

Social Impact Assessment - 2024 Addendum

53-61 Rawson Street, Epping

Purpose of the Addendum

Cred Consulting prepared a Social Impact Assessment (SIA) for a planning proposal of a mixed-use development at 53-61 Rawson Street, Epping, in the City of Parramatta Local Government Area (LGA) in August 2023 (2023 report).

Since then, some changes have been made to the planning proposal. This Addendum evaluates whether these changes alter or add to the impacts identified in the 2023 report.

About the changes

The main modification to the planning proposal is that the original plan for three residential towers has been reduced to two. Despite this reduction in the number of towers, the GFA and the total number of apartments remain unchanged.

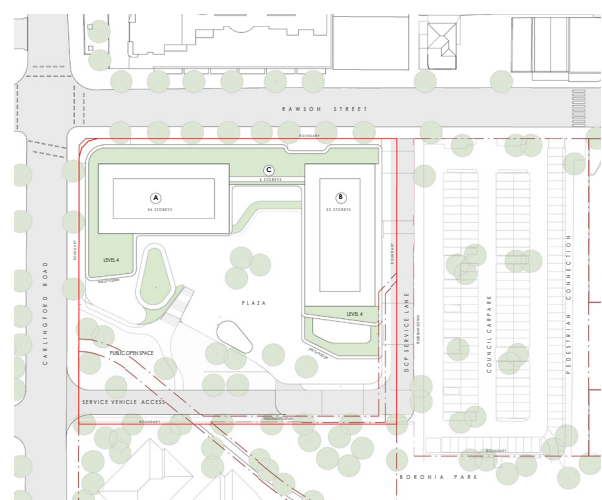
However, the notable difference, as indicated in Table 1, is an increase in commercial floor space by an additional 4,544 sqm, primarily intended for office use.

Additionally, the public open space has increased from 4,244 sqm to 4,600 sqm. However, the communal open space has reduced marginally from 2,070 sqm to 1,937 sqm.

Table 1 - Changes in the revised planning proposal scheme (source: Oakstand)

	PP Scheme Feb 24	Revised Scheme - 2 Tower Scheme
Land Area	9,089	9,089
Non-Residential Floor Space		
Supermarket	3,100	3,100
LG Specialty Retail	1,330	990
G Retail	2,243	2,157
Subtotal Specialty Retail		3,147
Commercial Office - Level 1	2,757	2,670
Commercial Office - Level 2	-	2,380
Commercial Office - Level 3	-	2,380
Subtotal Commercial Office		7,430
Non- Residential FSR	1:1	1.5
Residential FSR	4.5:1	4.5:1
No. apartments	420	up to 420
Total FSR	5.5:1	6:1

Figure 1 - Masterplan (source: Oakstand)



Impacts identified in the 2023 report remain valid

In late 2023, the City of Parramatta released its draft Economic Development Strategy for 2023-2033. This strategy outlines the strategic role of Epping, both in its current context and its projected future.

Current role

Epping is currently a strategic local center serving a rapidly growing population, with strong public transport connections.

Future role

Epping is set to become a major employment and business hub, leveraging enhanced transport links to Parramatta's CBD and its proximity to the Macquarie Park Innovation District.

The recent changes to the planning proposal align with Council's strategic goals for the area, which adds another positive social impact to the development. Additionally, all other social impacts, enhancement suggestions, and mitigation measures identified in the 2023 report remain valid.

Overall, the social impact assessment for the planning proposal remains overwhelmingly positive and is supported.

For more detailed information, please refer to the 2023 report.

Figure 2 - Ground level plan (source: Oakstand)

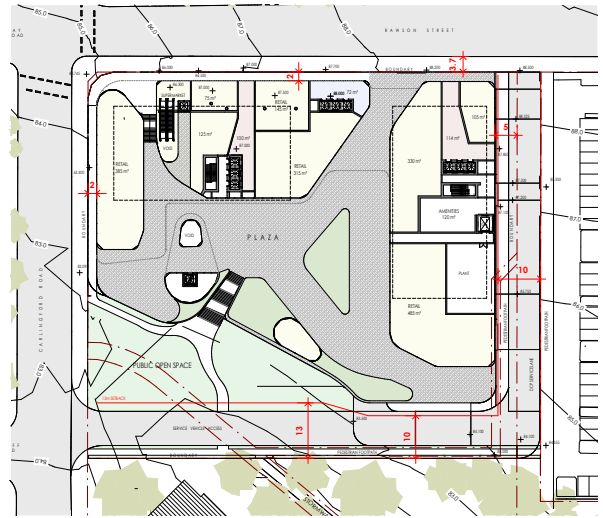


Figure 3 - Level 1 plan (source: Oakstand)

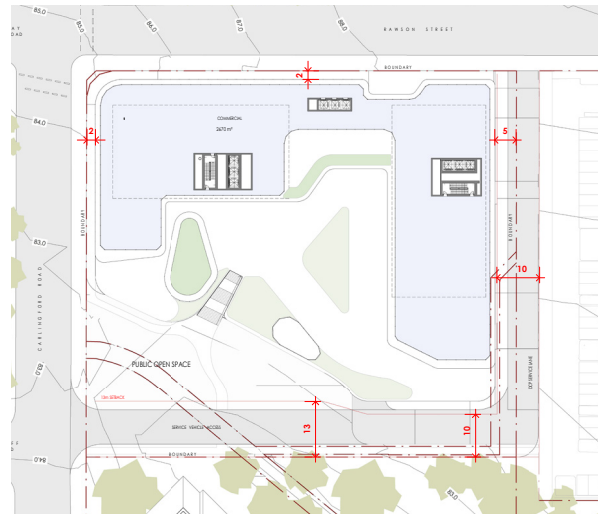
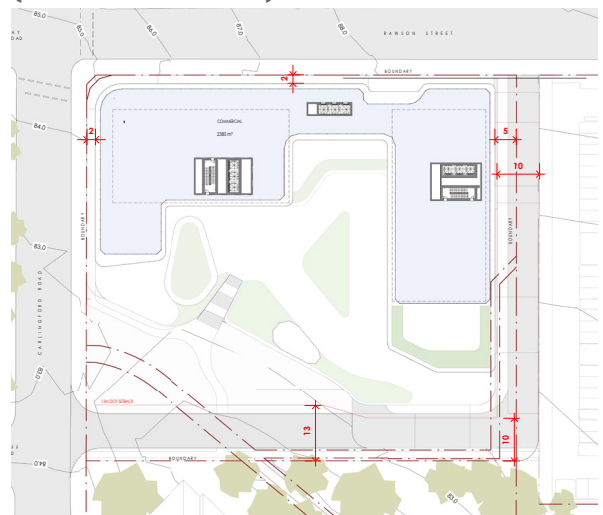


Figure 4 - Level 2-3 plan (source: Oakstand)



Social Impact Assessment

53-61 Rawson
Street, Epping

Oakstand

August 2023



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Cred Consulting acknowledges the Traditional Custodians of the lands on which we operate.

We pay our respects to the Traditional Custodians,
Ancestors and Elders, past and present.

We recognise the strength, resilience and
contributions of First Nations Peoples, and the eternal
and spiritual connection held in the lands, skies and
waters, through cultural practices and beliefs.

Our team is proud to live, learn and thrive in the place
we now call Australia, and recognise sovereignty has
never been ceded by First Nations Peoples of this
continent.

As embedded in our values, we are committed to
building connected, healthy and resilient communities
and creating purposeful outcomes that reflect our
deep appreciation for the peoples and cultures that
make us who we are and shape where we are going —
together as one.

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Executive summary

About the proposal

Cred Consulting was engaged by Oakstand to prepare a Social Impact Assessment for a planning proposal of a mixed use development at 53-61 Rawson Street, Epping in City of Parramatta Local Government Area (LGA).

The site is located close to public transport with Epping train station and metro station located within 200m walking distance. Current site uses include commercial and retail, while surrounding uses include retail, commercial, low-density and high-density residential.

The planning proposal consists of three mixed-use buildings with an estimate of 9,722 sq.m. of non-residential floorspace, 46% of open space and approximately 420 apartments.

Our community now, and into the future

Currently, the population of Epping is family-oriented, characterised by higher incomes and a high proportion who were born overseas and/or speak a language other than English at home.

Around 50% of Epping residents live in apartments and a large proportion of residents rent privately.

The forecast population of the site will be around 1,050 people when it is complete.

In line with the current Epping community, it is likely that new residents will include many young workers 25-34 years old and parents and homebuilders 35-29 years old. New residents are also likely to be from culturally diverse backgrounds.

Social infrastructure and open space needs

Overall the site is well located in a strategic centre and has a range of local, district and regional facilities within 200m to 2km of the site. The site benefits from its accessibility and proximity to a range of public facilities, transport options and social infrastructure. However, there are opportunities to support a growing population, both within the site and for the broader Epping population.

Proposed benefits

The Planning Proposal is currently offering a mix of commercial and community benefits, including:

- **Retained supermarket offering** - A key focus for the proposal is to ensure the provision of a supermarket onsite. A new 3,392 sq.m supermarket will be built on site.
- **Publicly accessible open space** - The planning proposal includes new publicly accessible open space on the ground floor, including new a new park of 1,100 sq.m. and a new plaza/podium of 3,144 sq.m (4,244 sq.m. of publicly accessible open space in total). The plaza/podium integrates key uses such as the supermarket, retail spaces and the park. Proposed features of the new park may include play elements that serve both children and adults such as climbing mounds, social lawn, bridge crossing and interpretive art.
- **Communal open space for residents** - The planning proposal includes new communal green open space for residents of 2,070 sq.m. This includes 1,152 sq.m. on Level 1 and 920 sq.m. on Level 2.

- **Communal space for residents -**
The planning proposal will include a community space of 775 sq.m. adjoining the communal open space on Level 1. This proposed communal space will function as a community facility for residents of the proposed development and may include a multi-purpose room, co-working space, music rooms, gym etc.
- **Retail opportunities -** This planning proposal includes approximately 6,319 sq.m. in total (806 sq.m. on the lower ground, 3392 sq.m. of supermarket and 2,121 sq.m. on the ground level). These retail spaces, combined with the provision of a supermarket will help to create a retail destination on the western side of Epping.
- **Commercial opportunities -** This planning proposal includes approximately 2,757 sq.m. of commercial floor space on Level 1.

Social impact assessment

A summary of potential positive social impacts of the planning proposal and potential enhancement measures to maximise positive social impact, is provided at Table 1.

A summary of potential negative social impacts of the planning proposal as well as potential mitigation measures to address these issues, is provided at Table 2.

Table 1 - Positive social impact analysis table (source: Cred Consulting)

Identified social impact	Social impact category	Positive social impact pre enhancement measures	Enhancement measures	Positive social impact post enhancement measures
<p>1. Supply of additional housing:</p> <p>The proposal will provide an additional 420 apartments, which may cater to smaller household sizes within the Epping suburb, including working age population.</p>	Community	High	Provide a minimum of 20% 3 bedroom apartments, to cater for the large proportion of families with children who reside in Epping suburb.	High

Identified social impact	Social impact category	Positive social impact pre enhancement measures	Enhancement measures	Positive social impact post enhancement measures
<p>2. Publicly accessible open space on lower ground level:</p> <p>The lower ground level is designed to accommodate a range of activities for people of all age groups. This includes bush play zones, flexible communal open space with lawn, seating and alfresco dining.</p>	Community	High	<p>Provide signage at the entrances to encourage the public to use the open space.</p> <p>Ensure seating and landscaping are universally designed and comfortable for use by people of all ages and abilities.</p> <p>Consider protecting the uses from noise complaints by including double glazing and investing in relationship building between tenants and residents.</p>	High
<p>3. Improved pedestrian access after construction:</p> <p>Young people and working age people are expected to live in the planning proposal site. There will be an increase in pedestrian activity on Rawson Street leading to Epping Station.</p> <p>The planning proposal provides wide footpath, thoroughfares and multiple access points into the ground level for pedestrians.</p>	Accessibility	Medium	<p>This impact may be enhanced through providing wide footpath on the side of Rawson Street with end of trip facilities for active transport.</p> <p>As Boronia Park is located close to Epping Station, there is an opportunity to provide a walking loop to encourage physical activity. The walking loop could be signposted, include local public art and could incorporate physical activity stations, such as outdoor fitness equipment, as well as shaded places to sit and relax.</p>	High

Identified social impact	Social impact category	Positive social impact pre enhancement measures	Enhancement measures	Positive social impact post enhancement measures
<p>4. Access to Boronia Park:</p> <p>Currently there is no direct access to Boronia Park from the site, access to Boronia Park is currently available via the Rawson Street carpark, which is owned by City of Parramatta Council.</p> <p>The planning proposal retains access to nearby carpark which leads to Boronia Park.</p>	Accessibility	Low	<p>Provide amenities such as drinking water fountains and seating along the existing pathway leading to the carpark and then the park.</p> <p>Add a pedestrian priority signage in the driveway to the south of the site.</p>	High
<p>5. New full line modern supermarket with supporting speciality retail post construction:</p> <p>The planning proposal proposes to demolish the existing supermarket and build a new one with supporting specialty retail.</p>	Way of life	High	<p>Incorporation of best practice universal design principles throughout the new shopping centre.</p> <p>Provision of seating area within the entry podium that is free, welcoming and comfortable for people to connect.</p> <p>Opportunity to seek partnerships with local services to provide art displays in podium entry.</p>	High
<p>6. Rawson Street and Carlingford Road activation post construction:</p> <p>The planning proposal will change the existing character of the town centre through the delivery of mixed use towers with supermarket on lower ground level and retail on ground level.</p> <p>A new park is proposed adjacent to Carlingford Road, providing passive surveillance and secure access to Rawson Street carpark which leads to Boronia Park.</p> <p>Currently, the site has no activation on Rawson Street.</p>	Way of life	High	<p>Provide spaces to 'stay' in the public domain outside the retail shops. This includes provision of seating, street trees, green verges and shaded areas.</p> <p>Natural areas contribute to the character of the area, support habitat and has benefits for residents, including shading public areas, softening the urban landscape and providing an opportunity for connection with nature.</p> <p>Enhance active transport connections to Epping Station and Boronia Park, particularly along Rawson Street.</p>	High

Identified social impact	Social impact category	Positive social impact pre enhancement measures	Enhancement measures	Positive social impact post enhancement measures
<p>7. Provision of additional retail and commercial space within close proximity to Epping Station:</p> <p>The planning proposal will add additional retail and commercial space, helping to make a retail destination on the western side of Epping.</p>	Way of life	Medium	<p>City of Parramatta's Community Infrastructure Strategy 2020, identifies a need for 500 sq.m. subsidised space in the Epping Town Centre.</p> <p>There is an opportunity to incorporate subsidised space as part of this planning proposal's retail and/or commercial offering, providing a community benefit to the wider population. For example, through providing a dedicated retail space for a social enterprise (e.g. cafe), or through provision of subsidised office space.</p>	High
<p>8. Employment opportunities on site:</p> <p>During and after construction, this mixed use planning proposal will provide opportunities for local employment in the Epping high growth area, close by to public transport.</p> <p>The Economic Impact Assessment prepared by Atlas Economics for the Rawson Street Planning Proposal indicated that the proposal will make significant contribution to City of Parramatta's economy and support almost 290 FTE jobs on-site post construction.</p>	Way of life	High	N/A	N/A
<p>9. Communal open space:</p> <p>This proposal includes communal open space for use by residents, to help mitigate pressure on existing open spaces and to provide residents with access to open space in close proximity of their residences.</p>	Health and wellbeing	Medium	<p>Embellish communal open space with high quality amenities, such as bubblers, seating, bins and BBQ areas.</p> <p>Ensure regular maintenance of communal open space.</p>	High

Identified social impact	Social impact category	Positive social impact pre enhancement measures	Enhancement measures	Positive social impact post enhancement measures
<p>10. Communal space:</p> <p>The planning proposal will include a community space of 775 sq.m. adjoining the communal open space on Level 1. This proposed communal space will function as a community facility for residents of the proposed development and may include a multi-purpose room, co-working space, music rooms, gym etc.</p>	Health and wellbeing	Medium	<p>Ensure space is bookable and free to access by residents of the proposed development</p> <p>Ensure the space is designed to be multi-purpose, with moveable furniture and a kitchenette.</p> <p>Ensure communal space is designed to take advantage of its close proximity to the communal open space, enabling an option for an indoor/ outdoor room that may be used for gatherings and celebrations.</p> <p>Engage with the community in determining the purpose, form and function of this community space.</p>	High
<p>11. Initial consideration of Connection to Country as part of the design of the podium/plaza and landscaping:</p>	Culture	Medium	<p>Explore opportunity to strengthen Connection to Country interpretation for the proposed development as part of the detailed design of the podium/plaza, landscaping and through provision public art.</p>	High

Table 2 - Negative social impact analysis table (source: Cred Consulting)

Identified social impact	Social impact category	Negative social impact pre mitigation measures	Mitigation measures	Negative social impact post mitigation measures
<p>1. Pressure on existing social infrastructure:</p> <p>The social infrastructure proposed by the Planning Proposal does not meet all community needs generated by the proposed development and therefore new residents will add additional pressure on the existing social infrastructure in Epping suburb.</p> <p>Currently, Epping suburb is already under benchmark provision for public open space. In Epping suburb, there is a current provision of approximately 50 ha. of public open space. In 2021, there is demand for an additional 40 ha in the suburb to meet benchmarked population demand. If a do nothing approach is taken, by 2041, there will be demand for an additional 30 ha (70 ha. in total).</p> <p>Benchmarking indicates demand for the following additional social infrastructure, as generated by the Planning Proposal:</p> <ul style="list-style-type: none"> • 3.09ha of public open space • 190 sq.m. of library space • 21 early childhood education and care places • 19 out of school hours care places • 2.8 hospital beds <p>This assessment of demand for additional social infrastructure takes into consideration the Planning Proposal's proposed inclusion of public open space and communal space.</p>	<p>Community</p>	<p>High</p>	<p>Consider contributions towards the following priority community needs, through provision of Section 7.11 and Housing Productivity contributions:</p> <ul style="list-style-type: none"> • Improve access to Boronia Park. Explore opportunities to provide a direct link from planning proposal site to Boronia Park. • Contribute to the ongoing enhancement of public open spaces in close proximity to subject site, including Pembroke Street Park and Kim Rutherford Natural Reserve. • Contribute to upgrades to Boronia Park to support increased use. City of Parramatta's Community Infrastructure Strategy 2020, identifies needed improvements to Boronia Park, which could increase its capacity to support higher use, providing a community benefit to the wider population. • Contribute to upgrades to Boronia Grove Community Centre. City of Parramatta's Community Infrastructure Strategy 2020, identifies needed improvements to Boronia Grove Community Centre, which could increase its capacity to support higher use, providing a community benefit to the wider population. 	<p>Medium</p>

Identified social impact	Social impact category	Negative social impact pre mitigation measures	Mitigation measures	Negative social impact post mitigation measures
<p>2. No proposed provision of affordable housing:</p> <p>The Planning Proposal in its current form does not incorporate provision of affordable housing.</p>	Community	High	<p>City of Parramatta's Affordable Rental Housing Policy (2019), identifies a focus on expanding a diverse range of affordable, high quality housing options in City of Parramatta that meets the spectrum of housing needs in the community.</p> <p>There is an opportunity to provide affordable rental housing.</p>	Low
<p>3. Limited pedestrian access during construction:</p> <p>Pedestrian access in and around Rawson Street is likely to be affected during construction, impacting wayfinding.</p> <p>The construction vehicles may use Rawson Street and Carlingford Street to enter and exit the site.</p>	Accessibility	High	<p>Provide appropriate notice to affected stakeholders, including through provision of posters onsite and through online EDM and social media mechanisms.</p> <p>Provide alternative wayfinding routes (e.g. pedestrian crossing) and signage to communicate this.</p> <p>Enhance active transport connections to Epping Station and Boronia Park, particularly along Rawson Street.</p>	Medium
<p>4. Noise during construction:</p> <p>Noise during the construction period may impact on the quality of life of neighbouring residents.</p>	Way of life	High	<p>Provide community members within 800m of planning proposal are provided with appropriate notice of construction, including construction timeframes and hours of operation. Provide community with contact details to request further information about proposed development or to leave a complaint.</p>	Medium

Identified social impact	Social impact category	Negative social impact pre mitigation measures	Mitigation measures	Negative social impact post mitigation measures
<p>5. Temporary closure of supermarket during construction:</p> <p>During construction, Epping residents, workers and visitors will not be able to access the existing supermarket, which would be a significant but temporary impact on the existing local community, workers and visitors.</p>	<p>Way of life</p>	<p>Very high</p>	<p>Provide community members of Epping, including residents and workers, with appropriate notice of construction, including construction timeframes and alternative shopping locations.</p> <p>Provide community with contact details to request further information about proposed development or to leave a complaint.</p>	<p>Very high</p>

1. Introduction

1.1 Background and purpose

Cred Consulting has been engaged by Oakstand to prepare a Social Impact Assessment (SIA) for a planning proposal of a mixed use development at 53-61 Rawson Street, Epping (the site), within the City of Parramatta Local Government Area (LGA).

SIA is a method for predicting and assessing the social consequences of a proposed action or initiative, on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these¹.

This SIA assesses social impacts and infrastructure needs of the proposed development, including for existing and incoming communities. It recommends ways to contribute to social sustainability, maintain

site character, and deliver public benefits. It evaluates positive, neutral, and negative social impacts, and suggests enhancing positives and mitigating negatives.

This SIA has been completed in accordance with requirements of the Environmental Planning and Assessment Act 1979 Sec 79C(1), the Planning Institute of Australia's Social Impact Position Statement, and City of Parramatta's Social Impact Assessment Guidelines (August 2013).

¹ Planning Institute of NSW, SIA National Position Statement, June 2009

Figure 1 - Social impact assessment methodology (source: Cred Consulting)



1.2 Methodology

This SIA has been undertaken using the following methodology, as shown in Figure 1:

Strategic Context

- Review and analysis of site and proposal.
- Review of regional and local planning and policy for social infrastructure and open space implications.

Audit & Access

- Audit and mapping of existing social infrastructure and open space within 200m, 400m and 2km of the site and implications for the proposed development.

Population growth & demographic characteristics

- Current and forecast community profile of the site and the Epping suburb and implications for social infrastructure and open space.

Benchmarking

- Population benchmarking of social infrastructure and open space needs resulting from the proposed development, and broader local social infrastructure and open space needs that could be delivered through the site.

Identification of social impacts and mitigation measures

- Identification of social impacts of the development and potential mitigation measures to be delivered through the development.

1.3 About the planning proposal

The site is 53-61 Rawson Street, Epping, within the City of Parramatta LGA, on the land of Wallumattagal people. The site has a total area of 9,080 sq.m. and is zoned Local Centre (E1). The site is located in the Epping suburb of the City of Parramatta (LGA). The forecast population of the site will be around 1,050 people when it is complete.

The planning proposal is for a mixed-use development, including:

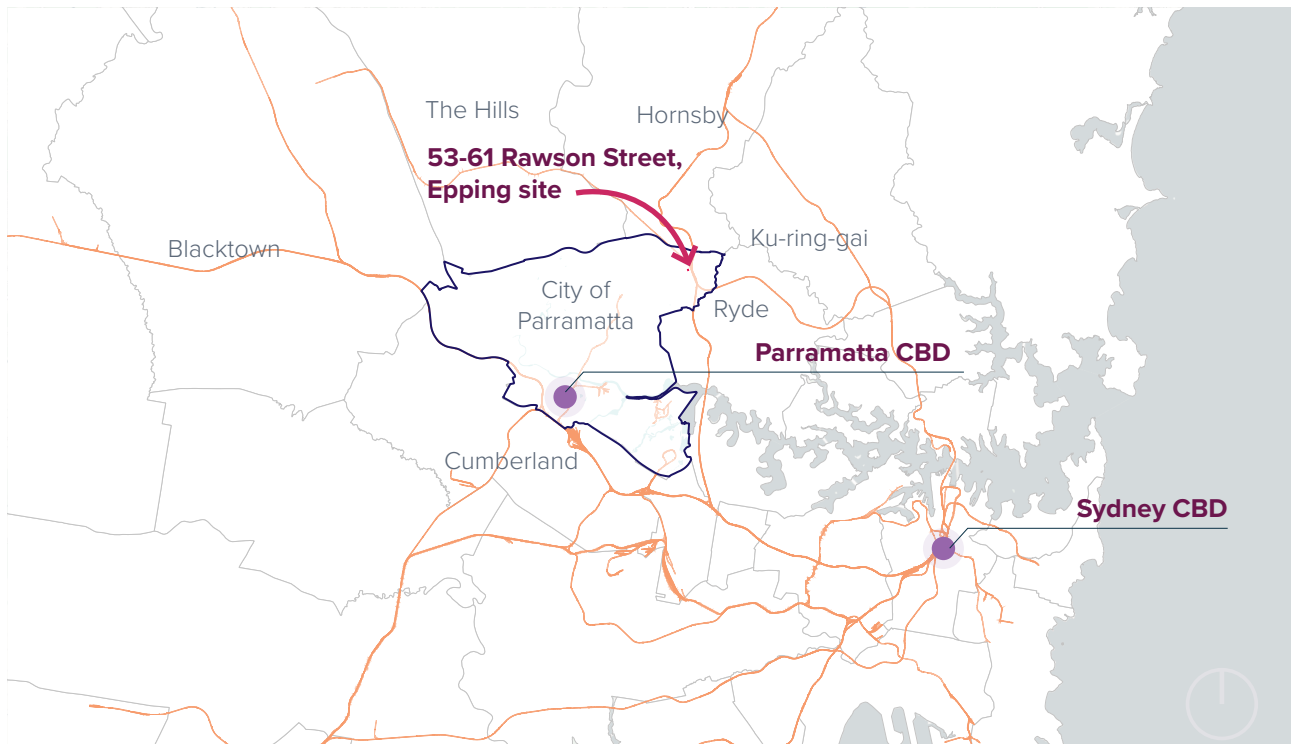
- 3 x mixed use buildings ranging from 17, 23 and 30 storeys.
- 420 x apartments within the site distributed amongst three buildings.
 - A proposed dwelling mix of 28.6% x 1 bedroom, 57.2% x 2 bedroom and 14.2% x 3 bedroom apartments.
- Approx. 9,722 sq.m. total of non-residential floor space within the western town centre. This includes communal space (indoor & outdoor), public open space and deep soil.
- Provision of a 3,392 sq.m. supermarket to create a retail destination on the western side of Epping
- Improvements to all site edges.

Proposed infrastructure by level:

- **Lower ground:**
 - Supermarket of approximately 3,392 sq.m.
 - Retail floor space of approximately 806 sq.m.
- **Ground level:**
 - Retail floor space of approximately 2,121 sq.m.
 - Publicly accessible open space of approximately 4,244 sq.m (0.42 ha.). This includes a new park of 1,100 sq.m. (0.11 ha.)* and a new plaza/podium of 3,144 sq.m. (0.31 ha.)
- **Level 1:**
 - Communal open space for residents of approximately 1,152 sq.m (0.12 ha.).
 - Community space of 775 sq.m. adjoining the communal open space on Level 1.
 - Commercial floorspace of 2,757 sq.m.
- **Level 2:**
 - 920 sq.m. of communal open space, for residents only.

*New park of 1,100 sq.m will be split across the Ground level and Lower ground

Figure 2 - Location of the site in relation to Parramatta CBD and Sydney CBD
(source: Cred Consulting)



LGA boundary
 City of Parramatta Council
 Train line

1.4 Site context

The site is located within 200m of Epping Station, which is linked to the retail and commercial areas of Epping Centre. Epping Station is on the T9 Northern Line, NSW TrainLink Central Coast & Newcastle Line and Metro North West Line services. Epping Station also provides bus services to the Sydney CBD, North Sydney, Eastwood, Parramatta, North Rocks, Oatlands, Blacktown, Strathfield, Baulkham Hills, Macquarie Park, Rouse Hill Station, Hornsby and Castle Hill.

The site is located a driving distance of 12km northeast of the Parramatta CBD and 22km northwest of the Sydney CBD. The site also has a north facing frontage to Carlingford Road, which is a main arterial road leading to Sydney's CBD via the M2.

The site itself, as shown in Figure 3, is adjacent to Boronia Park, a 4.9 hectare park that contains a single sports field and a range of park amenities, including a district play space. The site is also located directly next to Council's Rawson Street carpark, an unobstructed car park with a total of 168 parking spaces, including 2 accessible parking spaces.

Other uses surrounding the site include office buildings, residential apartment buildings and retail, food and beverage shops.

As shown in Figure 4, the site currently has two commercial buildings and car parking.

- The first building on the corner of Carlingford Road and Rawson Street has a range of office spaces and the other building has a supermarket.
- All entry and exit points for vehicles are located on Rawson Street.
- There is no direct access to Boronia Park.

Figure 3 - Location of the site in relation to Epping (source: Oakstand)



Figure 4 - Site context (source: SIX maps)



Figure 5 - Street view from Rawson Street (source: Google maps)



Figure 6 - Planned open space provision for the Planning Proposal site (source: Mecone)

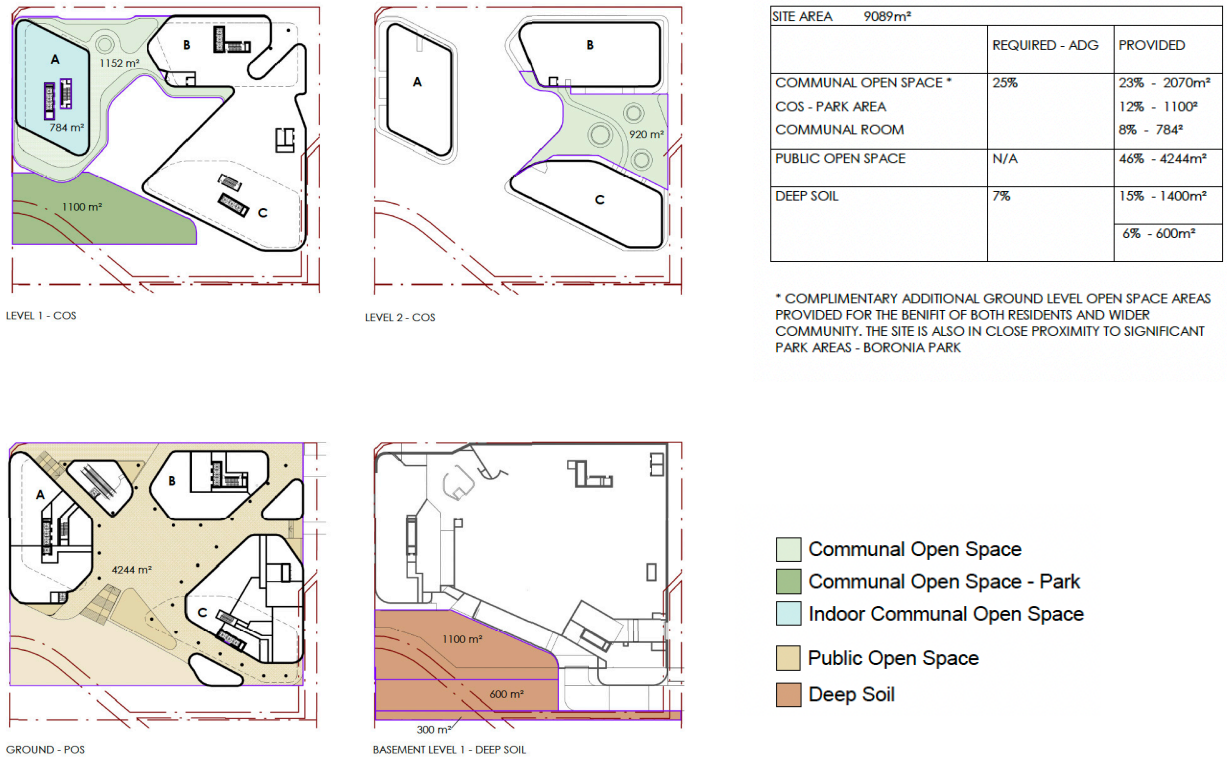
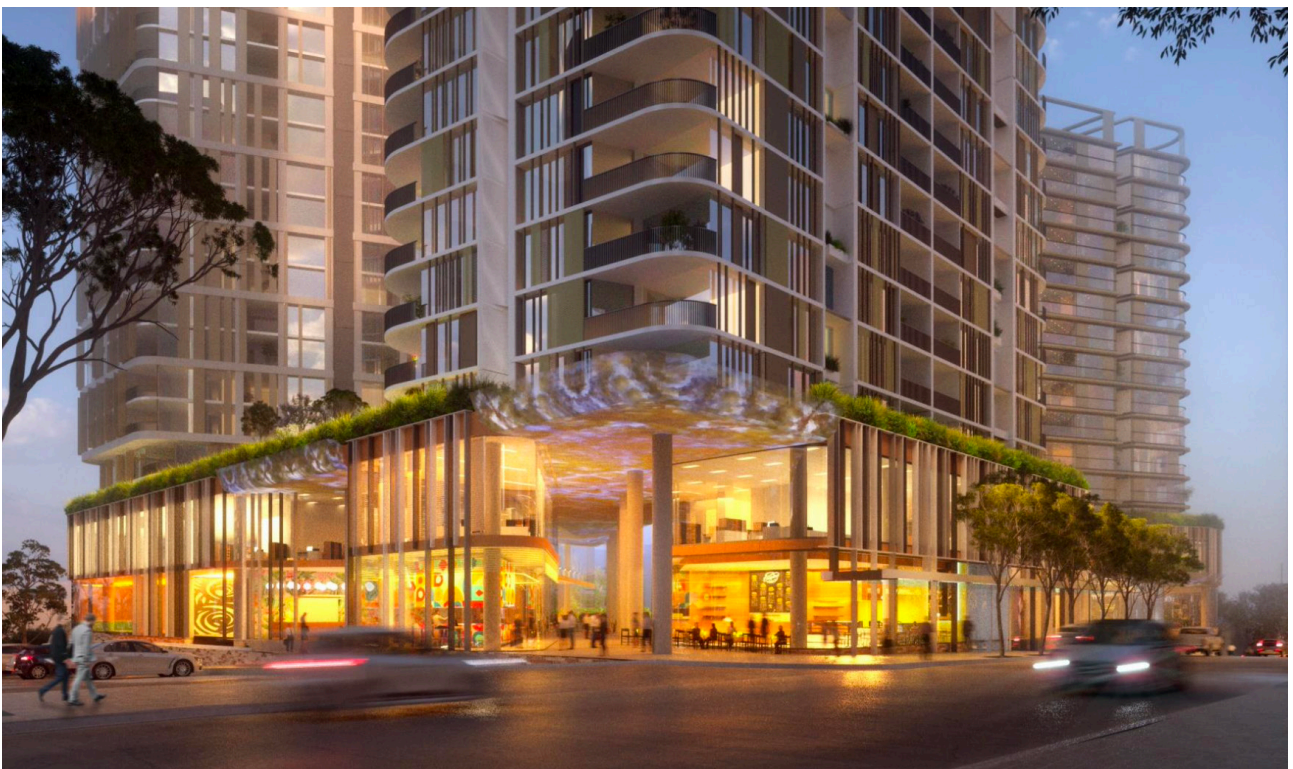


Figure 7 - Concept render of Planning Proposal (source: Mecone)



2. Social sustainability

2.1 What is social sustainability?

Social sustainability is the ability of a social system to support the capacity of current and future generations to maintain a high level of social wellbeing. Social sustainability recognises that individual and community wellbeing are linked, and that by addressing the needs of the most disadvantaged, the whole community benefits.

A socially sustainable community is one that has good access to amenities, social infrastructure and open space that supports their needs, has a vibrant social and cultural life and provides opportunities to have a voice and influence the place they care for. Integrating these principles into the master plan will ensure a more resilient community, and create a great place to live. Design for Social Sustainability, A framework for creating thriving new communities, identifies four building blocks for social sustainability¹:

- Amenities and infrastructure
- Social and cultural life
- Spaces to grow; and
- Voice and influence.

Quality of life is a key concept within social sustainability and can be defined as the degree to which societies provide living conditions conducive to health and well-being (physical, mental, social, spiritual). In addition to the social or human elements of social sustainability, there are a number of physical characteristics of social sustainability that are current best practice²:

- Safe and secure places
- Accessibility
- Provision of social infrastructure
- Promotion of social interaction and inclusion

¹ Woodcroft Saffron for the Young Foundation, Design for Social Sustainability, A framework for creating thriving communities, 2011

² Based on the work of Jan Gehl

through design

- Diverse housing options, and
- Preservation of local characteristics.

2.2 What is resilience?

Urban resilience is referred to by the 100 Resilient Cities initiative as:

“The capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt and grow no matter what kinds of chronic stresses and acute shocks they experience”.

Chronic stresses are long-term systemic disruptions that weaken the fabric of a city. Examples include ongoing issues such as inequality, loss of housing affordability and lack of social cohesion. Acute shocks are short-term disruptions that threaten a city. Examples include sudden incidents such as heatwaves, bushfires, floods, disease outbreaks and terror attacks.

Resilient cities are reflective, resourceful, robust, have built in redundancy, are flexible, inclusive, and integrated. The “robust” (well-conceived, constructed and managed systems), “inclusive” (prioritise broad consultation to create a sense of shared ownership in decision making), and “integrated” (bring together a range of distinct systems and institutions) facets of resilience are particularly related to social capital and networks that make up a city³.

Improving the systems and networks that make up a city will increase our resilience overall. Resilient systems withstand, respond to and adapt more readily to shocks and stresses. They emerge stronger after tough times and live better in good times. New development should respond to this by delivering places that are resilient to address future shocks and stresses.

³ 100 Resilient Cities, 2017, available at <http://www.100resilientcities.org>

2.3 Socially sustainable high density

The 53-61 Rawson Street Planning Proposal will be high density, with a net site density of 1,156 people per hectare which is significantly higher than Epping's population density at 43 people per hectare. This will impact on social sustainability, including health and wellbeing outcomes, social cohesion and access to social infrastructure and services.

Australia has historically been a low-density urban landscape. Green Square in the City of Sydney will be Australia's densest suburb at around 211 persons per hectare. The proposed redevelopment of the Waterloo area by the NSW Government is said to be 700 persons per hectare (by the City of Sydney) and 220 persons per hectare by the NSW Government. By international standards this is comparatively low; Vancouver allows a density of 1,290 persons per hectare, and the maximum permissible density is 2,620 persons/ha in Hong Kong and 2,560/ha in New York¹.

This section provides an analysis of the impacts of high-density living including measures for improved social outcomes in high-density areas.

Benefits of socially sustainable high density residential areas

High-density areas can have positive impacts to quality of life (including health and wellbeing), access to public open space, public facilities, community services, public transport, active transport facilities and its network and housing.

These positive impacts can be delivered by:

- Designing and delivering a public domain that encourages active transport.
- Creating a market for public facilities and services at the town centre, close to public transport.
- Providing affordable and diverse housing to meet the needs of the community.

¹ Hodyl, Leanne, The Winston Churchill Memorial Trust of Australia, To investigate planning policies that deliver positive social outcomes in hyper-dense, high-rise residential environments, 2015.

- Activating the public domain and building a sense of safety in public spaces.
- Providing shared and active spaces to create opportunities for residents to develop social cohesion.
- Improving access to local shops and services and encouraging to shop locally to support local economy.

Requirements for socially sustainable high density

When high-density areas are poorly designed and sited, and ineptly managed, social benefits can be lost and there can be severe negative impacts for residents.

Negative impacts include stress, fear of crime, social isolation and community dislocation, and health problems. Vulnerable populations will be more susceptible to any negative impacts of higher density, including older people and children².

Research on best practice high-density areas has shown that the following considerations are crucial in creating a socially sustainable high density development:

Housing

A diverse range of housing types and size including number of bedrooms, cost, low- and mid-rise apartment buildings, terraces and high rise is needed to cater to the varying needs of the community and build a diverse population.

Housing should be of a good size, with storage, solar access particularly to living spaces, minimal noise transference, privacy, and water and energy saving features, to support quality of life and affordability.

Housing should be universally designed to support a diverse community including allowing older people to age in place.

² Kent, J., The Conversation, 'High density living can make us healthier, but not on its own', January 2015, <https://theconversation.com/higher-density-living-can-make-us-healthier-but-not-on-its-own-34920>.

Social infrastructure

Higher-density housing needs to be situated among quality public transport networks, jobs, schools, shops, services, open space and active transport infrastructure that fit the needs of the resident community, particularly those of vulnerable communities including older people and children³.

Facilities open to and attracting the broader population are also needed to build connections between the site and the surrounding community. Cafes, restaurants and bars, and local shops, are important locations for social interaction, and mixed-use developments can encourage greater social interaction⁴.

Social connection

Intermediary common green spaces can help to create sub-communities in high density housing, “village-ifying” residents’ experience.

There should be a focus on the design of informal shared spaces, such as providing generous corridors and the presence of landscape in lift lobbies, to help develop neighbourliness and community.

Recreation areas should be designed to feel safe, connected, and welcoming (as opposed to only feeling “owned” by a small number of residents). Connections to the street and the community at ground level should be activated and contribute to social connection rather than designed only for security⁵.

3 McNamara, N. and Easthope, H., ‘Measuring Social Interaction and Social Cohesion in a High Density Renewal Area: the Case of Green Square’, City Futures Research Centre, UNSW, https://www.sa.gov.au/___data/assets/pdf_file/0016/17530/Best_Practice_Open_Space_in_Higher_Density_Developments_Project_Summary_Report_June_2012.pdf.

4 Stalker, C. (Architectus), ‘Socially Green’: The Next Frontier for Liveable High Density Housing’, February 2016, <https://www.criterionconferences.com/blog/government/socially-green-next-frontier-liveable-high-density-housing/>.

5 City of Charles Sturt, ‘Local Government Research Project into Best Practice Open Space Provision for Higher Density Infill Development’, https://www.sa.gov.au/___data/assets/pdf_file/0016/17530/Best_Practice_Open_Space_in_Higher_Density_Developments_Project_Summary_Report_June_2012.pdf.

Open space

A hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. Open space needs to function as backyard, meeting place, access to play, space for exercise and events, and be adaptable to different uses and needs from different groups.

Every open space area should have a purpose as well as versatility, including spaces that provide a ‘heart’ for communities and developments. The preparation of master plans that guide the provision and design of open space will help to ensure the appropriate delivery of a diversity of connected, quality open space⁶.

Connection to nature

There is a growing body of research that indicates that living in high-density housing can lead to a collective “nature deficit”. There should be opportunities for residents to experience natural elements in their day to day lives including through “biophilic” architectural elements such as green walls and roofs, indoor plants and nature-inspired design elements such as the use of fractal patterns in materials, as well as through access to green space⁷⁸

6 McNamara, N. and Easthope, H., ‘Measuring Social Interaction and Social Cohesion in a High Density Renewal Area: the Case of Green Square’, City Futures Research Centre, UNSW.

7 Stalker, C. (Architectus), ‘Socially Green’: The Next Frontier for Liveable High Density Housing’, February 2016.

8 Newman, P., ‘Biophilic Architecture: Rationale and Outcomes’, Curtin University, <http://www.aimspress.com/fileOther/PDF/environmental/environsci-02-00950.pdf>.

3. Strategic context

This section reviews the international, national, state, regional and local strategic plans and policies to understand strategic priorities and identified needs for the area.

3.1 International

UN Sustainable Development Goals

The United Nations (UN) Sustainable Development Goals (SDGs) were adopted in 2015 to address global challenges and provide a blueprint for a sustainable and resilient future. Social infrastructure projects need to consider how they are positively working towards the SDGs. The relevant to this Study include:

Goal 3: Good health and well-being

This goal focuses on ensuring healthy lives for people of all ages. Social infrastructure projects should ensure everyone has access to amenities that improve their well-being, such as walking paths and parks.

Goal 9: Industry, innovation and infrastructure

This goal focuses on building resilient infrastructure as well as inclusive and sustainable industrialisation. Infrastructure projects need to consider long-term sustainability, including potential impacts on natural and built environments.

Goal 10: Reduced inequalities

This goal focuses on reducing inequality. Social infrastructure projects should aim to reduce barriers so that all people in a community can participate in community life and access the services they need.

Goal 11: Sustainable cities and communities

This goal focuses on ensuring cities are inclusive, safe, resilient and sustainable. Areas to be considered include waste management, access to public transport and pollution.

3.2 National

2021 Australian Infrastructure Plan

For the first time, social infrastructure was included as essential infrastructure in the Australian Infrastructure Plan 2021. Its inclusion acknowledges the critical role these physical spaces and assets lay in the nation's wellbeing. It also reflects the pressures on social infrastructure and the need for facilities that are flexible, multipurpose and socially, economically and environmentally sustainable.

The Plan notes that the COVID-19 pandemic has demonstrated agile, high functioning social infrastructure can quickly adapt to the health, educational and social needs of communities. Innovation and technology should be harnessed to deliver more cost-effective and sustainable infrastructure and services that communities value.

The Plan also notes that arts, culture and recreation facilities define Australian cultural identity. Along with public green and blue spaces (parks and waterways) they improve physical and mental health, make communities more liveable. All level of government should collectively plan to bring these areas to life through better accessibility and precinct development and renewal.

3.3 State



Central City District Plan

Epping is identified as a strategic centre located within the Central City District boundary set by Greater Sydney Commission. The relevant strategies at district and state level include:

- A city supported by infrastructure
- A collaborative city
- A city for people
- Housing the city
- A city of great places
- A well connected city
- A city in its landscape, and
- A resilient city.

Planning Priority C4: Fostering healthy, creative, culturally rich and socially connected communities

- Relevant objectives and actions within PPC4 includes provision of walkable places with active street life, prioritising active transport, co-location of social infrastructure, local access to fresh food and facilitating opportunities for creative and artistic expression.

Planning Priority C6: Creating and renewing great places and local centres, and respecting the District's heritage

- Place-based planning principles to be addressed by the centres include providing, improving or improving local infrastructure and open space, improving active transport connections, protecting or expanding retail and/or commercial floorspace, supporting night-time economy and increase residential

development in, or within a walkable distance of the centre.

Planning Priority C16: Increasing urban tree canopy cover and delivering Green Grid connections

- Epping is not identified as part of future green grid opportunity. However, it is still important to expand the urban tree canopy in the areas accessible by public.

Planning Priority C17: Delivering high quality open space

- The planning priority acknowledges that it is important to provide a local open space for workers to relax and for people to meet and socialise.
- All residents must be within 200 meters of an open space in high density areas (over 60 dwellings per hectare).

NSW Public Spaces Charter

NSW Public Spaces Charter identifies ten principles to make decisions about, or plan, design, manage and activate public spaces in NSW. Public spaces as mentioned in the charter include:

- Public open spaces (parks, gardens, etc.)
- Public facilities (public libraries, museums etc.), and
- Streets (bicycle paths, passages and lanes etc.).

GANSW Better Placed

‘Better Placed’ is a design led NSW Government policy intent upon guiding the delivery of world-class planning and design outcome for places, spaces and buildings. The policy establishes 7 principles for the built environment which aims at creating better cities, towns and suburbs:

- Contextual, local and of its place
- Sustainable, efficient and durable
- Equitable, inclusive and diverse
- Enjoyable, safe and comfortable
- Functional, responsive and fit for purpose
- Value-creating and cost effective, and
- Distinctive, visually interesting and appealing.

GANSW Greener Places

‘Greener Places’ is a NSW Government policy that acknowledges the fundamental role that green infrastructure will play in ensuring community sustainability moving into the future. Adopting a strategic approach to greening, the policy outlines four guiding principles:

- Integration: green infrastructure, urban development and Grey infrastructure
- Connectivity: creating a network of open spaces
- Multi-functionality: establishing multiple ecosystems, and
- Participation: involve stakeholders.

The Draft Greener Places Design Guide sets a performance indicator for most high-density residential areas to be within 200m walking distance to a 0.15–0.5 ha public open space. It also provides information on how to design, plan, and implement green infrastructure in urban areas throughout NSW.

Public Open Space Strategy for NSW

The strategy is a co-ordinated long term plan with a vision for thriving and resilient open space across NSW, enabled through leadership, coordinated direction and support.

The five broader objectives for the above vision are:

- Better recognition for public open space
- Stronger First Nations involvement
- Co-ordinated planning, governance, planning and funding
- Greater social, environmental and economic value, and
- Better outcomes for regional NSW.

3.4 Regional

WestInvest

The WestInvest \$5 billion program is funding transformational infrastructure projects that will enhance communities throughout Western Sydney.

Successful projects funded through the program include a \$5.4 million for City of Parramatta Council to deliver Epping Town Centre: Oxford Street Urban Amenity & Reinvigoration project which will inject new life and vibrancy into the Epping Town Centre, reinvigorating outdoor dining, open spaces and bringing much needed shady street trees.

Resilient Sydney

Resilience is not just about how sustainable our infrastructure is, but how socially connected we are and how well we can prepare for, respond to and recover – as people and communities, from disasters.

City of Sydney's Resilient Sydney Strategy which was based on collaboration of all 33 metropolitan local councils of Greater Sydney identified a number of acute shocks and chronic stresses that are impacting on our communities and our cohesion, ranging from a lack of social connections, to failing social, health and essential infrastructure and services.

Resilient Sydney identified 5 directions to address Greater Sydney's resilience challenges, and sets out opportunities for government, communities and the private sector to partner together for a city that is connected, inclusive and resilient for everyone. Key directions relevant to social infrastructure include:

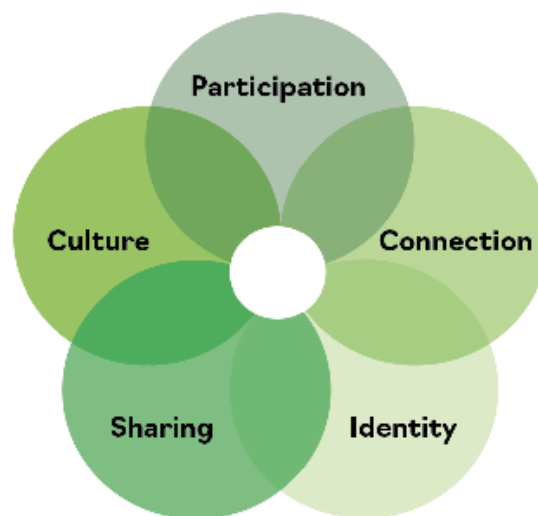
Direction 1: People-centred City

Include communities in decision making, to address inequitable growth and ensure people have access to transport, housing, education and jobs.

Direction 3: Connect for strength

There is a general decline in social cohesion in Greater Sydney. As a result ensuring that people feel they belong in their community and city, and that they have equal access to participate will be vital for the future.

Research indicates the benefits of social cohesion include increased resilience, increased local economic prosperity and improved health outcomes. At the same, a lack of social cohesion, including social divides, marginalisation and inequality, can be a major stress itself and can lead to community unrest and undermine community wellbeing.



Source: Resilient Sydney 2018 - Edmund Rice
First Nations resilience project

3.5 Local - City of Parramatta



Community Strategic Plan 2018-2038 (2018)

Epping Town Centre is identified as one of City of Parramatta's major precincts in the Community Strategic Plan. Relevant priorities from the vision includes:

- Sustainable – Stewards of our built and natural environment. Fostering vibrant neighbourhoods, places and development that is well- balanced, connected and sustainable.
- Liveable – Supporting all of our community to succeed and live well. Champions of our community and culture.

Relevant long-term community and goals and outcomes include:

- **Fair**
 - 1.1 Invest in services and facilities for our growing economy.
 - 1.2 Advocate for affordable and diverse housing choices.
 - 1.3 Support people to live active and healthy lives.
 - 1.4 Ensure everyone has access to education and learning opportunities.
 - 1.5 Empower communities to be strong and resilient by building individual and community capability.
 - 1.6 Engage and consult the community in decision-making.
- **Accessible**
 - 2.1 Design our City so that it is usable by people of all ages and abilities.
 - 2.3 Make our City more enjoyable and safe for walking and cycling.

- **Sustainable**
 - 3.1 Protect and enhance our natural environment.
 - 3.4 Provide green spaces for recreation, relaxation and enjoyment.
- **Welcoming**
 - 4.1 Acknowledge the Dharug peoples and the Wallumedegal people as the traditional custodians of this land and make Parramatta a leading city of reconciliation.
 - 4.2 Promote the growth of arts and culture and champion the role that culture plays in city-building.
- **Thriving**
 - 5.3 Plan and deliver a vibrant, attractive and safe CBD and local centres.
- **Innovate**
 - 6.2 Support collaboration and partnerships to deliver key outcomes for our City.

Local Housing Strategy (2017)

The vision of the Local Housing Strategy was informed by community consultation undertaken for the City's Community Strategic Plan.

“Our housing maximises accessibility to the City of Parramatta’s thriving economy so that all benefit, while also meeting housing need and housing diversity and championing quality design and environmental performance. Our neighbourhoods are welcoming and green and respect existing character.”

- Overall, there are 16 growth precincts with a planned dwelling growth of 73,020 dwellings of which 64,110 is planned in GPOP area.
- Epping is the only growth precinct outside the GPOP area and the strategy identifies it as a high opportunity growth precinct with a future dwelling forecast of 8,910 dwellings.

Relevant objectives include:

- Any new proposals for new precincts are able to meet strategic objectives other than housing supply including providing housing diversity (i.e. more medium density housing), affordable housing and seniors housing. Such precincts are referred to as “Housing Diversity Precincts” in this Strategy.
- Housing growth is supported by the local and regional infrastructure needed to service that growth.
- Housing supports the key essential services in the City through striving for housing affordability.
- Community infrastructure is adequately funded and delivered in alignment with homes.
- Growth precincts promote excellence in placed-based outcomes with diverse and affordable housing to suit residents’ needs.

Affordable Rental Housing Policy (2019)

The Policy refers to Voluntary Planning Agreements (VPAs) to secure future affordable rental housing.

This Policy nominates that 10% of land value uplift in all areas outside the Parramatta CBD will be captured by Council for the purpose of providing affordable rental housing.

The allocation of affordable rental housing dwellings to be dedicated to Council, either through voluntary planning agreements or any other planning system mechanism, is to be undertaken in accordance with the following conditions:

- The make-up of dwelling sizes dedicated to Council as affordable rental housing must be proportionate to the dwelling sizes present in the overall development.
- Affordable rental housing dwellings to be dedicated to Council are subject to the same design requirements and controls as all other dwellings within a development site. This includes design outcomes and characteristics such as solar access, cross-ventilation and universal design.

Parramatta Local Strategic City Plan 2036 (2020)

Local Strategic Planning Statement (LSPS) aims to protect the City's environmental assets and improve the health and liveability of the City. The vision of Parramatta LSPS is:

“In 20 years Parramatta will be a bustling, cosmopolitan and vibrant metropolis, the Central City for Greater Sydney. It will be a Smart City that is well connected to the region, surrounded by high quality and diverse residential neighbourhoods with lots of parks and green spaces. It will be innovative and creative and be well supported by strong, productive and competitive employment precincts. It will be a place that people will want to be a part of.”

The LSPS identifies Epping as having a target of 8,910 additional dwellings by 2036. Relevant priorities for Epping include:

- P3: Support the growth of Parramatta's night time economy with a focus on Parramatta CBD and Strategic Centres at Sydney Olympic Park and Epping as well as Westmead.
- P12: Focus high-rise development in Parramatta CBD and Strategic Centres (Epping and Sydney Olympic Park).

Community Infrastructure Strategy (2020)

Epping is located in Catchment 3 of City of Parramatta LGA and it is identified as one of the high growth area.

The Strategy recognises the following gaps and challenges in the current social infrastructure network of Epping:

- Ageing facilities
- Library at capacity
- Overall provision of open space is low close to the town centre. Additional open space is required to support the growing population.
- There is no 'civic heart' in the town centre.

The top priority for social infrastructure in Epping include provision of a new community hub with library and flexible multipurpose spaces.

The social infrastructure recommendations for Epping Town Centre include:

- Upgrade to Boronia Grove Community Centre.
- Upgrade to Boronia Park.
- A community hub with district level library space, community space, co-located with a civic plaza.
- Deliver one new district play space.
- Advocate and plan for the provision of open space and recreation facilities.
- A community hub with at least 260m² of community space and approximately 500m² of subsidised space.

Socially Sustainable Parramatta Framework (2017)

The relevant goals from the Framework include:

- Diverse and affordable homes for everyone: Deliver and expand a diverse range of affordable, high quality housing that meets the spectrum of housing needs in the community.
- Green, inclusive and safe places to share: Design, build and maintain public spaces and neighbourhoods that are green, safe and inclusive for all.
- All people can live healthy active lives: Improve health outcomes, starting with

people experiencing disadvantage in our community.

- We trust each other, are welcoming, and feel good about being here together: Facilitate social connections to foster socially and culturally diverse, inclusive and empowered communities.

Social Impact Assessment Guidelines (2013)

The guideline provides a definition for impact assessment, social issues and social impacts in the City of Parramatta LGA. These guidelines outline a proposed methodology for the assessment of probable impacts of a Development Application, including consideration of the following areas:

- Health
- Housing
- Earning ability
- Safety
- Neighbourhood identity
- Belonging and connection to the community
- Access to and usage of community facilities and services and
- Social equity.

Economic Development Plan (2017-2021)

The economic development plan aims to grow the number of jobs in City of Parramatta LGA. It identifies the LGA as the prime location for retail. The two relevant goals of the plan include:

- 9. Major developments – The benefits of major developments will be shared with the community, and negative impacts on businesses will be mitigated.
- 10. Vibrancy – Residents, workers, students and visitors will enjoy improvements in retail, hospitality, entertainment, cultural events and attractions.

3.6 What does the 'strategic context' mean for the proposal?

Provide high quality open space

Ensure that there is accessible and quality open space for passive and active recreation within 200m high density residential development. High density development near train station will attract young workforce and families who will prefer to use parks close to home to relax, play and socialise. Ensuring Boronia Park can accommodate growth and more intense use, including protecting and enhancing the natural environment.

Support health and wellbeing outcomes

City of Parramatta has a focus on improving the community's overall health and wellbeing and creating a walkable and accessible city. Providing high quality open spaces and supporting amenities like outdoor fitness equipment and walking circuits, close by to the high density residential development, supports people to live healthy, active lives. Providing appropriate pedestrian links to public transport, particularly the Epping Station, is also a priority.

Encourage cultural and civic life in the local centre

City of Parramatta has a focus on creating welcoming places and spaces where diversity can be celebrated. Incorporate and celebrate local art and culture, including public art and cultural initiatives.

Provide diverse and affordable housing

Deliver and expand a diverse range of affordable, high quality housing that meets the spectrum of housing needs in the community. Provide 10% of land value uplift to affordable rental housing.

Create opportunities for community connection

Creating opportunities for people to connect and interact, and addressing social isolation, particularly for people living in apartments.

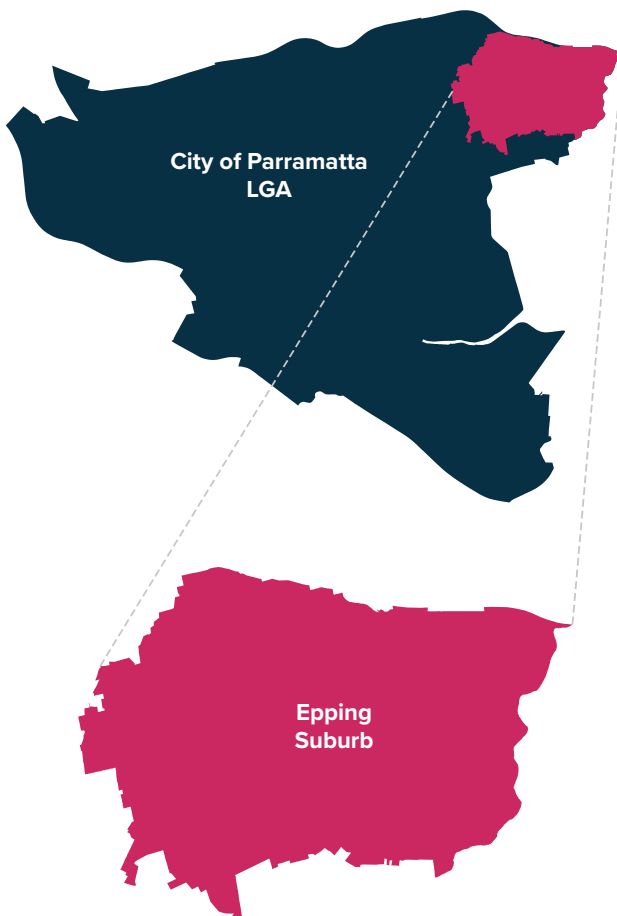
Supporting local business centres

Supporting local business centres and main streets, including Epping Town Centre.

4. Community profile

This section provides an analysis of the community profile of the existing resident population of City of Parramatta LGA and Epping suburb based on data sourced from profile.id. Population forecast information used in this section was provided forecast.id.

Figure 8 - Community profile study area of City of Parramatta LGA and Epping suburb (Source: Cred Consulting)



4.1 LGA current population characteristic

The City of Parramatta LGA is located within the Central City District and is home to 256,733 people (2021, Usual Resident Population). In 2021:

- The LGA's largest service age group was 'Parents and Homebuilders (35 to 49 year)', at 24% of the total population, higher than Greater Sydney at 21%.
- There is a high proportion of high density houses in the LGA (45%) compared to 27% in Greater Sydney.
- The LGA has a median weekly income of \$2,046, which is slightly lower than the Greater Sydney average (\$2,099).
- Percentage of people who speak a language other than English at home in the LGA is 56%, significantly higher than Greater Sydney at 37%.

4.2 Epping's current population characteristics

The suburb of Epping is located within the City of Parramatta LGA. In 2021, Epping was home to 29,589 people (Usual Resident Population), a growth of +9,230 people since 2011.

Age profile

Epping is home to a high proportion of young-workforce and parents and home-builders.

As shown in Table 3, Epping has a high proportion of young workforce and parents and homebuilders, making up to 41% of the total population.

In 2021, compared to the City of Parramatta LGA, Epping had a higher proportion of:

- Empty-nesters and retirees aged 60 to 69 years (10% compared to 8%).
- Primary schoolers aged 5 to 11 years (10% compared to 9%)
- Secondary schoolers aged 12 to 17 years (7% compared to 6%)

From 2016 to 2021, the highest change in age groups was in parents and homebuilders aged 35 to 49 years (+2,244), followed by young workforce aged 25 to 34 years (+1,117) and primary schoolers aged 5 to 11 years (+908).

There is a lower proportion of the following age groups in Epping compared to the LGA:

- Babies and preschoolers aged 0 to 4 years (5% compared to 6%) and
- Young workforce aged 25 to 34 years (17% compared to 19%).

There is a similar proportion of the following age groups in Epping compared to the LGA:

- Tertiary education and independence aged 18 to 24 years - both at 8%
- Parents and homebuilders aged 35 to 49 years - both at 24%.
- Old workers and pre-retirees aged 50 to 59 years - both at 10%
- Seniors aged 70 to 84 years - both at 7%
- Elderly aged 85 years and over - both at 2%

Income and well being

Higher proportion of high income households compared to the LGA.

As shown in Table 3, the median weekly household income in Epping is \$2,310, which is higher when compared to the average household income across the LGA at \$2,046 and Greater Sydney at \$2,099.

At 33.5%, Epping has a higher proportion of high income household (earning more than \$3,000 per week) compared to Greater Sydney (30.1%) and the average across the LGA (27.5%).

Lower proportion of people needing assistance due to disability.

In 2021, 3.1% of residents in Epping reported needing assistance due to disability, an increase of +1,242 people since 2016.

The proportion of people requiring assistance is lower than the LGA (4.1%), and Greater Sydney (5.2%).

Lower proportion of residents living with a long term health condition.

In 2021, 21.6% of residents living in Epping reported having one or more long term health conditions. This is a lower proportion compared to the LGA (23.1%) and Greater Sydney (27.5%).

The main long term health conditions in Epping include asthma (4.6%), mental health condition (4%), arthritis (3.9%) and diabetes (3.7%).

Cultural diversity

Lower proportion of First Nations community.

There is a lower proportion of residents that identify as Aboriginal and/or Torres Strait Islander in the LGA (0.8%), including in Epping (0.2%), compared to Greater Sydney (1.7%)

Higher proportion of people born overseas.

As shown in Table 3, 60% of the population in Epping were born overseas, a higher proportion compared to the LGA (54%) and to Greater Sydney (39%).

In 2021, the top three countries of birth were:

- China (19.7%)
- India (9.5%) and
- South Korea (4.3%).

Higher proportion of residents who speak a language other than English compared to Greater Sydney.

In 2021, 66% of residents in Epping spoke a language other than English at home, which is an increase from 2016 (+7%). This proportion is higher than the LGA (56%) and Greater Sydney (37%).

In 2021, the top three languages spoken other than English were:

- Mandarin (23.1%)
- Cantonese (12.1%) and
- Korean (9.3%).

Housing and lifestyle

Higher proportion of people living in high density areas.

Epping has a high population density, at 4,303 people per square kilometre. This is higher compared to the LGA (3,062) and significantly higher than Greater Sydney (422.8).

Epping has a lower proportion of medium density houses at 11.4% compared to the LGA (12.4%) and Greater Sydney (18.8%).

Couples with children is the dominant household composition.

In Epping, the most dominant household composition is couples with children (41.6%), followed by couples without children (23.8%). Epping has a higher proportion of couples with children households compared to City of Parramatta (35.5%) and Greater Sydney area (34.4%).

There is also a relatively low percentage of lone person households in Epping (16.9%), compared to the average across the LGA (21.5%) and Greater Sydney (22.2%).

A large proportion of the population are renting.

A large proportion of residents in Epping rent privately (40%), this is the same as compared to the LGA (both at 40%) and significantly higher than Greater Sydney (27%).

28% of households in Epping are owned with mortgage, this is lower than City of Parramatta (28.8%) and Greater Sydney (31.9%).

26.6% of households which are owned outright which is high compared to City of Parramatta (20.4%) and similar to Greater Sydney (26.7%).

Table 3 - Demographic indicators Epping Suburb (2021), compared to City of Parramatta LGA and Greater Sydney (source: profile.id.com.au)

2021 profile.id data	Epping suburb	City of Parramatta LGA	Greater Sydney	Key findings
Population overview				
Total population (URP)	29,589	256,733	5,231,146	NA
Population density (person per sq. km.)	4,303	3,062	422.8	Epping has a significantly higher population density than City of Parramatta.
Average household size	2.76	2.62	2.68	Epping has a higher average household size density than the LGA and Greater Sydney.
Age overview				
Median age	36	35	37	Epping and City of Parramatta have a lesser median age than the Greater Sydney average.
Babies and pre-schoolers (0 to 4 years)	5%	6%	6%	All three areas have similar proportion of babies and pre-schoolers.
Primary schoolers (5 to 11 years)	10%	9%	9%	All three areas have similar proportion of primary schoolers.
Secondary schoolers (12 to 17 years)	7%	6%	7%	All three areas have similar proportion of secondary schoolers.
Tertiary education and independence (18 to 24 years)	8%	8%	9%	All three areas have similar proportion of people in the age group of 18-24 years.
Young workforce (25 to 34 years)	17%	19%	16%	Epping has a lower proportion of young workforce compared to City of Parramatta.
Parents and homebuilders (35 to 49 years)	24%	24%	21%	Epping and City of Parramatta have a higher proportion of parents and homebuilders compared to Greater Sydney area.

2021 profile.id data	Epping suburb	City of Parramatta LGA	Greater Sydney	Key findings
Older workers and pre-retirees (50 to 59 years)	10%	10%	12%	Epping and City of Parramatta have a lower proportion of older workers and pre-retirees compared to Greater Sydney area and the LGA.
Empty nesters and retirees (60 to 69 years)	10%	9%	10%	All three areas have similar proportion of empty nesters and retirees.
Seniors (70 to 84 years)	7%	7%	9%	Epping and City of Parramatta have a lower proportion of seniors compared to Greater Sydney area.
Elderly aged (85 years and over)	2%	2%	2%	All three areas have the same proportion of elderly aged.
Income				
Median weekly household income	\$2,310	\$2,046	\$2,099	Epping has a higher median household income compared to City of Parramatta and Greater Sydney area.
Low income households (less than \$800 per week)	14.4%	16.5%	17.9%	Epping has a lower proportion of low income households compared to City of Parramatta and Greater Sydney area.
High income households (more than \$3,000 per week)	33.5%	27.5%	30.1%	Epping has a higher proportion of high income households compared to City of Parramatta and Greater Sydney area.
Cultural and linguistic diversity				
Aboriginal and/or Torres Strait Islander	0.2%	0.8%	1.7%	Epping has a lower proportion of Aboriginal and/or Torres Strait Islander people compared to City of Parramatta and Greater Sydney area.
Born Overseas	61%	53%	39%	Epping has a higher proportion of people born overseas compared to City of Parramatta and Greater Sydney area.
% speak a language other than English at home	66%	56%	37%	Epping has a higher proportion of people speaking a language other than English at home compared to City of Parramatta and Greater Sydney area.

2021 profile.id data	Epping suburb	City of Parramatta LGA	Greater Sydney	Key findings
Health and well being				
Need for assistance due to disability	3.1%	4.1%	5.2%	Epping has a lower proportion of people in need for assistance due to disability compared to City of Parramatta and Greater Sydney area.
Live with long term health condition	21.6%	23.1%	27.5%	Epping has a lower proportion of people who live with long term health condition compared to City of Parramatta and Greater Sydney area.
Household make-up (the following is based on enumerated data):				
Couples with children households	41.6%	35.5%	34.4%	Epping has a higher proportion of couples with children households compared to City of Parramatta and Greater Sydney area.
Couples without children households	23.8%	23.4%	23.3%	All three areas have similar proportion of couples without children households.
Lone person households	16.9%	21.5%	22.2%	Epping has a lower proportion of lone person household compared to City of Parramatta and Greater Sydney area.
Housing (the following is based on enumerated data):				
Separate houses	40.6%	36.3%	53.3%	Epping has a lower proportion of separate houses compared to City of Parramatta and Greater Sydney area.
Medium density	11.0%	18.3%	18.8%	Epping has a lower proportion of medium density houses compared to City of Parramatta and Greater Sydney area.
High density	48.1%	44.9%	27.1%	Epping has a higher proportion of high density houses compared to City of Parramatta and Greater Sydney area.

4.3 Population forecast

Forecast population of the site

The forecast total population of the planning proposal site, as shown in Table 4, is based on the proposed dwellings number and by applying an average household size of 2.5 (as per profile.id statistics for Epping in 2021 and similar high density areas).

Table 4 - Forecast population of the planning proposal

Total dwellings	Average household size	Forecast population resulting from the proposal
420	2.5	1,050

Estimated forecast age profile

The forecast number of people in each service age group has been calculated by using the existing percentage distribution of service age groups in Epping suburb. As shown in Table 5, the estimated forecast age profile for the site is likely to include a high number people aged between 35 to 49 years and 25 to 34 years.

Table 5 - Service age groups (source: Cred consulting based on profile.id data)

Service age group	% of population (based on 2021 Epping service age group %)	Population
Babies and pre-schoolers (0 to 4 years)	5%	53
Primary schoolers (5 to 11 years)	10%	105
Secondary schoolers (12 to 17 years)	7%	74
Tertiary education and independence (18 to 24 years)	8%	84
Young workforce (25 to 34 years)	17%	179
Parents and homebuilders (35 to 49 years)	24%	252
Older workers and pre-retirees (50 to 59 years)	10%	105
Empty nesters and retirees (60 to 69 years)	10%	105
Seniors (70 to 84 years)	7%	74
Elderly aged (85 years and over)	2%	21
TOTAL	100%	1,050

Forecast population of Epping - Forecast Id

Epping suburb's population in 2021 was 29,589 and it will grow by 34% to 39,721 in 2041.

- Migration will be the main driver for population change.
- People in the age group of 25 to 29 years will be the people with highest proportion of net migration between 2031 and 2036.

Key Forecast population trends

The forecast population characteristics described below are based on population trends between 2016 and 2021 and other areas within the Epping suburb, proposed dwelling size and types, and population trends in precedent areas.

- Epping suburb will continue to have higher and growing population of young workforce and parents and homebuilders.
- Epping suburb will continue to have culturally diverse communities.
- Epping suburb will continue to have many people living in high density dwellings.

4.4 What does the 'community profile' mean for the proposal?

More facilities for a growing population

An increasing population will place pressure on existing social infrastructure located within the Epping suburb and surrounding areas. The forecast growth means there will be a need for new social infrastructure to address social infrastructure demands.

Spaces for children and young people

There is a growing population of primary and secondary schoolers in the age group of 5 to 17 years. Spaces to engage in creative activities and recreation near homes will be a priority for current and future children of Epping.

Opportunities for culturally diverse community

Given the high proportion of culturally diverse community living in the suburb, opportunities for social connection will be important. Communal and public open spaces that are designed to attract culturally diverse communities will provide a sense of belonging and encourage social interaction.

Social infrastructure for young workers

An increasing number (and proportion) of young working age residents indicates demand for social infrastructure that can be used during the day, after dark and during weekend. This could include provision of outdoor fitness equipment along parks and walkways.

5. Social infrastructure supply and demand assessment

This section provides a supply and demand analysis of social infrastructure. It provides an audit of existing social infrastructure within 200m, 400m, 800m and 2km of the 53-61 Rawson Street, Epping site. It also provides current and future population benchmarking.

Defining social infrastructure

Public facilities

For the purposes of this study, public facilities refer to public and communal/semi-private community and cultural facilities and services. These include community and cultural facilities for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

They are facilities that are accessible by the general public such as community centres and libraries.

Public open space

Public open space includes outdoor open spaces and the recreation facilities within them including play spaces, outdoor courts, exercise equipment, walking paths, and sports fields. It is open space, which is publicly owned, accessible to all members of the public, and can be planned and managed by local, state or federal government. For this SIA, public open space has been defined to include:

- Sports space
- Park
- Natural space
- Linkage (green grid)
- Waterways

- Civic/urban public space

Indoor recreation facilities include:

- Indoor recreation centres
- Aquatic facilities

Communal spaces

Communal open space (semi-private) is open to all residents of a development, or within a particular high density building. Examples of communal (semi-private) open space include communal gardens and green spaces on rooftop parks, swimming pools, or gyms only accessible to residents of that development.

5.1 Benefits of social infrastructure

The provision of quality social infrastructure within neighbourhoods provides many benefits to a community. These include:

- Personal - improved physical and psychological health.
- Social and community – strengthened family and community ties, and reduction of crime and anti-social behaviour.
- Environmental – contrast to urban development, access to natural settings, improved visual landscape, and improved air quality from presence of trees, and
- Economic – attracts new residents to an area, property prices are higher adjacent to parks, and savings in health costs from increased physical exercise.

5.2 Participation trends

Key trends and changes

Participation in recreation (both sport and non-sport physical activities) is changing as our lifestyles, communities and urban environments change. The most significant trend in recreation participation in Australia in recent years is a move to informal, unstructured recreation activities rather than traditional organised sport (i.e. mid-week training session and weekend match games with a formal club).

“Today more than ever Australians are time poor, have limited budgets, are being inundated by new forms of entertainment and face increasing barriers to participation. As society changes new preferences are emerging; Australians desire greater flexibility, more tailored products and sports that work for them.”

– Australian Sports Commission

Greater Sydney Outdoors survey, 2019

The Greater Sydney Outdoors survey 2019 asked the people of Greater Sydney about their personal outdoor recreation needs and interests outside of sport. It found that Sydney-siders:

- Prefer to enjoy experiences on foot, visiting destinations, exercising and exploring
- Prefer spaces that require no membership or schedule for use. This provides flexibility for people to organise activities as they please
- They look for spaces that provide opportunity for diverse recreation activities
- Need places where everyone can collectively enjoy the outdoors, regardless of age, cultural background or physical ability, and
- Need to know when opportunity for recreation arises.

Community participation trends

The way that we participate in community and cultural activities has changed over time, and this influences how we use our communal spaces and subsequently our

need for community assets. While there is no data specifically on community participation, through volunteering participation and demand for community spaces, we have identified the following trends:

- There is increasingly a demand for incidental volunteering opportunities as opposed to ongoing and regular volunteering.
- People are increasingly interested in activities and programs that occur after work and on weekends.
- People are looking for opportunities to participate in programs where they can connect socially, build new relationships and contribute to their community.
- There is increasing interest in programs and services that support capacity building, DIY and sustainability outcomes.
- People are increasingly interested in accessing and borrowing new technologies, particularly the ones that people can't afford to buy on their own.

Cultural participation trends

Due to technological advancements in how we record and measure cultural participation, there is now more data available about how we participate in cultural and creative activities. Research shows that cultural participation and attendance across Australia is increasing.

As shown below, results from the Australia Council for the Arts National Arts Participation Survey 2016 indicate that the majority of Australians engage with the arts in some way or another, with 46% actively participating in creative activity, and with the most popular live attendance categories including:

- Live music (54% attended)
- Dance and theatre (53%)
- Visual arts and craft (46%), and
- Festivals (45%).

Arts and cultural participation and cultural infrastructure needs may differ between demographic groups such as women, children, older people, people from culturally and linguistically diverse backgrounds, and people with disability.

5.3 Social infrastructure audit

An audit of social infrastructure within 200m, 400m, 800m and 2km of the Planning Proposal site is shown in the map in Figure 9 and listed in Table 6. The distances are based on well established proximity benchmarks used across Councils in Greater Sydney.

The following levels of infrastructure are audited for each proximity benchmark distance:

- Local facilities - Within 800m of the site
- District facilities - Within 2km of the site, and
- Regional facilities - Within 5km of the site.

An audit of public facilities shows that:

- Within 800m of the site, there are 4 local facilities.
- Within 2km of the site, there are 9 district facilities.
- Within 5km of the site, there are 4 regional facilities.

Overall the site is well located in a strategic centre and has a range of local, district and regional facilities within 200m to 2km of the site. The site benefits from its accessibility and proximity to a range of public facilities, transport options and social infrastructure. However, there are opportunities to support a growing population, both within the site and for the broader Epping population.

Public facilities

Community centres/halls

There are two district and one local community centres/halls located within 800m distance of the Planning Proposal site. These are:

- Epping Community Centre
- Bornoia Grove Community Centre, and
- Epping Leisure and Learning Centre.

Hospitals

Hospitals are regional facilities. There are no public hospitals located within 2km from the Planning Proposal site. The nearest hospital is located in Ryde (Ryde Hospital) at a distance of 3.3 km.

Schools

Schools are district facilities. There are four primary schools, two high schools and one special education school located within 2km of the Planning Proposal site.

- Our Lady Help of Christians Primary School
- Epping Public School
- Epping Heights Public School
- Epping West Public School
- Sydney Science College
- Arden Anglican School Epping Campus

Tertiary education facilities

Tertiary education facilities are regional facilities. There are no universities within 2km of the Planning Proposal site. Macquarie University is a regional tertiary education facility which is located within 5km distance from the site.

Libraries

Epping branch library is a district facility located within 400m distance from the Planning Proposal site.

Early childhood education and care (ECEC) facilities

ECECs are local facilities. ECEC facilities typically service a local catchment of 400m and there are two ECEC facilities located within this distance from the site. These are:

- KU - Isobel Pulsford Memorial Preschool and
- Little Steps Early Learning Epping

Emergency services

Emergency services are regional facilities. The closest emergency service facilities are located in the suburb of Eastwood, within City of Ryde LGA. These are:

- Eastwood Police Station and
- Fire and Rescue NSW Eastwood

Public open space and recreation facilities

As shown in Table 6, an audit of public open space and recreation facilities shows that:

- Within 800m of the site, there are 3 local public open spaces.
- Within 2km of the site, there are 8 district public open spaces.
- Within 5km of the site, there are 0 regional public open spaces.

As shown in the map in Figure 9, there are some district public open spaces located outside of the City of Parramatta LGA, but are accessible within 2km distance from the Planning Proposal site.

Parks

Parks are areas that primarily support recreation activities including walking, outdoor fitness, relaxing, informal sports etc. Some parks also support sports as a secondary activity, however it is often less intense than organised sports conducted in dedicated sports spaces.

There are three local parks within 800m distance of the site. There is one district park located within 2km distance of the site.

- Boronia Park is a district park located next to the site boundary and it has outdoor fitness station, a playground and a multi-purpose sports field.
- There are a total of three playgrounds, located within parks, within a 400m distance from the site.

Sports spaces

Sports spaces are areas that support organised sport including sports courts (netball, basketball, netball, etc.) and sports fields (AFL, soccer, cricket, etc.).

Overall, there are six district level sports spaces located within 2km distance of the Planning Proposal site. West Epping Park is the biggest sports space amongst the six with a range of sports and recreation options. It is also co-located with a community centre and an youth centre.

Dog parks

There are no off leash dog areas located within 2km distance of the site. The closest off-leash dog area is Don Moore Reserve, North Rocks (at an approximate distance of 7 km).

Aquatic facilities

Epping Aquatic Centre is the only aquatic facility located within 2km from the site. It includes a 50 metre outdoor pool, covered toddlers play pool and aquatic facility amenities.

Regional facilities

Parramatta CBD is located within a 10km radius of the Planning Proposal site. Parramatta CBD offers a range of regional social infrastructure including PHIVE Parramatta Square, Parramatta Park, Riverside Theatre and more.

Sydney Olympic Park is also located within 10km radius of the site offering access to regional level sports and recreation infrastructure.

5.4 What is proposed?

The following social infrastructure is proposed by 53-61 Rawson Street Planning Proposal:

Public open space

- Public open space - 4,244 sq.m., including a new park of 1,100 sq.m. and a new plaza/podium of 4,244 sq.m.

Communal spaces

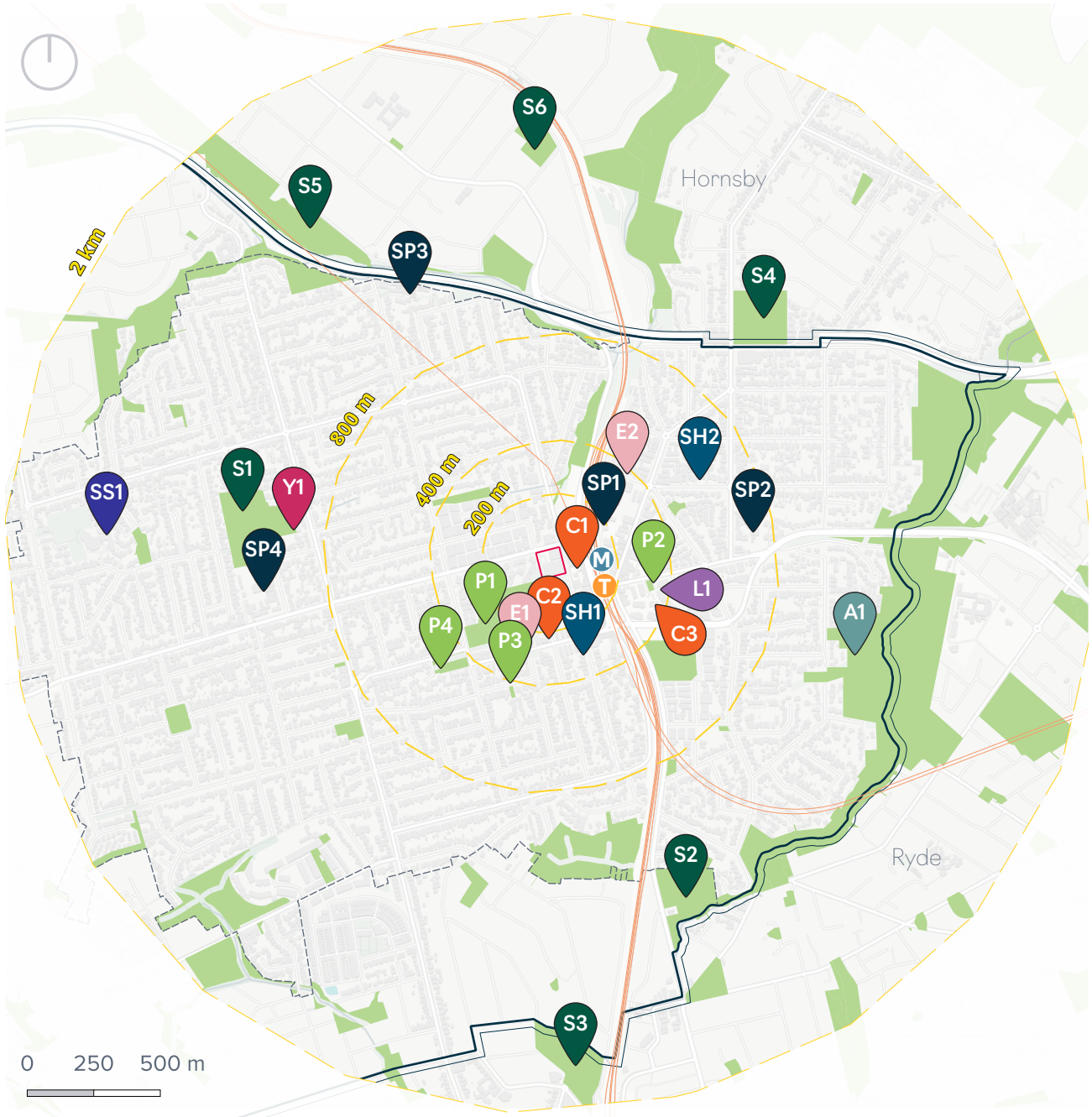
- Communal room - 775 sq.m
- Communal open space - 2,070 sq.m. Communal open space is split across two levels, with 1,152 sq.m. on Level 1 and 920 sq.m. on Level 2.

Table 6 - Audit of social infrastructure within 2km buffer distance the Planning Proposal site (source: Cred consulting based on desktop research)

Map ref.	Name	Category	Hierarchy	Key features / notes
Social infrastructure located within 200m from the site boundary				
P1	Bornoia Park	Park	District	Size - 4.16 ha. 1 x multi-purpose field for cricket, AFL and Rugby 2 x outdoor fitness station 1 x playground
SP1	Our Lady Help of Christians Primary School	Primary school	District	-
SH1	Sydney Science College	High school	District	-
C1	Epping Community Centre	Community centre	District	Floorspace - 548 sq.m.
C2	Bornoia Grove Community Centre	Community centre	District	Floorspace - 529 sq.m.
Social infrastructure located between 200m and 400m from the site boundary				
P2	Pembroke Street Park	Park	Local	Size - 0.09 ha. 1 x playground
P3	Kim Rutherford Reserve	Park	Local	Size - 0.19 ha. 1 x playground
L1	Epping Library	Library	Branch	-
C3	Epping Leisure and Learning Centre	Community centre	Local	Floorspace - 286.8 sq.m
E1	KU - Isobel Pulsford Memorial Preschool	ECEC	Local	30 approved places, meeting NQS
E2	Little Steps Early Learning Epping	ECEC	Local	57 approved places, meeting NQS
Social infrastructure located between 400m and 800m from the site boundary				
P4	Duncan Park	Park	Local	Size - 0.43 ha. 1 x croquet court
SP2	Epping Public School	Primary school	District	Latest enrolment - 858
SH2	Arden Anglican School Epping Campus	High school	District	-

Map ref.	Name	Category	Hierarchy	Key features / notes
District and regional social infrastructure located between 400m and 2km from the site boundary				
S1	West Epping Park	Sports space	District	Size - 5.45 ha. <ul style="list-style-type: none"> • 3 x cricket nets • 2 x playgrounds • 2 x tennis courts • 1 x basketball court • 1 x soccer field • 1 x junior soccer field
S2	Somerville Park	Sports spac3	District	Size - 4.41 ha. <ul style="list-style-type: none"> • 1 x multi-purpose field for cricket, AFL and touch • 2 x cricket nets
S3	Eastwood Park	Sports space	District	Size - 4.29 ha. <ul style="list-style-type: none"> • 1 x multi-purpose field for cricket, AFL and Rugby • 1 x soccer field • 2 x croquet courts
S4	Epping Oval and Athletic Track	Sports space	District	Size - 4.04 ha. <ul style="list-style-type: none"> • 1 x multi-purpose oval • 1 x athletic track • 1 x playground
S5	Chetlenham Croquet Club	Sports space	District	Size - 1.73 ha.
S6	Cheltenham Oval	Sports space	District	Size - 1.30 ha. <ul style="list-style-type: none"> • 3 x multi-purpose courts • 1 x multi-purpose half-court • 2 x cricket nets
SP3	Epping Heights Public School	Primary school	District	Latest enrolment - 507
SP4	Epping West Public School	Primary school	District	Latest enrolment - 1260
SS1	Karonga School	Special school	District	Latest enrolment - 87
Y1	The Y NSW Epping	Youth centre	District	-
A1	Epping Aquatic Centre	Aquatic centre	District	-

Figure 9 - Location of social infrastructure facilities within 2km from the Planning Proposal site (source: Cred Consulting)



- Planning Proposal site
- City of Parramatta LGA
- Epping Suburb
- Public open space
- T Train station
- M Metro station

Social infrastructure:

- C# Community centre/hall
- SH# High school
- SP# Primary school
- SS# Special school
- L# Library
- E# ECEC facilities
- Y# Youth centre
- S# Sports spaces
- P# Parks
- A# Aquatic centre

5.5 Benchmarking

Approach to benchmarking

Benchmarks (also commonly referred to as provision standards) are a commonly used tool in estimating the demand for various types of community assets (including social infrastructure and cultural infrastructure) based on populations and catchments. For developer contributions planning, these benchmarks also often form the 'nexus' between future population and future demand.

Public facilities

As shown in Table 7, benchmarks for public facilities have been derived from multiple sources including:

- Derived from a professional body or industry source (e.g. Growth Centres Commission)
- Derived from the experience and application of other similar council areas (e.g. City of Parramatta seeks to deliver 80m² of community facility floor space per 1,000people)
- Derived from sources internal to the organisation, either based on maintaining existing levels of provision or an internal assessment of what is an appropriate or adequate level of provision for the future.

Public open space and recreation facilities

As shown in Table 7, benchmarks for public open space and recreation facilities have been derived from multiple sources including:

- City of Parramatta Community Infrastructure Strategy, 2020 identifies a range of benchmarks for analysis, these benchmarks have been included in this assessment.
- The assessment also uses benchmarks from other local government areas and professional bodies such as Parks and Leisure Australia.

The Government Architect NSW Draft Greener Places Design Guide (the Guide) sets benchmarks for the proximity of public open space to dwellings and places a focus on the quality and function of spaces provided. The Guide recommends best practice performance indicators of:

- Local distribution: 400m access from most houses to open space of between 0.3ha and 2ha.
- District distribution: 2km access from most houses to public open space of between 2ha and 5ha, and
- Regional distribution: 5-10km access from most houses to public open space of more than 5ha.

Table 7 - Social infrastructure benchmarking (source: Cred Consulting)

Social infrastructure type	Benchmark	Planning Proposal - 1,050 people	Epping (2021) - 29,589 people	Epping (2041) - 39,721 people	Implications
Public facilities					
Multipurpose community space Floorspace benchmark	80 sq.m. per 1,000 people Source: City of Parramatta Community Infrastructure Strategy, 2020	84 sq.m.	2,367 sq.m.	3,178 sq.m.	<p>Benchmarked demand for 84 sq.m. of multipurpose community space is likely to be generated through this Planning Proposal.</p> <p>There is a total of 1,363 sq.m. of multi-purpose floorspace available within 2km of the site.</p> <p>Currently a community room of 775 sq.m. is proposed as part of the Planning Proposal. Therefore, provision meets demand.</p>
Library Floorspace benchmark	State Library of NSW People Places calculator	190 sq.m.	1,534 sq.m.	1,911 sq.m.	<p>Benchmarked demand for 190 sq.m. of library space is likely to be generated through this Planning Proposal.</p> <p>City of Parramatta's Community Infrastructure Strategy indicates that for Catchment Three (which Epping suburb is located within) there is a gap of 1,014 sq.m. of library space in 2019. If a do nothing approach is taken, benchmarked demand is likely to increase to 1,988 sq.m. by 2041, meaning that an additional 1,438 sq.m. is required to meet community need.</p> <p>Epping Library and Leisure Centre is currently undergoing refurbishment.</p>

Social infrastructure type	Benchmark	Planning Proposal - 1,050 people	Epping (2021) - 29,589 people	Epping (2041) - 39,721 people	Implications
<p>Early education and care – Long Day Care</p> <p>No. of places in the centre</p>	<p>1 place for every 2.48 children aged 0-4 years</p> <p>Source: City of Parramatta Community Infrastructure Strategy, 2020</p>	21 places	597 places	801 places	<p>Benchmarked demand for 21 ECEC places is likely to be generated through this Planning Proposal.</p> <p>Does not trigger a benchmarked need for a facility on-site.</p> <p>City of Parramatta's Community Infrastructure Strategy indicates that for Epping suburb, there will be a gap of approx. 330 ECEC places by 2041.</p>
<p>Out of School Hours Care</p> <p>No. of places in the centre</p>	<p>1 place for every 2.7 children aged 5-11 years</p> <p>Source: City of Parramatta Community Infrastructure Strategy, 2020</p>	19 places	767 places	736 places	<p>Benchmarked demand for 19 OSHC places is likely to be generated through this Planning Proposal.</p> <p>Does not trigger a benchmarked need for a facility on-site.</p> <p>City of Parramatta's Community Infrastructure Strategy indicate that for Epping suburb, there will be a gap of approx. 489 OSHC places by 2041.</p>
<p>Out of School Hours Care</p> <p>No. of facilities per population</p>	<p>1 per 5,000 people</p> <p>Source: Liverpool Population and Social Infrastructure Needs Study, 2019</p>	0.2	5.9	7.9	<p>Does not trigger a benchmarked need for a facility on-site.</p> <p>City of Parramatta's Community Infrastructure Strategy indicates that for Epping suburb, there will be a gap of approx. 489 OSHC places by 2041.</p>

Social infrastructure type	Benchmark	Planning Proposal - 1,050 people	Epping (2021) - 29,589 people	Epping (2041) - 39,721 people	Implications
Public hospital beds No. of bed per population	2.7 beds per 1,000 people Source: Australian Institute of Health and Welfare, 2014	2.8 beds	79.9	107.2 beds	Benchmarked demand for 2.8 hospital beds is likely to be generated through this Planning Proposal.
Primary school	No benchmark set by NSW Department of Education. Demand based on capacity and opportunity				
High school					
Public open space and recreation facilities					
Open space quantum Site size	3 ha. per 1,000 people (distributed as: <ul style="list-style-type: none"> 1 ha. per 1,000 people for parks 1 ha. per 1,000 people for sports spaces and 1 ha. per 1,000 people for natural areas) Source: City of Parramatta Community Infrastructure Strategy, 2020	3.2 ha. <ul style="list-style-type: none"> 1.06 ha. for parks 1.06 ha. for sports spaces 1.06 ha. for natural areas 	88.9 ha. <ul style="list-style-type: none"> 29.6 ha. for parks 29.6 ha. for sports spaces 29.6 ha. for natural areas 	119.2 ha. <ul style="list-style-type: none"> 39.7 ha. for parks 39.7 ha. for sports spaces 39.7 ha. for natural areas 	Benchmarked demand for 3.2 ha. of public open space is likely to be generated through this Planning Proposal. Currently, there is a provision of approximately 50 ha. of public open space in the Epping suburb. In 2021, there is demand for an additional 40 ha in the suburb. If a do nothing approach is taken, by 2041, there will be demand for an additional 30 ha (70 ha. in total). The Planning Proposal in its current form includes total public open space of 0.11 ha. (including park). Therefore the Planning Proposal will generate an additional demand of 3.09 ha. of public open space for Epping suburb,

Social infrastructure type	Benchmark	Planning Proposal - 1,050 people	Epping (2021) - 29,589 people	Epping (2041) - 39,721 people	Implications
Open space proximity	250m around or in 2-3 minutes' walk (high density areas) Source: City of Parramatta Community Infrastructure Strategy, 2020				There is one park of size 4.16 ha. located within 250m from the site.
Indoor recreation centre No. of facilities per population	1 per 30,000 people Source: The Hills Shire Community Infrastructure Strategy, 2020	0	1.0	1.3	Does not trigger a benchmarked need for a facility on-site. There is a benchmarked demand for 1 indoor recreation centre for the Epping suburb in 2021.
Skate facilities (local) No. of facilities per population	1 per 5,000-10,000 people Source: The Hills Shire Community Infrastructure Strategy, 2020	0.1-0.2	3-6	4-8	Does not trigger a benchmarked need for a facility on-site. There is a benchmarked demand for 3-6 skate facilities for the Epping suburb in 2021.
Multipurpose outdoor courts No. of courts per population	1 for every 10,000 Source: Parks and Leisure Australia 2012	0.1	3.0	4.0	Does not trigger a benchmarked need for a facility on-site. City of Parramatta's Community Infrastructure Strategy indicates that there is a moderate gap in hard courts in the suburb of Epping.
Outdoor fitness station No. of facilities per population	1 for every 10,000 Source: Parks and Leisure Australia 2012	0.1	3.0	4.0	Does not trigger a benchmarked need for a facility on-site. City of Parramatta's Community Infrastructure Strategy indicates that current provision in Epping suburb meets the benchmarked need for outdoor fitness stations.

Social infrastructure type	Benchmark	Planning Proposal - 1,050 people	Epping (2021) - 29,589 people	Epping (2041) - 39,721 people	Implications
<p>Play spaces</p> <p>No. of facilities per population</p>	<p>1 for every 2,000</p> <p>Source: City of Parramatta Community Infrastructure Strategy, 2020</p>	0.5	14.8	19.9	<p>Benchmarked demand for 0.5 play spaces is likely to be generated through this Planning Proposal.</p> <p>City of Parramatta's Community Infrastructure Strategy indicates that there are currently 9 play spaces in the Epping suburb. It also indicates that for Catchment Three (which Epping suburb is located within) there is a gap of 3 play spaces in 2019. If a do nothing approach is taken, this gap is likely to increase to 10 play spaces by 2041.</p> <p>Currently one play space is proposed as part of the Planning Proposal. Therefore, provision meets demand.</p>
<p>Indoor courts</p> <p>No. of facilities per population</p>	<p>1 for every 20,000</p> <p>Source: City of Parramatta Community Infrastructure Strategy, 2020</p>	0.1	1.5	2.0	<p>Does not trigger a benchmarked need for a facility on-site.</p> <p>City of Parramatta's Community Infrastructure Strategy indicates that current provision in Epping suburb meets the need for indoor courts.</p>

Social infrastructure type	Benchmark	Planning Proposal - 1,050 people	Epping (2021) - 29,589 people	Epping (2041) - 39,721 people	Implications
<p>Aquatic facilities (local)</p> <p>No. of facilities per population</p>	<p>1 per 30,000 people</p> <p>Source: The Hills Shire Community Infrastructure Strategy, 2020</p>	0.0	1.0	1.3	<p>Does not trigger a benchmarked need for a facility on-site.</p> <p>City of Parramatta's Community Infrastructure Strategy indicates that current provision in Epping suburb meets the need for aquatic facility.</p>
<p>Dog off-leash areas</p> <p>No. of facilities per population</p>	<p>1 per 8,000 people</p> <p>Source: Newcastle Dogs in Open Space Plan</p>	0.1	3.7	5.0	<p>Does not trigger a benchmarked need for a facility on-site.</p> <p>There is a benchmarked demand for 4 dog off-leash areas for Epping Suburb.</p>

5.6 What does the 'social infrastructure assessment' mean for the proposal?

Demand for additional social infrastructure generated by Planning Proposal

Benchmarking indicates demand for the following additional social infrastructure, as generated by the Planning Proposal:

- 190 sq.m. of library space
- 21 early childhood education and care places
- 19 out of school hours care places
- 2.8 hospital beds

This assessment of demand for additional social infrastructure takes into consideration the Planning Proposal's proposed inclusion of public open space and communal room.

Demand for additional public open space generated by the Planning Proposal

As evidenced in City of Parramatta's Community Infrastructure Strategy, there is an existing demand for parks in Epping.

Currently, there is a provision of approximately 50 ha. of public open space in the Epping suburb. In 2021, there is demand for an additional 40 ha in the suburb. If a do nothing approach is taken, by 2041, there will be demand for an additional 30 ha (70 ha. in total).

Benchmarked demand for 3.2 ha. of public open space is likely to be generated through this Planning Proposal. The Planning Proposal in its current form includes total public open space of 0.11 ha. (including park). Therefore the Planning Proposal will generate an additional demand of 3.09 ha. of public open space for Epping suburb,

Location of site close to public transport

The future population at the subject site will have extremely good access a range of learning, health and social services, as well as opportunities to participate in social and cultural activities. The supermarket currently located on the site should remain part of the proposal to provide access to fresh food for the residents on site as well as the surrounding community.

Improving connections to existing social infrastructure

Improved physical access and connectivity to Boronia Park, but also to Epping Station, towards the east of the project site.

Recreation options for the young workforce

An increasing number (and proportion) of young working age residents indicates demand for social infrastructure that can be used during the day, after dark and during weekend. This could include provision of outdoor fitness equipment along parks and walkways.

6. Social impact assessment

6.1 What are social impacts?

Impact assessment is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made. Social Impact Assessment (SIA) refers to the assessment of the potential social consequences (positive, negative or neutral) of a proposed decision or action .

The Department of Planning and Environment's Social Impact Assessment Guideline uses the following categories to identify likely social impacts:

- **Way of life**, including how people live, how they get around, how they work, how they play, and how they interact each day.
- **Community**, including composition, cohesion, character, how the community functions, resilience, and people's sense of place.
- **Accessibility**, including how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation.
- **Culture**, both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings.
- **Health and wellbeing**, including physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health.
- **Surroundings**, including ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.

Figure 10 - Social elements of value to people (Social Impact Assessment Guideline, 2021)



6.2 Social impact assessment and proposed mitigation/enhancement measures

Table 8 summaries findings from chapters 1-5 to provide an assessment of the potential positive social impacts of the planning proposal as well as potential enhancement measures to maximise positive social impact.

Table 9 summaries findings from chapters 1-5 to provide an assessment of the potential negative social impacts of the planning proposal as well as potential mitigation measures to address these issues.

For information on how to read these SIA tables, please see Appendix.

Table 8 - Positive social impact analysis table (source: Cred Consulting)

Identified social impact	Social impact category	Duration	Pre-mitigation			Enhancement measures	Post-mitigation		
			Likelihood	Positive magnitude	Positive social impact		Likelihood	Positive magnitude	Positive social impact
<p>1. Supply of additional housing:</p> <p>The proposal will provide an additional 420 apartments, which may cater to smaller household sizes within the Epping suburb, including working age population.</p>	Community	Permanent	Almost certain	Moderate	High	Provide a minimum of 20% 3 bedroom apartments, to cater for the large proportion of families with children who reside in Epping suburb.	Almost certain	Moderate	High
<p>2. Publicly accessible open space on lower ground level:</p> <p>The lower ground level is designed to accommodate a range of activities for people of all age groups. This includes bush play zones, flexible communal open space with lawn, seating and alfresco dining.</p>	Community	Permanent	Likely	Major	High	<p>Provide signage at the entrances to encourage the public to use the open space.</p> <p>Ensure seating and landscaping are universally designed and comfortable for use by people of all ages and abilities.</p> <p>Consider protecting the uses from noise complaints by including double glazing and investing in relationship building between tenants and residents.</p>	Likely	Major	High

Identified social impact	Social impact category	Duration	Pre-mitigation			Enhancement measures	Post-mitigation		
			Likelihood	Positive magnitude	Positive social impact		Likelihood	Positive magnitude	Positive social impact
<p>3. Improved pedestrian access after construction:</p> <p>Young people and working age people are expected to live in the planning proposal site. There will be an increase in pedestrian activity on Rawson Street leading to Epping Station.</p> <p>The planning proposal provides wide footpath, thoroughfares and multiple access points into the ground level for pedestrians.</p>	Accessibility	Permanent	Likely	Minor	Medium	<p>This impact may be enhanced through providing wide footpath on the side of Rawson Street with end of trip facilities for active transport.</p> <p>As Boronia Park is located close to Epping Station, there is an opportunity to provide a walking loop to encourage physical activity. The walking loop could be signposted, include local public art and could incorporate physical activity stations, such as outdoor fitness equipment, as well as shaded places to sit and relax.</p>	Almost certain	Moderate	High
<p>4. Access to Boronia Park:</p> <p>Currently there is no direct access to Boronia Park from the site, access to Boronia Park is currently available via the Rawson Street carpark, which is owned by City of Parramatta Council.</p> <p>The planning proposal retains access to nearby carpark which leads to Boronia Park.</p>	Accessibility	Permanent	Likely	Minimal	Low	<p>This impact may be enhanced by improving access to Boronia Park. Explore opportunities to provide a direct link from planning proposal site to Boronia Park.</p> <p>Provide amenities such as drinking water fountains and seating along the existing pathway leading to the carpark and then the park.</p> <p>Add a pedestrian priority signage in the driveway to the south of the site.</p>	Almost certain	Moderate	High

Identified social impact	Social impact category	Duration	Pre-mitigation			Enhancement measures	Post-mitigation		
			Likelihood	Positive magnitude	Positive social impact		Likelihood	Positive magnitude	Positive social impact
<p>5. New full line modern supermarket with supporting speciality retail post construction:</p> <p>The planning proposal proposes to demolish the existing supermarket and build a new one with supporting specialty retail.</p>	Way of life	Permanent	Likely	Major	High	<p>incorporation of best practice universal design principles throughout the new shopping centre.</p> <p>Provision of seating area within the entry podium that is free, welcoming and comfortable for people to connect.</p> <p>Opportunity to seek partnerships with local services to provide art displays in podium entry.</p>	Likely	Major	High
<p>6. Rawson Street and Carlingford Road activation post construction:</p> <p>The planning proposal will change the existing character of the town centre through the delivery of mixed use towers with supermarket on lower ground level and retail on ground level.</p> <p>A new park is proposed adjacent to Carlingford Road, providing passive surveillance and secure access to Rawson Street carpark which leads to Boronia Park.</p> <p>Currently, the site has no activation on Rawson Street.</p>	Way of life	Permanent	Likely	Moderate	High	<p>Provide spaces to 'stay' in the public domain outside the retail shops This includes provision of seating, street trees, green verges and shaded areas.</p> <p>Natural areas contribute to the character of the area, support habitat and has benefits for residents, including shading public areas, softening the urban landscape and providing an opportunity for connection with nature.</p> <p>Enhance active transport connections to Epping Station and Boronia Park, particularly along Rawson Street.</p>	Likely	Moderate	High

Identified social impact	Social impact category	Duration	Pre-mitigation			Enhancement measures	Post-mitigation		
			Likelihood	Positive magnitude	Positive social impact		Likelihood	Positive magnitude	Positive social impact
<p>7. Provision of additional retail and commercial space within close proximity to Epping Station:</p> <p>The planning proposal will add additional retail and commercial space, helping to make a retail destination on the western side of Epping.</p>	Way of life	Permanent	Likely	Minor	Medium	City of Parramatta's Community Infrastructure Strategy 2020, identifies a need for 500 sq.m. subsidised space in the Epping Town Centre. There is an opportunity to incorporate subsidised space as part of this planning proposal's retail and/or commercial offering, providing a community benefit to the wider population. For example, through providing a dedicated retail space for a social enterprise (e.g. cafe), or through provision of subsidised office space.	Likely	Moderate	High
<p>8. Employment opportunities on site:</p> <p>During and after construction, this mixed use planning proposal will provide opportunities for local employment in the Epping high growth area, close by to public transport.</p> <p>The Economic Impact Assessment prepared by Atlas Economics for the Rawson Street Planning Proposal indicated that the proposal will make significant contribution to City of Parramatta's economy and support almost 290 FTE jobs on-site post construction.</p>	Way of life	Temporary & permanent	Almost certain	Moderate	High	N/A	N/A	N/A	N/A

Identified social impact	Social impact category	Duration	Pre-mitigation			Enhancement measures	Post-mitigation		
			Likelihood	Positive magnitude	Positive social impact		Likelihood	Positive magnitude	Positive social impact
<p>9. Communal open space:</p> <p>This proposal includes communal open space for use by residents, to help mitigate pressure on existing open spaces and to provide residents with access to open space in close proximity of their residences.</p>	Health and wellbeing	Permanent	Likely	Minor	Medium	<p>Embellish communal open space with high quality amenities, such as bubblers, seating, bins and BBQ areas.</p> <p>Ensure regular maintenance of communal open space.</p>	Likely	Moderate	High
<p>10. Communal space:</p> <p>The planning proposal will include a community space of 775 sq.m. adjoining the communal open space on Level 1. This proposed communal space will function as a community facility for residents of the proposed development and may include a multi-purpose room, co-working space, music rooms, gym etc.</p>	Health and wellbeing	Permanent	Likely	Minor	Medium	<p>Ensure space is bookable and free to access by residents of the proposed development</p> <p>Ensure the space is designed to be multi-purpose, with moveable furniture and a kitchenette.</p> <p>Ensure communal space is designed to take advantage of its close proximity to the communal open space, enabling an option for an indoor/outdoor room that may be used for gatherings and celebrations.</p> <p>Engage with the community in determining the purpose, form and function of this community space.</p>	Likely	Moderate	High

Identified social impact	Social impact category	Duration	Pre-mitigation			Enhancement measures	Post-mitigation		
			Likelihood	Positive magnitude	Positive social impact		Likelihood	Positive magnitude	Positive social impact
11. Initial consideration of Connection to Country as part of the design of the podium/plaza and landscaping:	Culture	Permanent	Likely	Minor	Medium	Explore opportunity to strengthen Connection to Country interpretation for the proposed development as part of the detailed design of the podium/plaza, landscaping and through provision public art.	Likely	Moderate	High

Table 9 - Negative social impact analysis table (source: Cred Consulting)

Identified social impact	Social impact category	Duration	Pre-mitigation			Mitigation measures	Post-mitigation		
			Likelihood	Negative magnitude	Negative social impact		Likelihood post mitigation	Negative magnitude	Negative social impact
<p>1. Pressure on existing social infrastructure:</p> <p>The social infrastructure proposed by the Planning Proposal does not meet all community needs generated by the proposed development and therefore new residents will add additional pressure on the existing social infrastructure in Epping suburb.</p> <p>Currently, Epping suburb is already under benchmark provision for public open space. In Epping suburb, there is a current provision of approximately 50 ha. of public open space. In 2021, there is demand for an additional 40 ha in the suburb to meet benchmarked population demand. If a do nothing approach is taken, by 2041, there will be demand for an additional 30 ha (70 ha. in total).</p> <p>Benchmarking indicates demand for the following additional social infrastructure, as generated by the Planning Proposal:</p> <ul style="list-style-type: none"> • 3.09ha of public open space • 190 sq.m. of library space • 21 early childhood education and care places & 19 out of school hours care places • 2.8 hospital beds <p>This assessment of demand for additional social infrastructure takes into consideration the Planning Proposal's proposed inclusion of public open space and communal space.</p>	Community	Cumulative	Almost certain	Moderate	High	<p>Consider contributions towards the following priority community needs, through provision of Section 7.11 and Housing Productivity contributions:</p> <ul style="list-style-type: none"> • Improve access to Boronia Park. Explore opportunities to provide a direct link from planning proposal site to Boronia Park. • Contribute to the ongoing enhancement of public open spaces in close proximity to subject site, including Pembroke Street Park and Kim Rutherford Natural Reserve. • Contribute to upgrades to Boronia Park to support increased use. City of Parramatta's Community Infrastructure Strategy 2020, identifies needed improvements to Boronia Park, which could increase its capacity to support higher use, providing a community benefit to the wider population. • Contribute to upgrades to Boronia Grove Community Centre. City of Parramatta's Community Infrastructure Strategy 2020, identifies needed improvements to Boronia Grove Community Centre, which could increase its capacity to support higher use, providing a community benefit to the wider population. 	Almost certain	Minor	Medium

Identified social impact	Social impact category	Duration	Pre-mitigation			Mitigation measures	Post-mitigation		
			Likelihood	Negative magnitude	Negative social impact		Likelihood post mitigation	Negative magnitude	Negative social impact
<p>2. No proposed provision of affordable housing:</p> <p>The Planning Proposal in its current form does not incorporate provision of affordable housing.</p>	Community	Cumulative	Almost certain	Moderate	High	<p>City of Parramatta's Affordable Rental Housing Policy (2019), identifies a focus on expanding a diverse range of affordable, high quality housing options in City of Parramatta that meets the spectrum of housing needs in the community.</p> <p>There is an opportunity to provide affordable rental housing.</p>	Very unlikely	Minimal	Low
<p>3. Limited pedestrian access during construction:</p> <p>Pedestrian access in and around Rawson Street is likely to be affected during construction, impacting wayfinding.</p> <p>The construction vehicles will use Rawson Street to enter and exit the site.</p>		Temporary	Almost certain	Moderate	High	<p>Provide appropriate notice to affected stakeholders, including through provision of posters onsite and through online EDM and social media mechanisms.</p> <p>Provide alternative wayfinding routes (e.g. pedestrian crossing) and signage to communicate this.</p> <p>Enhance active transport connections to Epping Station and Boronia Park, particularly along Rawson Street.</p>	Almost certain	Minor	Medium

Identified social impact	Social impact category	Duration	Pre-mitigation			Mitigation measures	Post-mitigation		
			Likelihood	Negative magnitude	Negative social impact		Likelihood post mitigation	Negative magnitude	Negative social impact
<p>4. Noise during construction:</p> <p>Noise during the construction period may impact on the quality of life of neighbouring residents.</p>	Way of life	Temporary	Almost certain	Moderate	High	Provide community members within 800m of planning proposal are provided with appropriate notice of construction, including construction timeframes and hours of operation. Provide community with contact details to request further information about proposed development or to leave a complaint.	Almost certain	Minor	Medium
<p>5. Temporary closure of supermarket during construction:</p> <p>During construction, it is likely that Epping residents, workers and visitors will not be able to access the existing supermarket, which would be a significant but temporary impact on the existing local community, workers and visitors.</p>	Way of life	Temporary	Almost certain	Major	Very high	Provide community members of Epping, including residents and workers, with appropriate notice of construction, including construction timeframes and alternative shopping locations. Provide community with contact details to request further information about proposed development or to leave a complaint.	Almost certain	Major	Very high

6.3 Appendix

How to read the Social Impact Assessment Table.

This Social Impact Assessment uses the Department of Planning and Environment's Social Impact Significance matrix to assess the social impact of the Planning Proposal.

A combination of subjective and objective information inputs were used to complete this assessment - including individual experiences, community perceptions and technical information such as demographic and benchmarking analysis.

SIA assesses the 'likelihood' and 'magnitude' levels of social impacts of a proposed development. This assessment is undertaken for all social impacts, including neutral, positive and negative social impacts.

- 'Likelihood' refers to the probability of the impact occurring.
- 'Magnitude' refers to the likely significance of the impact and considers multiple characteristics, including:

- **Extent:** The volume of people expected to be affected and their relative location to the proposal.
- **Duration:** The timeframe and frequency of potential social impacts.
- **Severity or scale:** The degree of change from the existing condition as a result of the impact.
- **Intensity or importance:** The extent to which people or an environment can adapt to change or mitigate the impact.
- **Level of concern/interest:** The level of interest or concern among the people affected.

The 'likelihood' and 'magnitude' levels of the social impacts are then assessed to determine overall level of social impact, using the 'Social Impact Significance Matrix', which is included in Table 10.

Table 10 - Social impact significance matrix (source: SIA Guideline for State Significant Projects)

		Magnitude level				
		1	2	3	4	5
Likelihood		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

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