campsie & Assets Street, Campsie

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q6 Are there any vulnerable groups or community members who you believe may be interested in the proposed development?

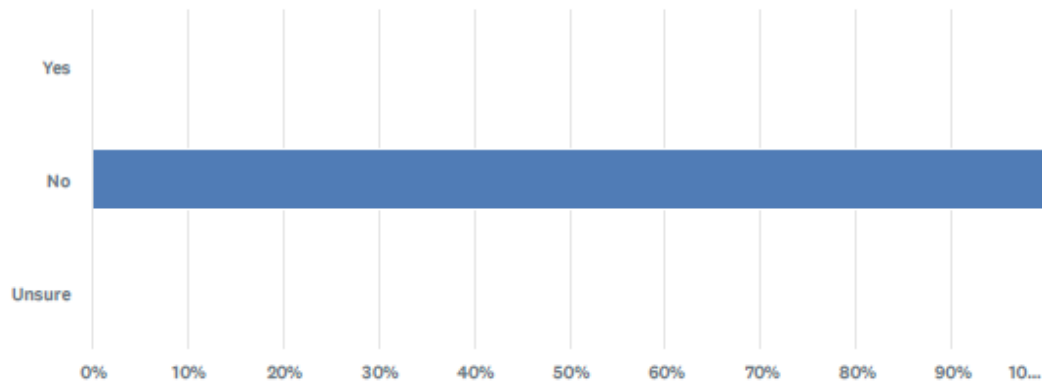
Answered: 2 Skipped: 1

#	RESPONSES	DATE
1	The residents of the street who are impacted by this development.	2/17/2026 12:31 PM
2	No	2/14/2026 1:02 PM

Campsie & Assets Street, Campsie

Q7 Do you think the proposed development will be positive for the area?

Answered: 3 Skipped: 0

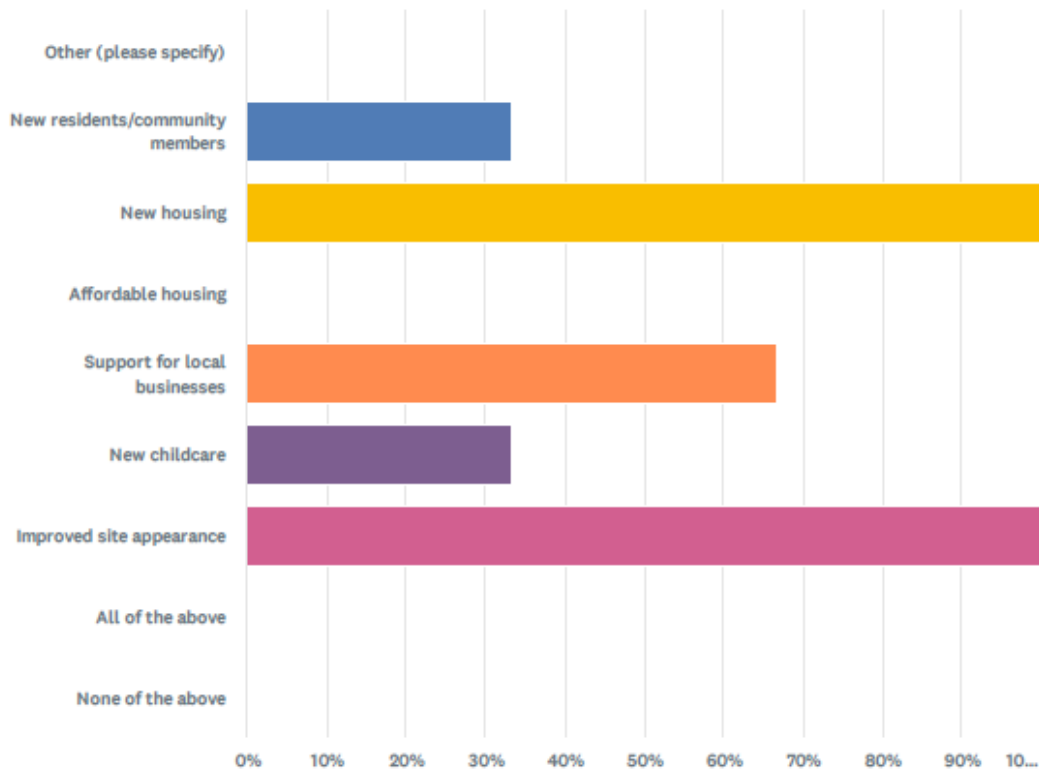


Answer Choices	Percentage	Responses
● Yes	0%	0
● No	100.00%	3
● Unsure	0%	0
Total		3

Campsie & Assets Street, Campsie

Q8 What parts of the proposal do you think will most benefit the community?

Answered: 3 Skipped: 0



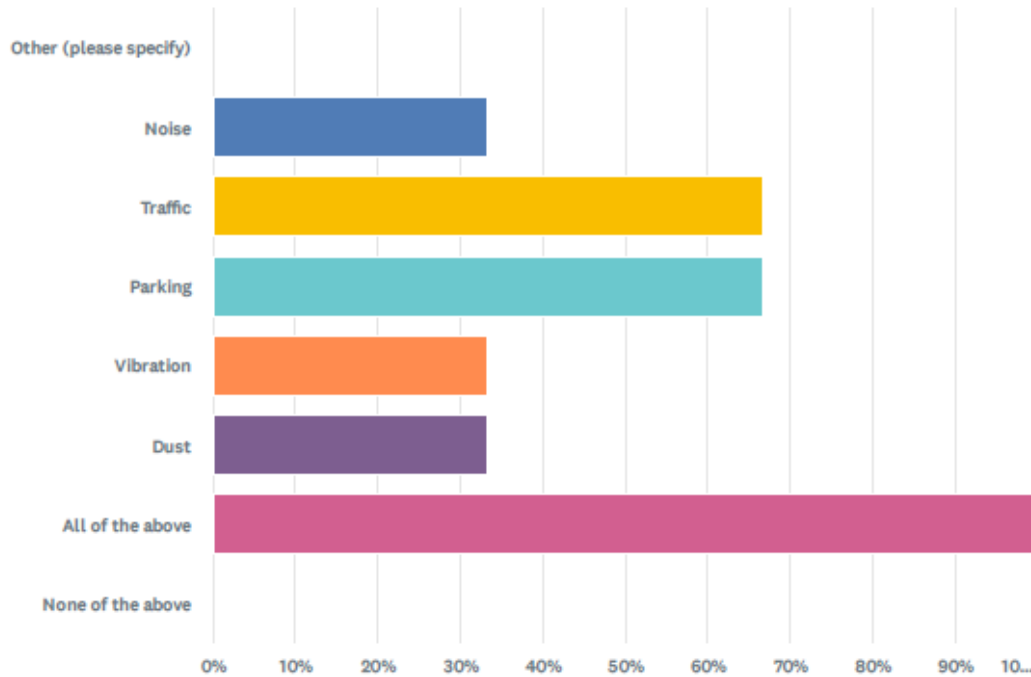
Campsie & Assets Street, Campsie

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Campsie & Assets Street, Campsie

Q9 What construction considerations are most applicable to you?

Answered: 3 Skipped: 0



Campsie & Assets Street, Campsie

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Campsie & Assets Street, Campsie

Q10 Do you have any concerns about the proposal on completion?

Answered: 3 Skipped: 0

#	RESPONSES	DATE
1	The proposed 16 storeys is double the number of storeys as compared to the campsie masterplan (updated 2025) which specifies the plot as having a max of 8 storeys. 16 storeys will just dwarf the neighbouring plots which are at most 3 storeys high. The solar effects would be most obvious with the morning sun totally eclipsed. The proposed childcare Center would be problematic in terms of parking as there is a vehicle mechanic shop on Wilfred lane which usually uses the street parking for their vehicle parking. Understand that progress is good and will happen but the current proposal in its current form is far too aggressive.	2/19/2026 12:00 AM
2	My main concern is that the building will be too tall. It should be no more than 10 stories. The placement of the driveway is a major concern as it will go on a one way street. Which I can see many residents travelling down the wrong way. We should also be informed of what type of commercial space will go in.	2/17/2026 12:31 PM
3	As a local residence never find an available parking spot on the street because most people living in surrounding apartments uses their garage for the storage and keep their car on the street. I would like the development provide enough car spaces and storage for the new residence so they will be able to keep their car in their designed area.	2/14/2026 1:02 PM

QUALIFICATIONS & EXPERIENCE OF AUTHOR

Sarah George – BA (Psych/Soc), Cert IV Youth Work

QUALIFICATIONS:

Bachelor of Arts majoring in Psychology & Sociology (Macquarie University); Teaching by Distance (TAFE OTEN); Certificate IV – Workplace Training & Assessment, Youth Work Certificate IV (TAFE NSW).

EXPERIENCE:

In practicing as a consultant, I have completed assignments for a number of clients in the private and public sector, including:

- preparation of Statements of Evidence and representation as an Expert Witness in the Land and Environment Court of NSW;
- preparation of the City of Sydney Council's Alcohol-Free Zone Policy Review & Guide;
- preparation of a draft Local Approvals Policy for the City of Sydney ("Sex on Premises Venues");
- preparation of Social Impact Assessments for Development Applications, including Matthew Talbot Lodge, Vincentian Village and the Ozanam Learning Centre for St Vincent de Paul, Malek Fahd Islamic School, and Hotel Development Applications at Hurstville and La Perouse and numerous packaged liquor licences;
- preparation of Community Impact Statements for packaged liquor outlets, on-premises licences for submission to the Office of Liquor, Gaming and Racing; and
- preparation of numerous Social Impact Assessments for licensed premises, both hotels and off-licence (retail) premises for submission to the Office of Liquor Gaming and Racing and the former Liquor Administration Board.

Prior to commencing as a consultant, I worked in community organisations and in the non-Government and private sectors in numerous roles including:

- Teacher – TAFE Digital (Mental Health, Alcohol & Other Drugs, Youth Work & Community Services)
- Project Officer – Education & Development with Hepatitis NSW
- Case Manager Big Brother Big Sister Mentoring Program with the YWCA NSW

- Drug and Alcohol educator and counsellor
- Youth Worker

I also worked for several years in a Town Planning Consultancy.

MEMBERSHIPS:

International Association of Impact Assessment

OTHER:

Justice of the Peace for NSW