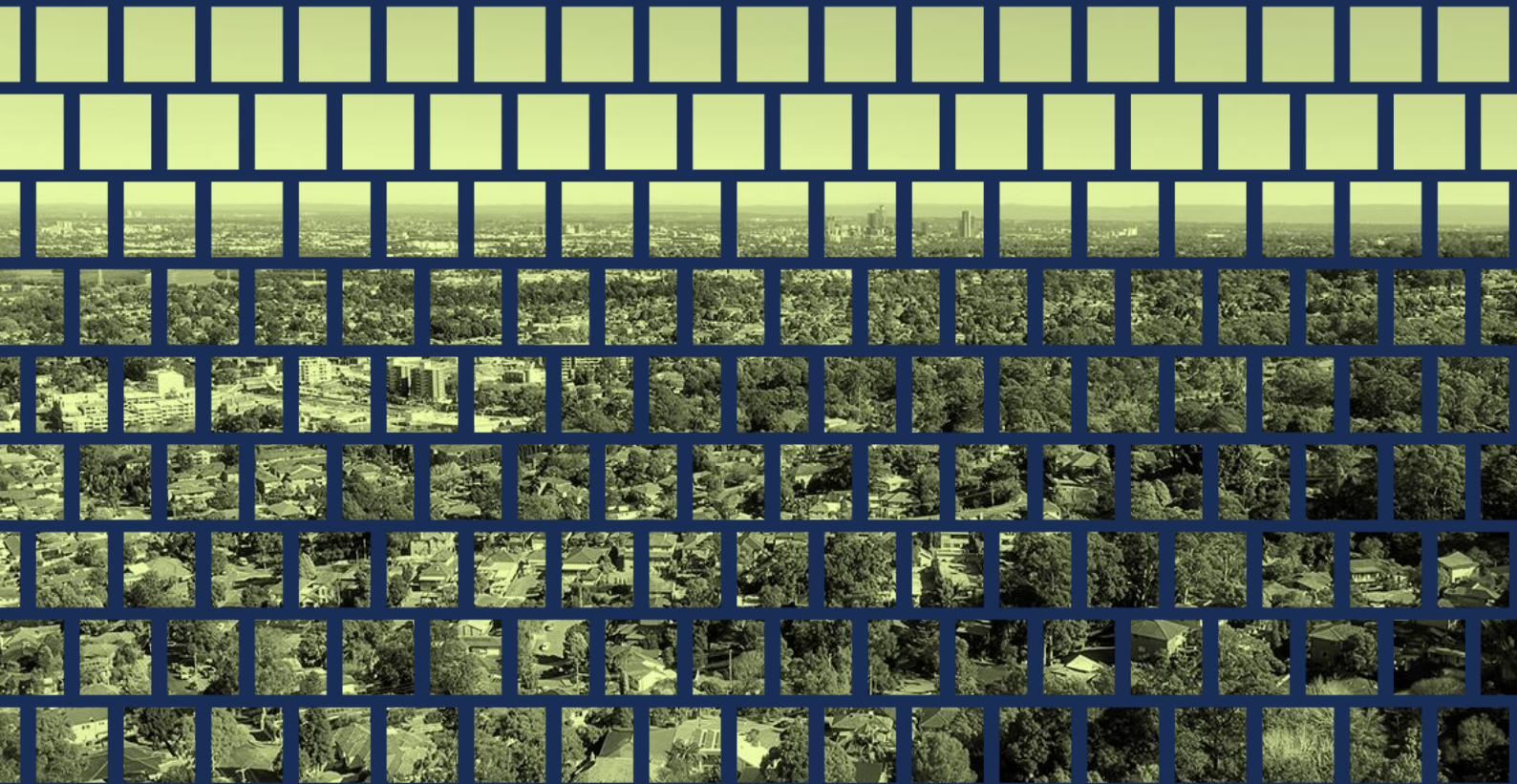


# Dee Why RSL Club Refurbishment Social Impact Statement



**Prepared for:**

Dee Why RSL Club  
July 2025

## Acknowledgment of Country

*HillPDA acknowledges the Traditional Custodians of Country throughout Australia and their continuing connection to land, waters, culture, and community.*

*We acknowledge the Gadigal people of the Eora Nation and Wurundjeri Woi-wurrung and Bunurong / Boon Wurrung peoples of the Kulin Nation, the traditional owners of the land on which this report is prepared, and we show our respect for elders' past and present.*

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Version	Date	Prepared by	Reviewed by	Approved by
Draft v1	8 July 2025	F Stephenson	A Peck	
Final	10 July 2025	F Stephenson	A Peck	A Peck

## Executive Summary

This Social Impact Assessment has been prepared in support of a development application (DA2025/0139) for alterations and additions to Dee Why RSL, located at 932 Pittwater Road, Dee Why. The purpose of the proposal is to improve the internal function, layout, and patron experience of the existing club, which has operated at its current location for over 80 years.

Dee Why RSL plays an important role in the local community, supporting over 70 local community organisations and serving a membership base of more than 70,000 individuals. The club comprises a diverse range of facilities, including function and multi-use areas, auditoriums, restaurants, bars, a café, gaming rooms, a ten-pin bowling alley, and the RSL LifeCare Northern Beaches Veteran Wellbeing Centre.

Importantly, the proposal does not involve any increase in the club's overall size. The development is limited to internal alterations and additions aimed at improving the function, flow, and amenity of the existing venue. Notably, the proposal results in a decrease in the total licensed area.

Key functional and experiential improvements proposed include:

- Consolidation of food and beverage areas
- Relocation of the gaming area, which will be moved away from food and beverage spaces to ensure clear separation and improve amenity. While the total gaming floorspace will see a minor increase, there is no increase in the number of gaming machines
- Upgrades to indoor and outdoor gaming areas to align with modern industry standards, enhancing patron comfort, safety, and hygiene
- Enhanced club presentation, including improvements to the façade and a new entrance to improve street activation and provide better access to public transport infrastructure.

The assessment concludes that the proposal is unlikely to result in any lasting adverse social impacts. The club is located in a relatively advantaged area with a low baseline risk for gambling- and alcohol-related harm. The improvements will generate positive outcomes for patrons and the broader community, particularly through better spatial design, improved patron experience, improved livelihoods through an increase in staff numbers and the ongoing delivery of community services.

While minor and temporary construction-related impacts (such as noise and traffic disruption) may occur, these will be mitigated through appropriate management strategies. No objections were received during the public exhibition period, indicating community support and minimal concern.

Overall, the proposed works maintain a low social risk profile and deliver meaningful benefits for Dee Why RSL patrons, employees, and the local community.

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# INTRODUCTION



# 1.0 INTRODUCTION

HillPDA has been engaged by Dee Why RSL Club to undertake a Social Impact Statement to accompany a Development Application (DA2025/0139) for a proposed expansion to the Dee Why RSL, within the Northern Beaches Local Government Area (LGA).

Council does not have a dedicated SIA guideline. As such, a methodology for this SIA has been developed based on the former NSW Department of Planning and Environment's *Social Impact Assessment Guideline* (SIA Guideline), which reflects industry best practice. A full explanation of the methodology for this SIA is provided in Appendix A. The assessment has also been undertaken with reference to the objectives of the Northern Beaches Council's *Gambling Harm Minimisation Policy*.

## 1.1 The site

The site is located at 932 Pittwater Road, Dee Why, within the Northern Beaches LGA. It is legally described as Lot 1 DP706230 and is 14,830 square metres in size.

The site is currently occupied by the Dee Why RSL. It is a four-storey club building which contains six restaurants and bars, gaming areas, an auditorium, six function spaces, a bowling alley and a car park. The primary entry to the site is on Clarence Avenue, with a secondary entry at the northern end of Pittwater Road. The site is illustrated in Figure 1.

Figure 1: The site



Imagery: Sixmaps (2025)

## 1.2 Surrounding context

The site is located around 15 kilometres northeast of the Sydney CBD. It has street frontage on three sides, being bounded by Hawkesbury Avenue to the north, Clarence Avenue to the east, and Pittwater Road to the west. The southern end of the site is bounded by Dee Why Kindergarten and a retirement village on adjoining club land.

The area surrounding the site is largely zoned R3 Medium Density Residential. Further to the north is a large amount of RE1 Public Recreation zoned land at Dee Why Lagoon, and to the south Dee Why town centre is zoned MU1 Mixed Use.

### 1.3 The proposal

The proposal is for alterations and additions to facilitate the refurbishment of the Dee Why RSL.

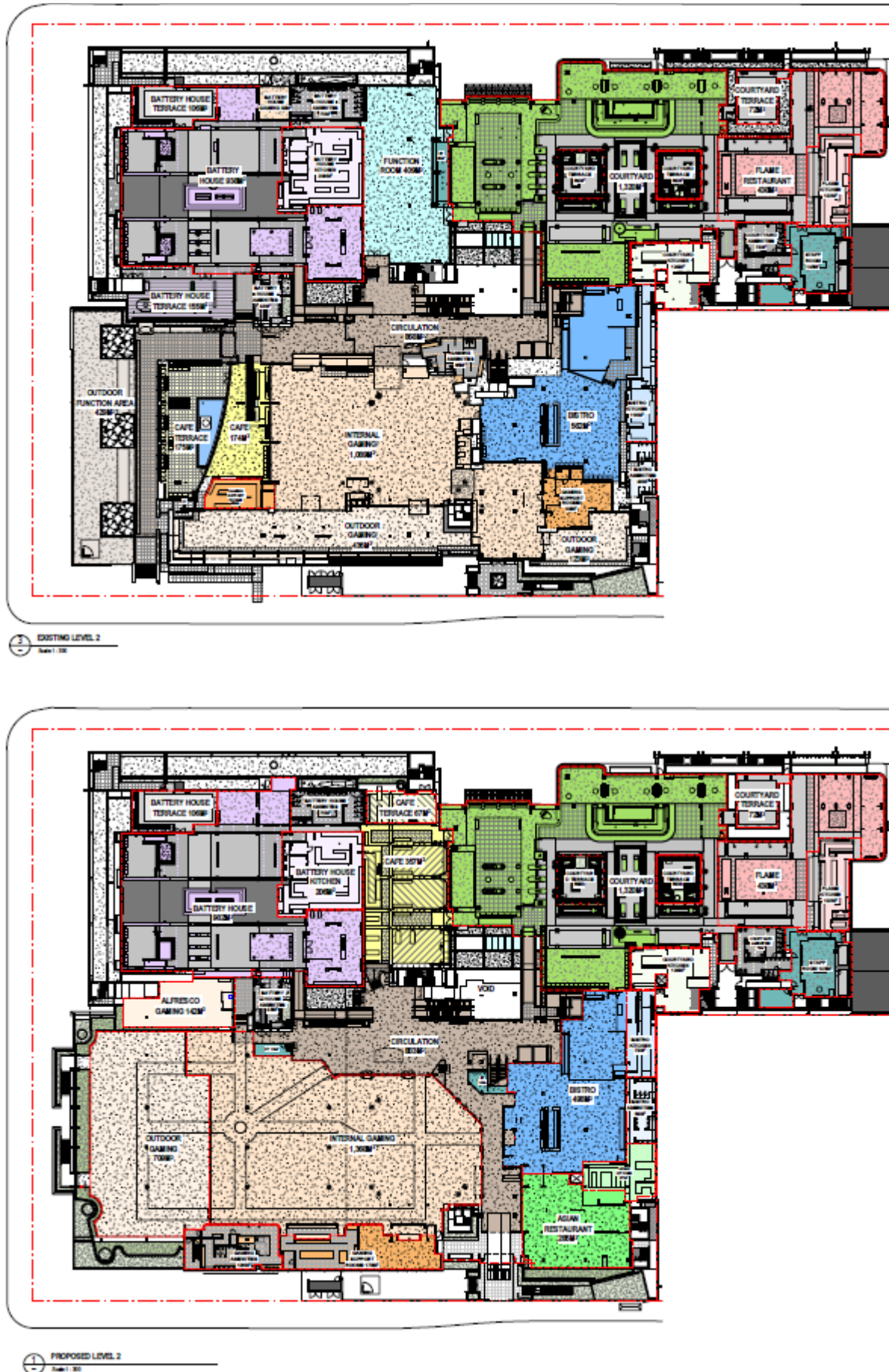
Specifically, the proposal will seek:

- The demolition of the enclosure to Aqua Café and the existing Bingo room
- The internal demolition of the existing internal and alfresco gaming rooms
- The relocation of the café
- The modification of gaming room footprint, to allow for the consolidation of multiple existing gaming areas
- Expansion of Tastes of Asia restaurant
- A new enclosure on the northwest corner of the site with a new façade befitting a gateway site, as outlined in the “Dee Why Town Centre Masterplan July 2013” prepared by Place Design Group for Warringah Council
- A new entry off Pittwater Road.

The existing and proposed changes to the Level 2 floor plan are shown in Figure 2 below. The existing and proposed changes to gaming area size and distribution are shown in Figure 3 below.



Figure 2: Existing and proposed floor plan (Level 2)



Source: Altis Architecture (2025)

Figure 3: Existing and proposed gaming areas



Source: Altis Architecture (2025)

# SOCIAL BASELINE



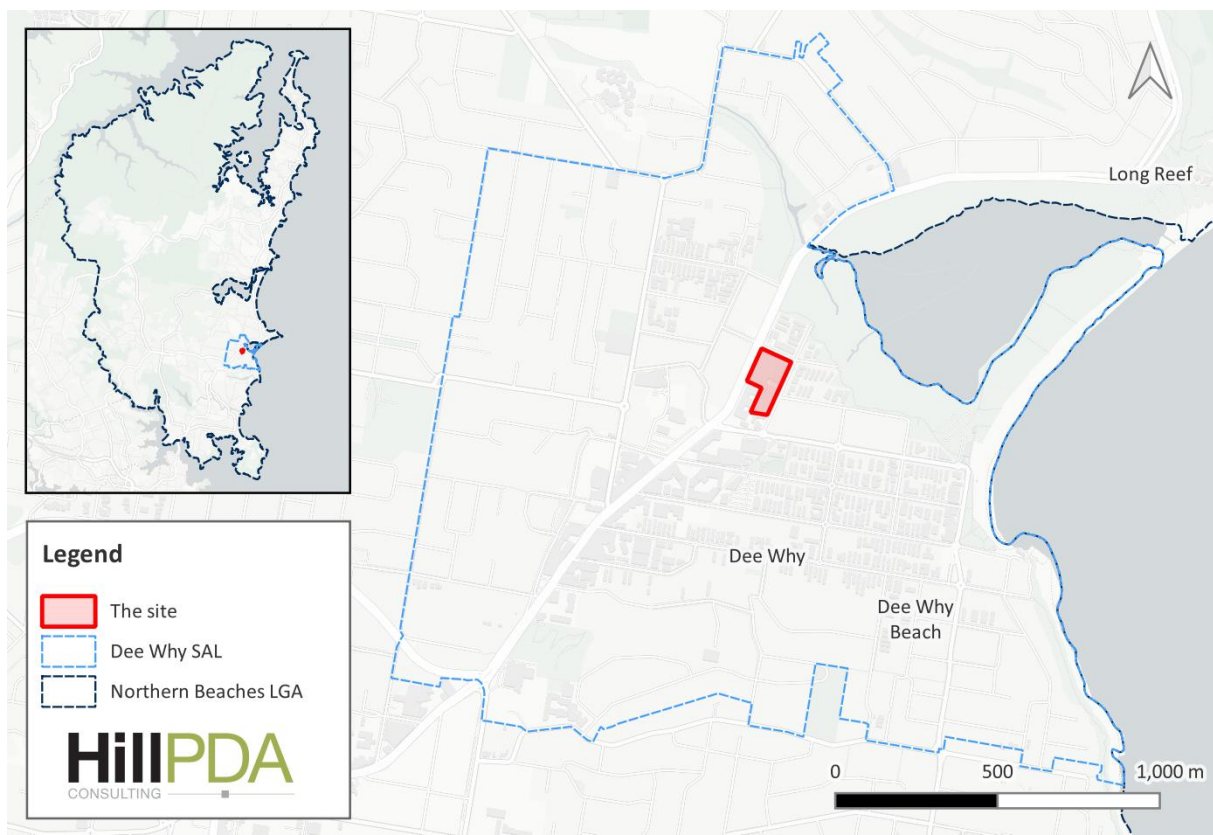
## 2.0 SOCIAL BASELINE

The chapter describes the social locality of the site and surrounds and provides an overview of relevant demographic characteristics.

### 2.1 Study area

For the purposes of this report, the study area (and social locality) will be defined as the Dee Why Suburbs and Localities (SAL), as shown in Figure 4. The site is located near the centre of the SAL and as such it is reflective of the location of people who could reasonably be considered to be affected by the proposed development.








**Figure 4: The site, social locality and surrounds**



Source: CARTO (2025)

## 2.2 Demographic overview

The table below presents a summary of the salient characteristics of the study area (Dee Why SAL), with Greater Sydney Greater Capital City Statistical Area (GCCSA) provided as a comparator, based on data from the 2021 ABS Census.

	Population and housing	<ul style="list-style-type: none"><li>In 2021, there were 23,354 <b>residents</b> in Dee Why, living in 11,001 <b>private dwellings</b>.</li><li>0.7% of residents in the study area identified as <b>Aboriginal and/or Torres Strait Islander</b>, compared with 1.7% across Greater Sydney</li><li>The <b>average household size</b> is 2.3 people, compared to 2.7 in Greater Sydney.</li></ul>																
	Age profile	<ul style="list-style-type: none"><li>The <b>median age</b> of the study area was 36, slightly younger than that of Greater Sydney (37)</li><li>There was a significantly higher proportion of <b>residents aged between 25 and 49</b> years old in the study area (45.8%) than Greater Sydney (37.0%)</li><li>The study area had a lower proportion of residents in the following age groups:<ul style="list-style-type: none"><li>5-24: 18.8% of residents (study area) compared to 24.6% (Greater Sydney)</li><li>60+: 17.0% of residents (study area) compared to 20.5% (Greater Sydney).</li></ul></li></ul>																
	Need for assistance	<ul style="list-style-type: none"><li>2.9% of residents in the study area reported needing <b>assistance with core activities</b>, lower than the 5.2% of residents across Greater Sydney.</li></ul>																
	Language spoken at home	<ul style="list-style-type: none"><li>36.0% of study area households used a <b>language other than English</b>, lower than the 42.0% recorded across Greater Sydney</li><li>Of non-English languages used at home, the most common were Portuguese (4.6%), Nepali (3.1%), and Tibetan (2.4%).</li></ul>																
	Education	<ul style="list-style-type: none"><li>36.2% of study area residents aged 15+ had a <b>Bachelor degree</b> or above, slightly higher than Greater Sydney (33.4%)</li><li>3.5% of people in the study area's highest qualification was <b>Year 9 or below</b>, compared to 6.3% in Greater Sydney.</li></ul>																
	Work, employment, and income	<div><ul style="list-style-type: none"><li>A higher proportion of residents were <b>in the labour force</b> in the study area than in Greater Sydney, at 72.1% and 60.0% respectively</li><li>3.7% of residents of the study area were unemployed, compared to 5.1% across Greater Sydney</li><li>The most common occupation in the study area was '<b>Professionals</b>', whilst the top industry of employment was <b>Supermarket and Grocery Stores</b></li></ul><table><tr><th>Occupation (top three)</th><th>%</th><th>Industry of employment (top three)</th><th>%</th></tr><tr><td>Professionals</td><td>25.6</td><td>Supermarket and Grocery Stores</td><td>3.9</td></tr><tr><td>Managers</td><td>15.2</td><td>Aged Care Residential Services</td><td>3.9</td></tr><tr><td>Technicians and Trades Workers</td><td>12.7</td><td>Cafes and Restaurants</td><td>3.6</td></tr></table><ul style="list-style-type: none"><li>The median weekly household income for the study area was \$2,106 per week, slightly higher than Greater Sydney (\$2,077 per week).</li></ul></div>	Occupation (top three)	%	Industry of employment (top three)	%	Professionals	25.6	Supermarket and Grocery Stores	3.9	Managers	15.2	Aged Care Residential Services	3.9	Technicians and Trades Workers	12.7	Cafes and Restaurants	3.6
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	Tenure and costs	<ul style="list-style-type: none"><li>In the study area, 20.9% of occupied private dwellings were <b>owned outright</b> and 29.3% were <b>owned with a mortgage</b>, compared to 27.8% and 33.3% across Greater Sydney, respectively</li><li>47.3% of the study area's dwellings were <b>rented</b>, much higher than the 35.9% recorded across Greater Sydney</li><li>Of renter households in the study area, 38.6% were <b>making rent payments greater than 30% of household income</b>, slightly higher than the 35.3% recorded across Greater Sydney</li><li>Of mortgage-holding households in the study area, 18.2% were <b>making mortgage payments greater than 30% of household income</b>, lower than the 19.8% recorded across the Greater Sydney.</li></ul>																

Source: Australian Bureau of Statistics QuickStats (2022),<sup>1</sup> Australian Bureau of Statistics TableBuilder (2022)<sup>2</sup>

<sup>1</sup> (Australian Bureau of Statistics, 2022)

<sup>2</sup> (Australian Bureau of Statistics, 2022)

## 2.2.1 Vulnerable populations

Health surveys and clinical studies have demonstrated that some groups are more at risk of alcohol- and gambling-related harm than others.

Groups considered to be at risk of alcohol- and gambling-related harm are detailed in **Table 1**.

**Table 1: Groups most at risk of alcohol- and gambling-related harm**

Group	% of population, study area	% of population, NSW	Considerations
Young people and young adults (15-24 years)	10.0%	11.8%	<ul style="list-style-type: none"> <li>Alcohol contributes to all the leading causes of death for young people, including suicide, land transport accidents, accidental poisoning and assault</li> <li>Demonstrated issues include risk-taking, lower alcohol tolerance, increased risk of cognitive impairment and alcohol dependence in later life<sup>3</sup></li> <li>Brain development is not complete until around 25 years of age, and excessive consumption before this point is a developmental risk.<sup>4</sup></li> <li>Young adults aged 18-34 are more than twice as likely to be at risk of harm compared to those aged 55 and older<sup>5</sup></li> <li>Gaming machines were the most popular form of gambling with 18-24 year old in NSW in 2019. 14.9% of gamblers in this age range in NSW could be considered problem gamblers<sup>6</sup></li> </ul>
Older adults (75+ years)	5.2%	7.9%	<ul style="list-style-type: none"> <li>Older adults are the most likely to drink daily, despite having a lower tolerance to alcohol consumption, and the presence of co-morbidity factors or risky interactions with medicines<sup>7</sup></li> </ul>
Unemployed	3.7%	4.9%	<ul style="list-style-type: none"> <li>19.5% of gamblers who are unemployed in NSW can be considered moderate-risk or problem gamblers (compared to 7.2% overall)<sup>8</sup></li> </ul>
Educational attainment of Year 12 or below	28.6%	36.8%	<ul style="list-style-type: none"> <li>In NSW in 2019, of those whose highest qualification was year 12 or below, a higher-than-average proportion were moderate-risk or problem gamblers<sup>9</sup></li> <li>People with year 12 (12.6%) and trade certificates or diplomas (11.2%) were significantly more likely to report harms than those with a Bachelor degree (8.3 percent) in the ACT. Problem gambling rates were also highest for people without a year 12 qualification<sup>10</sup></li> </ul>
Aboriginal and Torres Strait Islanders	0.7%	3.4%	<ul style="list-style-type: none"> <li>18 per cent of Aboriginal and Torres Strait Islanders report drinking at long-term risk levels<sup>11</sup></li> <li>Aboriginal people had higher participation overall (74% compared to 53%) and across most forms of gambling, including gaming machines (40% compared to 16%) compared to non-Aboriginal people in NSW in 2019.<sup>12</sup></li> </ul>
Gender	<b>Males</b> 49.2% <b>Females</b> 50.8%	<b>Males</b> 49.4%	<ul style="list-style-type: none"> <li>Males are more likely to report regularly drinking at risk of single-occasion harm (at least weekly (20.9%) or at least monthly (35.4%) compared to females (7.8% and 16.9% respectively).<sup>13</sup></li> </ul>

<sup>3</sup> Alcohol and Drug Foundation (2021), Alcohol and young people

<sup>4</sup> Sharma et al. (2013), Maturation of the adolescent brain, Neuropsychiatric Disease and Treatment

<sup>5</sup> AIFS (2023), Gambling participation and experience of harm in Australia, [Gambling participation and experience of harm in Australia | Australian Institute of Family Studies \(aifs.gov.au\)](https://www.aifs.gov.au/research-and-features/publications/gambling-participation-and-experience-of-harm-in-australia)

<sup>6</sup> GambleAware (2019), NSW Gambling Survey 2019, <https://www.gambleaware.nsw.gov.au/resources-and-education/facts-about-gambling-in-nsw>

<sup>7</sup> Australian Institute of Health and Welfare (2022), Alcohol, tobacco & other drugs in Australia

<sup>8</sup> GambleAware (2019), NSW Gambling Survey 2019, <https://www.gambleaware.nsw.gov.au/resources-and-education/facts-about-gambling-in-nsw>

<sup>9</sup> Ibid.

<sup>10</sup> ACT Gambling and Racing Commission (2019), 2019 ACT Gambling Survey, <https://www.gamblingandracing.act.gov.au/research>

<sup>11</sup> Australian Government Institute of Health and Welfare (AGIHW) 2022, 2.16 Risky alcohol consumption

<sup>12</sup> GambleAware (2019), NSW Gambling Survey 2019, <https://www.gambleaware.nsw.gov.au/resources-and-education/facts-about-gambling-in-nsw>

<sup>13</sup> Australian Institute of Health and Welfare (AIHW) (2020), National Drug Strategy Household Survey 2019



Group	% of population, study area	% of population, NSW	Considerations
		<b>Females</b> 50.6%	<ul style="list-style-type: none"> <li>In Australia, alcohol is estimated to be involved in between 23 percent and 65 percent of all family violence incidents reported to police. The literature shows a solid and persistent connection between alcohol use and violence against women.<sup>14</sup></li> <li>Men gamble more on every type of gambling product compared to women. Men also gambled more often, spent more money and were more likely to be at risk of harm.<sup>15</sup></li> </ul>
Disadvantaged communities	Overall, the study area shows very high levels of advantage and moderate to low levels of disadvantage.		<ul style="list-style-type: none"> <li>There is a complex evidence base in the relationship between socio-economic disadvantage and alcohol-related harm. There is a correlation between the high levels of disadvantage and an increased likelihood of being affected by alcohol-related harms.<sup>16</sup></li> </ul>

Source: ABS (2021).

## 2.2.2 Social advantage and disadvantage

The Socio-Economic Indexes for Areas (SEIFA) are rankings of relative socio-economic status (advantage and disadvantage) for different geographic areas, within each state and nationally. The indexes rank areas against others of the same geographic type (e.g. SAL, LGA or equivalent statistical area) based on specific socio-economic metrics, selected based on the particular SEIFA index.

Each SEIFA index ranks areas based on a weighted sum of selected variables. SEIFA variables are derived from Census data, and cover a range of socio-economic dimensions including housing, income, education, employment and occupation, housing, and others.

### 2.2.2.1 Relative disadvantage

The Index of Relative Socio-economic Disadvantage (IRSD) examines factors such as unemployment, proportion of lower income households, and lower education levels, to compare overall levels of disadvantage between areas.

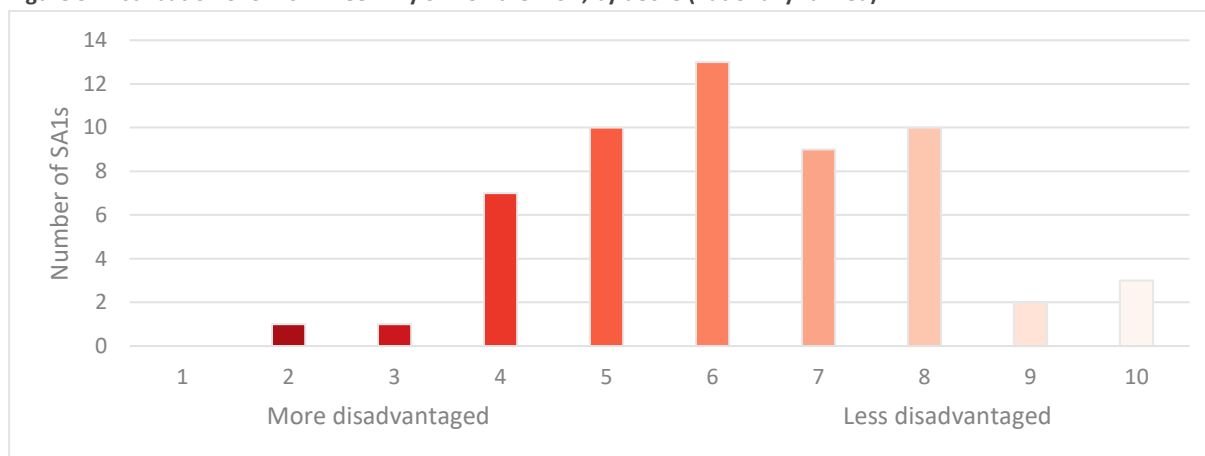
At the 2021 Census, SA1s in the Dee Why SAL exhibited low to moderate levels of socio-economic disadvantage. Figure 5 illustrates the distribution of these areas.

<sup>14</sup> Australia's National Research Organisation for Women's Safety (ANROWS) 2017, Links between alcohol consumption and domestic and sexual violence against women: Key findings and future directions.

<sup>15</sup> AIFS (2023), Gambling participation and experience of harm in Australia, <https://aifs.gov.au/research/research-snapshots/gambling-participation-and-experience-harm-australia>

<sup>16</sup> World Health Organisation (WHO) (2021), Addressing alcohol consumption and socioeconomic inequalities: how a health promotion approach can help

**Figure 5: Distribution of SA1s in Dee Why SAL on the IRSD, by decile (nationally ranked)**



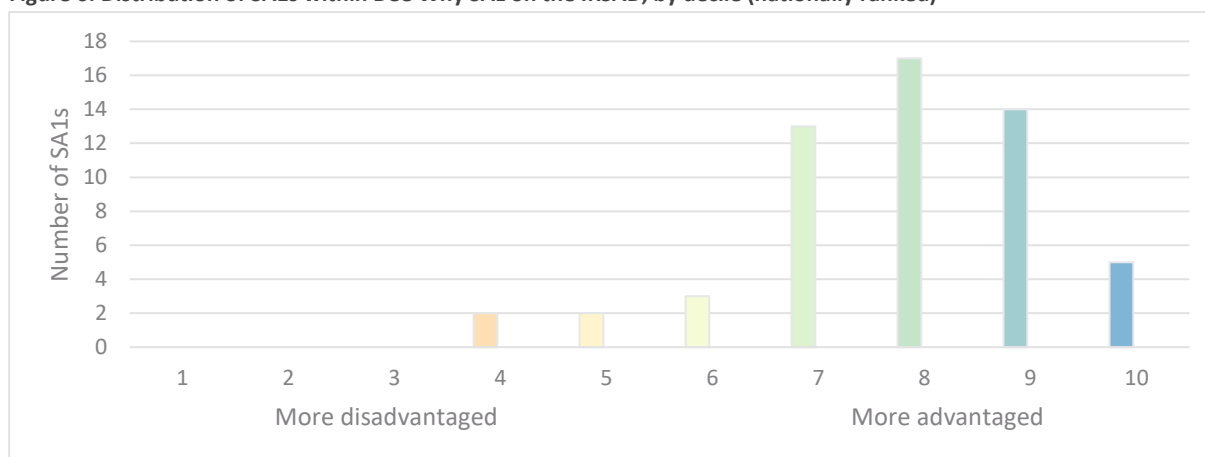
Source: ABS (2023). SA1s for which no score is recorded (low population or insufficient data) have been excluded.

#### 2.2.2.2 Relative advantage and disadvantage

The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) examines the socio-economic disadvantage indicators outlined above, as well as factors indicating socio-economic advantage, which include people in professional occupations, high household income, higher education attainment, higher mortgages and rents, and larger dwellings.

The Dee Why SAL exhibits high levels of advantage, with over three quarters of SA1s in the four highest deciles. Figure 6 illustrates the distribution of socio-economic advantage and disadvantage.

**Figure 6: Distribution of SA1s within Dee Why SAL on the IRSAD, by decile (nationally ranked)**

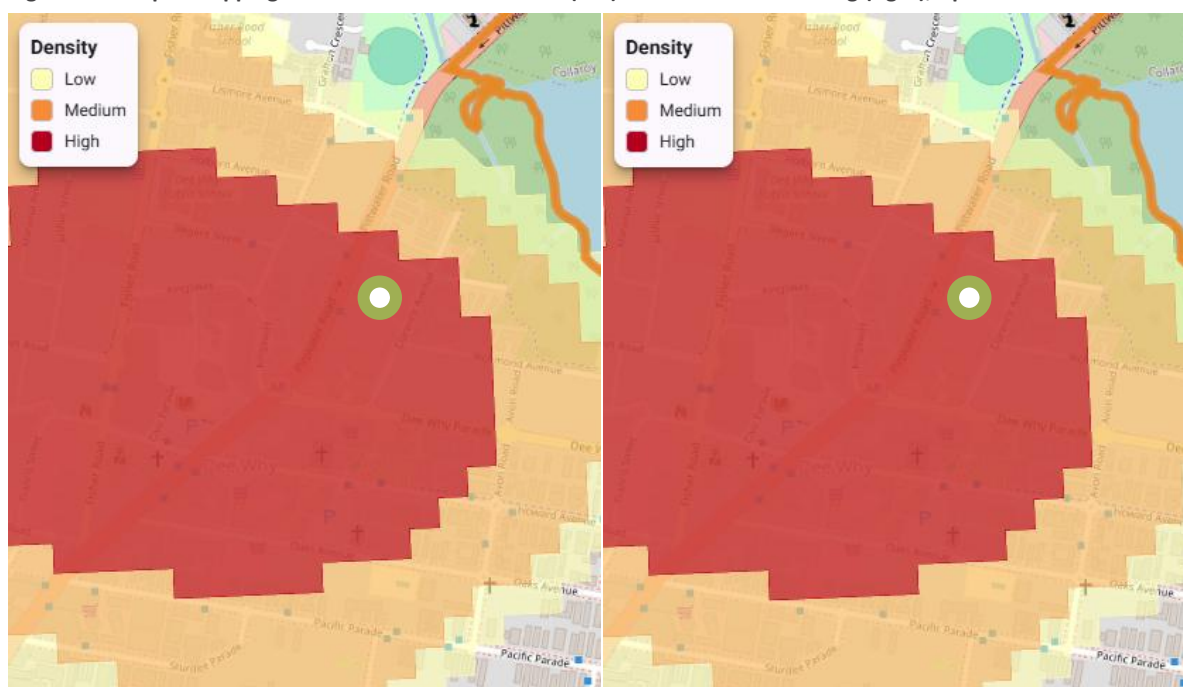


Source: ABS (2023). SA1s for which no score is recorded (low population or insufficient data) have been excluded.

## 2.3 Crime and safety

To aid assessments of the proposal's potential crime outcomes, data from the NSW Bureau of Crime Statistics and Research (BOCSAR) have been analysed regarding select crimes around the site. High density hotspots were identified for theft (steal from motor vehicle) and theft (steal from dwelling). These are shown in Figure 7, with the site marked in green. As BOCSAR crime hotspots are determined relative to NSW State figures, areas of high population density and/or high activity levels (such as the Dee Why town centre) will naturally host crime hotspots. Therefore, these hotspots are explored in further detail below with consideration of incident rates compared to the LGA and State rates.

**Figure 7: Hot spot mapping for steal from motor vehicle (left) and steal from dwelling (right), April 2024 to March 2025**



Source: BOCSAR (2025).

Crime risks for the social locality can be ascertained by analysing rates and trends, respectively considering population size and change over time. Table 2 shows incidents of crimes across the study area, Northern Beaches LGA and NSW.

**Table 2: Trends and rates (per 100,000 persons) for select crimes, April 2023 to March 2025**

Year to:		March 2025	March 2024		March 2025	
Crime	Area	Trend (2 year)	Count	Rate	Count	Rate
Theft (break and enter dwelling)	Dee Why SAL	No trend*	24	98.9	9	37.1
	Northern Beaches LGA	Stable	212	79.1	218	81.4
	NSW	Stable	20,425	244.8	18,787	225.2
Theft (break and enter non-dwelling)	Dee Why SAL	No trend*	15	61.8	15	61.8
	Northern Beaches LGA	Stable	131	48.9	121	45.2
	NSW	Stable	8,661	103.8	8,176	98.0
Theft (steal from dwelling)	Dee Why SAL	Down 28.6% per year	56	230.7	40	164.8
	Northern Beaches LGA	Stable	310	115.7	283	105.6
	NSW	Stable	16,104	193.0	15,768	189.0
Theft (motor vehicle theft)	Dee Why SAL	No trend*	18	74.2	13	53.6
	Northern Beaches LGA	Stable	189	70.5	173	64.6
	NSW	Stable	14,590	174.9	15,002	179.8
Theft (steal from motor vehicle)	Dee Why SAL	Down 47.2% per year	53	218.3	28	115.4
	Northern Beaches LGA	Stable	414	154.5	436	162.7
	NSW	Down 9.1% per year	28,704	344.1	26,086	312.7

Year to:		March 2025	March 2024		March 2025	
Crime	Area	Trend (2 year)	Count	Rate	Count	Rate
Malicious damage to property	Dee Why SAL	Stable	68	280.1	75	309.0
	Northern Beaches LGA	Stable	876	327.0	752	280.7
	NSW	Stable	49,611	594.7	48,114	576.7
Domestic assault	Dee Why SAL	Stable	43	177.2	30	123.6
	Northern Beaches LGA	Stable	315	117.6	327	122.1
	NSW	Up 3.6% per year	36,779	440.9	38,108	456.8
Non-domestic assault	Dee Why SAL	Stable	46	189.5	55	226.6
	Northern Beaches LGA	Stable	547	204.2	564	210.5
	NSW	Stable	34,981	419.3	34,285	411.0
Alcohol-related assault	Dee Why SAL	Stable	35	144.2	34	140.1
	Northern Beaches LGA	Stable	310	115.7	269	100.4
	NSW	Stable	18083	216.8	17081	204.8

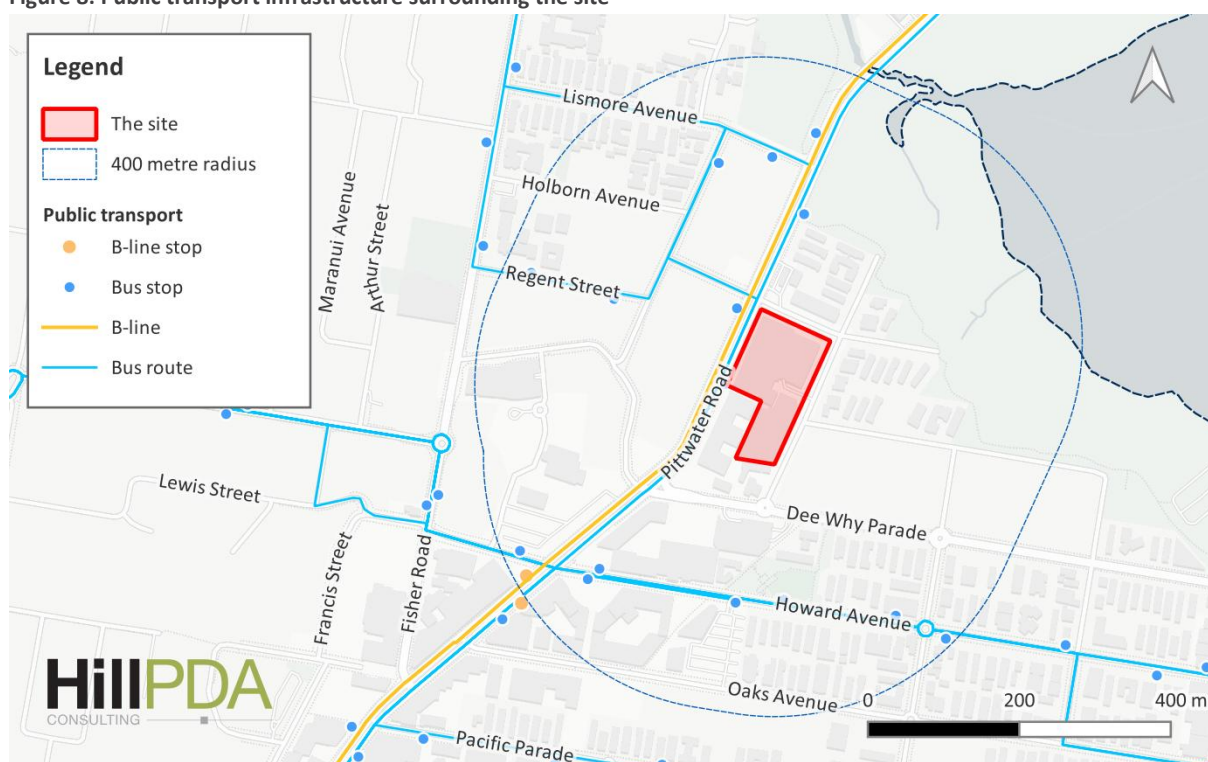
Source: BOCSAR (2025)

\*A trend is not calculated if at least one 12-month period in the selected timeframe had less than 20 incidents.

Table 2 shows that crime rates in Dee Why SAL are generally elevated compared to those recorded across the Northern Beaches LGA, but significantly lower than NSW as a whole. Theft (break and enter non-dwelling) and theft (steal from motor vehicle), for which there are strong hotspots in the area, have also shown strong downward trends in the past year of 28.6 per cent and 47.2 per cent, respectively. Overall, the number of recorded incidents in Dee Why remains low across most selected crime categories, with several categories too low to identify trends. As such, as previously noted, the high presence of crime hotspots surrounding the site can likely be attributed to the high activity levels and high population density of the Dee Why town centre.

### 2.3.1 Public transport infrastructure

Figure 8: Public transport infrastructure surrounding the site



Source: CARTO (2025); TfNSW (2025).

The site is well-located in terms of public transport. There is a bus stop at the Pittwater Road side of the site which is served by the 180, 180X, 181X and 199 routes. There is also a B-line bus stop approximately 400

metres southwest of the site on Pittwater Road. The B-line is a high frequency bus route which operates 24 hours a day between Mona Vale and the Sydney CBD.

**Table 3: Public transport services**

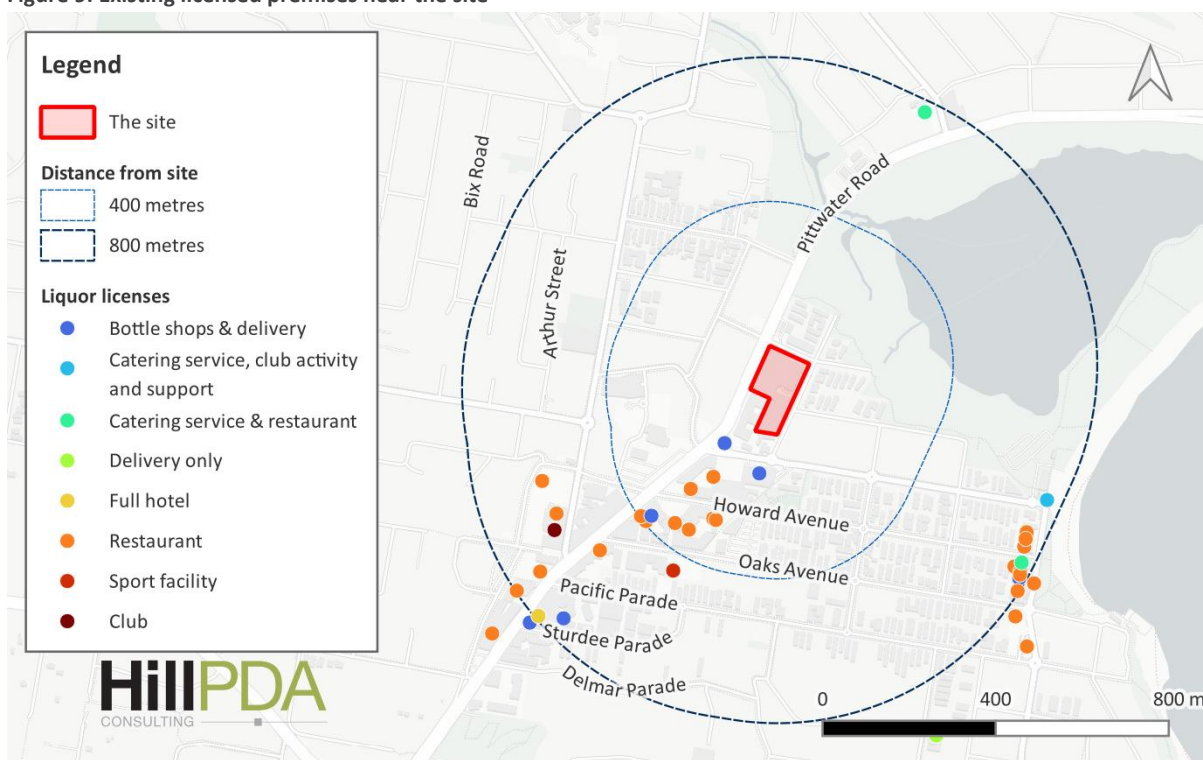
Route Number	Route Description	Location of Service	Frequency	
			Weekday AM	Weekday PM
180	Collaroy Plateau to Warringah Mall	Dee Why RSL Club, Pittwater Rd	Every 20 minutes (peak) Every 20-30 minutes (off-peak)	
180X	Collaroy Plateau to City Wynyard (Express Service)		Every 10 minutes (peak only) To City	Every 10 minutes (peak only) From City
181X	Narrabeen to City Wynyard (Express Service)		Every 20-30 minutes (peak only) To City	Every 20-30 minutes (peak only) From City
199	Palm Beach to Manly via Mona Vale & Dee Why		Every 10 minutes (peak) Every 10-30 minutes (off-peak)	Every 10 minutes (peak) Every 10-15 minutes (off-peak)
B1	B Line Mona Vale to City Wynyard	Dee Why B-Line	Every 5-10 minutes	Every 3-5 minutes (peak) Every 5-10 minutes (off-peak)
BN1	B-Line Mona Vale to City QVB (Night Service)		Every 30 minutes (night service only)	

Source: TfNSW (2025).

## 2.4 Liquor license audit

According to the register of liquor licences within NSW, there are 35 existing licences active within 800 metres of the site, shown below in Figure 9. Of those licences, the majority are restaurants operating under on-premises licences. There is also one club licence (The Builders Club Dee Why) and one hotel licence (Dee Why Hotel), along with five packaged liquor licences.

**Figure 9: Existing licensed premises near the site**



Source: NSW Liquor and Gaming (2025).

Data from NSW Liquor and Gaming, shown below in Table 4, indicate that the overall saturation of liquor outlets in Dee Why SAL is lower than that of either the wider LGA or NSW as a whole.

**Table 4: Liquor outlets per 100,000 population in Dee Why SAL and comparison areas (June 2025)**

Area	Count of Liquor Licenses (June 2025)	Outlets per 100,000 population
Dee Why SAL	45	192.7
Cessnock LGA	673	255.4
NSW	19,172	237.5

Source: NSW Liquor and Gaming (2025).

## 2.5 Electronic gaming machine audit

Table 5 provides a snapshot of electronic gaming machine (EGM) distribution in the Northern Beaches LGAs at February 2025. The LGA recorded a total of 2,064 EGMs across 39 premises, equating to 783 machines per 100,000 people. Of these, the vast majority were located in clubs.

**Table 5: Electronic Gaming Machines in Northern Beaches Council**

Venue	EGM numbers as at 28 February 2025	Premises Count	EGMs per 100k population
Clubs	1,663	24	631
Hotels	401	15	152
<b>Total</b>	<b>2,064</b>	<b>39</b>	<b>783</b>

Source: Liquor & Gaming NSW (2025), Quarterly gaming reports

## 2.6 Sensitive receivers

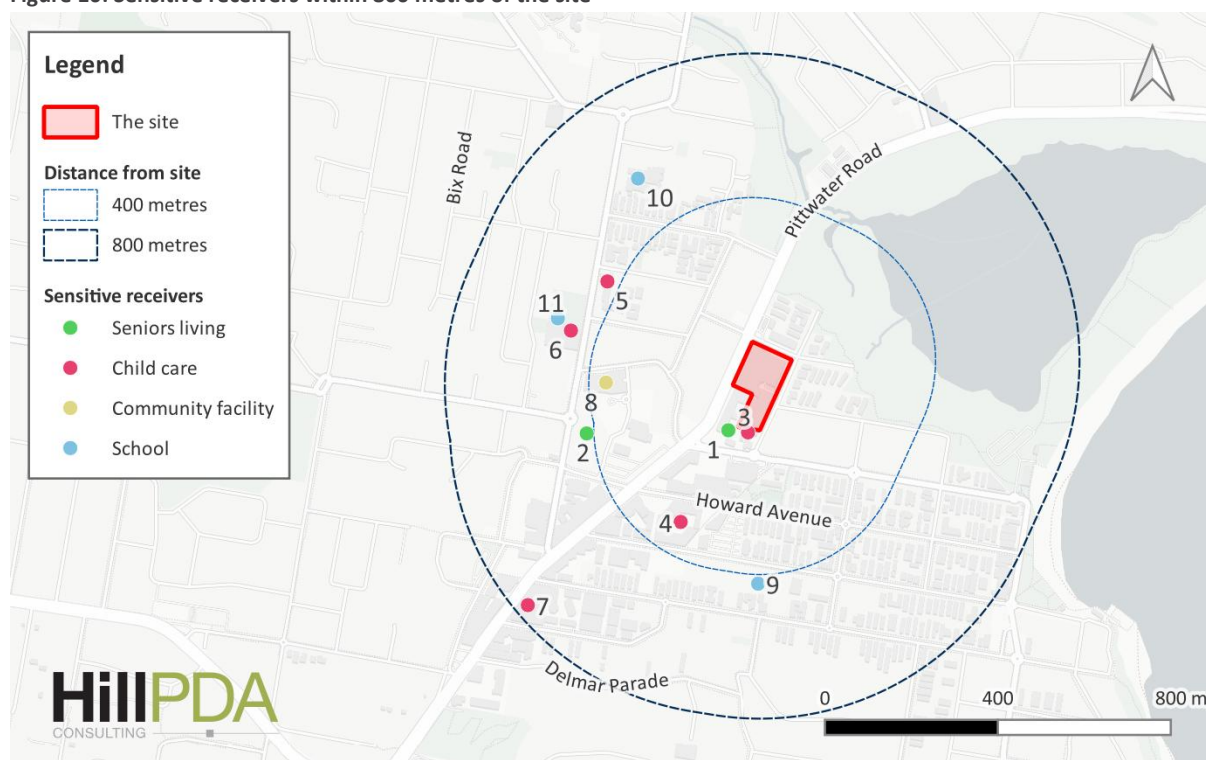
Sensitive receivers are land uses where the occupants may be susceptible to the adverse effects of the proposed development. This infrastructure audit has also been conducted to identify the following sensitive receivers:

- Nursing homes
- Schools and child care
- Facilities for people who are homeless
- Detoxification facilities for people with alcohol related problems.

The following section provides an overview of sensitive receivers located within 800 metres of the site.



Figure 10: Sensitive receivers within 800 metres of the site



Source: Department of Education, DPHI, ACECQA (2025). Imagery: CARTO (2025)

Table 6: Sensitive receivers within 800 metres of the site

Type	ID	Name	Type
Seniors living	1	Oceangrove Seniors Living Village	Independent living units
	2	Pacific Lodge Aged Care Centre	Aged care facility
Child care	3	Dee Why Kindergarten	Long day care
	4	Reggio Emilia Early Learning Centre Dee Why	Long day care
	5	Dee Why Children's Centre	Long day care and Preschool
	6	Explore & Develop Dee Why	Long day care
	7	The Y Dee Why OSHC	Outside School Hours Care
Comm-unity	8	PCYC Northern Beaches	PCYC
Education	9	St Kevin's Catholic Primary School	Catholic primary and Outside School Hours Care
	10	Fisher Road School	Government special
	11	Dee Why Public School	Government primary

Source: Healthdirect.gov.au, Department of Education, DPE, Tweed Shire Council

While 11 sensitive receivers were identified within 800 metres of the site, the actual impact of the proposal is unlikely to extend uniformly across this distance. Factors such as physical barriers, pedestrian movement patterns, and the urban context mean that any potential impacts are more likely to be concentrated within a smaller, immediate catchment around the site.

### 2.6.1 Alcohol-free zones

The nearest alcohol free zone to the site is along Pittwater Road. Alcohol free zones around the site are identified in Figure 11, with the site marked in green.

**Figure 11: Alcohol-free zones in Dee Why**



Source: Northern Beaches Council (2021).

## 2.7 Key findings

- Dee Why has a younger population than Greater Sydney, with almost half aged between 25-49
- The suburb shows high socio-economic advantage, with strong scores in education, income, and professional employment
- Crime rates are generally higher than the Northern Beaches LGA average but lower than NSW overall
- The area has strong public transport access, including high-frequency B-Line services
- Liquor outlet density in Dee Why is lower than in the broader LGA and state
- There are several sensitive receivers within 800 metres of the site, including schools, child care centres, aged care facilities, and community services.

# SOCIAL IMPACTS

## 3.0 SOCIAL IMPACTS

This chapter details the potential social impacts to arise from the proposed development. The assessment is informed by the analysis from the previous chapters and the scoping of potential impacts in alignment with DPHI's *SIA Guideline*. The method is further outlined in Appendix A. Potential social impacts are influenced by the existing situation, the proposal, and the effectiveness of any measures put in place to mitigate negative impacts and enhance positive impacts.

### 3.1 Perceived impacts

The proposed development was recently placed on public exhibition by Northern Beaches Council in March 2025. Zero submissions were received from the community.

### 3.2 Potential impacts

The potential social impacts are identified in Table 1. Impacts are categorised based on the range of impacts identified in DPHI's *SIA Guideline*. Further, impacts will be mitigated and managed through conditions of consent issued by the consent authority.

**Table 7: Description of potential social impacts**

Impact category	Potential impacts	Mitigation/enhancement measures	Residual impact significance
Way of life	<ul style="list-style-type: none"> <li>Potential disruption to daily lives through noise and vehicular movements during construction, including: <ul style="list-style-type: none"> <li>Potential to disturbance to daily activities</li> <li>Potential disturbance to sleep through noise.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Restrict movements of construction vehicles to designated routes and the regional road network where possible</li> <li>Schedule intensive delivery activities outside of peak hours</li> <li>When planning construction work that will generate significant noise or vibration, consider: <ul style="list-style-type: none"> <li>Restricting times when work is carried out</li> <li>Informing potentially affected neighbouring properties about when works will occur</li> </ul> </li> <li>Limit works to standard construction hours</li> <li>Incorporate appropriate dust suppression and air quality control measures at various stages of the project</li> <li>Prepare and implement a Construction Management Plan and Construction Traffic Management Plan.</li> </ul>	Possible + Minor = Medium

Impact category	Potential impacts	Mitigation/enhancement measures	Residual impact significance
	<ul style="list-style-type: none"> <li>Potential disruption to daily lives via increased patron noise in alfresco café and gaming areas during operation.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of 6mm glazing and acoustic absorption on ceiling/roof to contain noise associated with patrons</li> <li>Use of carpeted flooring in alfresco gaming area.</li> </ul>	Possible + Minor = Medium
Community	<ul style="list-style-type: none"> <li>Positive impacts from improved availability of dining and entertainment options in the local community through the expansion of food and beverage area.</li> </ul>	<ul style="list-style-type: none"> <li>Club development and facilities that would meet community demand.</li> </ul>	Almost certain + Minor = Medium (positive)
	<ul style="list-style-type: none"> <li>Positive impact through clearer separation of gaming and food &amp; beverage areas and reduced incidental exposure to gaming.</li> </ul>	<ul style="list-style-type: none"> <li>Clear signage and wayfinding measures.</li> </ul>	Almost certain + Minor = Medium (positive)
Access	<ul style="list-style-type: none"> <li>Improved access to public transport infrastructure with the new accessible entrance on Pittwater Road.</li> </ul>	<ul style="list-style-type: none"> <li>None required.</li> </ul>	Almost certain + Minor = Medium (positive)
Culture	<ul style="list-style-type: none"> <li>Risks to Aboriginal or non-Aboriginal heritage</li> </ul>	<ul style="list-style-type: none"> <li>Develop an unexpected finds procedure to be implemented during construction</li> </ul>	Very unlikely + Major = Medium
Health and wellbeing	<ul style="list-style-type: none"> <li>Negative impacts to health and wellbeing of neighbouring residents due to: <ul style="list-style-type: none"> <li>Increased noise</li> <li>Loss of sleep</li> <li>Decline in air quality.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Incorporate appropriate dust suppression and air quality control measures at various stages of the project</li> <li>Ensure that all vehicles transporting loose materials will have the entire load covered and/or secured to prevent any items depositing onto the roadway during travel to and from the site</li> <li>Limit works to standard construction hours</li> <li>Prepare and implement a Construction Management Plan.</li> </ul>	Unlikely + Minor = Low
	<ul style="list-style-type: none"> <li>Increased risk of physical, social and mental health impacts associated with service of alcohol (noting that the proposal will result in a slight reduction in the overall licensed area)</li> </ul>	<ul style="list-style-type: none"> <li>Standard mitigation measures as part of RSA requirements</li> <li>Existing</li> </ul>	Unlikely + Minor = Low
	<ul style="list-style-type: none"> <li>Increased risk of negative physical, social and mental health outcomes associated with a minor increase of 3.8% GFA used for gaming purposes and time spent gambling (<u>noting no proposed increase to the number of machines</u>).</li> </ul>	<ul style="list-style-type: none"> <li>Compliance with RCG requirements</li> <li>Maintain existing harm minimisation policies</li> <li>Continue to support Council's Gambling Harm Minimisation, including collaboration on community education and</li> </ul>	Unlikely + Moderate = Medium

Impact category	Potential impacts	Mitigation/enhancement measures	Residual impact significance
		harm minimisation programs.	
	<ul style="list-style-type: none"> <li>Positive impacts to patron physical health and wellbeing from increased spacing between EGMs, enhancing comfort and hygiene and reducing crowding.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain clear access ways to avoid overcrowding</li> <li>Maintain harm minimisation policies.</li> </ul>	Likely + Minor = Medium (positive)
<b>Surroundings</b>	<ul style="list-style-type: none"> <li>Positive impacts to surroundings through enhanced façade and entrance onto Pittwater Road and associated landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>None required.</li> </ul>	Almost certain + Minor = Medium (positive)
<b>Livelihoods</b>	<ul style="list-style-type: none"> <li>Positive impacts to livelihoods arising from economic activity and direct and indirect employment opportunities during construction and operation.</li> <li>Additional employment opportunities available onsite during operation.</li> </ul>	<ul style="list-style-type: none"> <li>Consider using locally based construction contractors where possible.</li> </ul>	Almost certain + Moderate = High (positive)
<b>Decision-making systems</b>	<ul style="list-style-type: none"> <li>Community feelings of powerlessness or lack of means to have input on the proposal.</li> </ul>	<ul style="list-style-type: none"> <li>Standard engagement mechanisms as part of DA process.</li> </ul>	<ul style="list-style-type: none"> <li>Unlikely + Minor = Low</li> </ul>



# CONCLUSION

## 4.0 CONCLUSION

This Social Impact Assessment has considered the social impacts that may arise from a proposed expansion to the Dee Why RSL at 932 Pittwater Road, Dee Why. The relevant development application seeks to undertake renovations including the internal demolition, relocation and expansion of gaming and food and beverage areas, and the construction of a new entrance on Pittwater Road (DA2025/0139).

The Social Impact Assessment has examined the site and the local community, noting that:

- The site serves a membership base of approximately 77,000 members and is located within a relatively advantaged area with low proportions of groups vulnerable to alcohol- or gambling-related harm
- The surrounding community shows generally high socio-economic advantage with moderate to low levels of disadvantage, indicating a low baseline risk for alcohol- or gambling-related harms
- The proposal involves an internal fit-out that consolidates existing gaming areas into a single gaming area which, while increasing in overall floorspace by a minor amount (3.8 per cent), will not add more electronic gaming machines
- Negative social impacts are anticipated primarily during the construction phase and are expected to be temporary. These may include noise, dust, and impacts to traffic. Appropriate mitigation measures, including restricted construction hours and traffic management, would be implemented to minimise these effects. Further, impacts will be mitigated and managed through conditions of consent issued by the consent authority
- The operational phase is expected to produce net positive social outcomes over existing conditions. Increased spacing between gaming machines aligns better with current industry standards post-COVID and will enhance patron physical health and wellbeing by improving comfort and hygiene
- The updated layout will consolidate food and beverage areas, improving spatial separation between gaming and food and beverage and ensuring food and beverage areas are no longer accessed through or located adjacent to the gaming room
- It will also expand the overall food and beverage area, providing better amenity for all patrons and greater availability of dining options in the local area
- The proposal also includes improvements to landscaping and the external façade on Pittwater Road and greater accessibility to public transport on Pittwater Road, as well as improvements to livelihoods through the increase in jobs onsite
- Operational noise from patrons, particularly in alfresco areas, will be mitigated through the use of carpet, glazing and acoustic absorption treatments
- The RSL offers a broad range of social and recreational facilities beyond gaming, including multiple restaurants, a café, a bowling alley, and function spaces, contributing to the social fabric and wellbeing of members. The site is also well-served by public transport, including high-frequency B-line bus services, supporting safe access for patrons and minimising reliance on private vehicle use
- No submissions or objections were received from the local community in relation to the proposal, suggesting broad acceptance and limited concern.

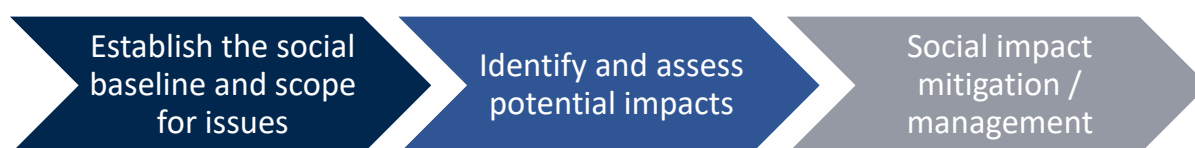
This assessment concludes that while some temporary and minor negative impacts may occur during construction, the proposal overall is unlikely to result in any lasting adverse social impacts over baseline conditions, while delivering enhanced amenity and wellbeing benefits to patrons. The Dee Why RSL will continue to provide an important community function within a low-risk social environment.

## APPENDIX A METHOD

This SIA has been prepared in accordance with the DPHI *Social Impact Assessment Guideline* (SIA Guideline) and to align with industry best practice.

The SIA aims to scope, assess and enhance/mitigate potential positive or negative impacts that may result from development. The method for this SIA is divided into three phases, as shown in Figure 12.

**Figure 12: SIA process**



Source: HillPDA; DPHI

### A.1 Social baseline

The social baseline shows the aspects of individuals' and communities' lives that may be impacted by development. Establishing the social baseline involves analysing a proposal's 'social locality', or the demographic and land use factors surrounding it.

### A.2 Defining social impacts

A social impact can be defined as the net effect of an activity on individuals and communities. Social impacts may occur across a range of aspects of individuals' and communities' lives, as shown in Figure 13.

**Figure 13: Types of social impact**

<i>way of life</i>	how people live, how they get around, how they work, how they play, and how they interact on a daily basis
<i>community</i>	composition, character, cohesion, function, and sense of place
<i>access</i>	how people access and use infrastructure, services and facilities, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or groups
<i>culture</i>	both Aboriginal and non-Aboriginal culture, including shared beliefs, customs, values, and stories, and connections to country, land, waterways, places, and buildings
<i>health and wellbeing</i>	physical and mental health, especially for those who are highly vulnerable to social exclusion or substantial change, plus wellbeing of individuals and communities
<i>surroundings</i>	access to, and use of, services that ecosystems provide, public safety and security, access to and use of the natural and built environment, and its aesthetic value and amenity
<i>livelihoods</i>	people's capacity to sustain themselves, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits
<i>decision-making systems</i>	whether people experience procedural fairness; can make informed decisions; have power to influence decisions; and can access complaint, remedy and grievance mechanisms

Source: Adapted from DPHI

### A.3 Scoping

Social impacts arising from a development may be positive, negative and/or cumulative. Table 8 presents the type of impact scoping that is undertaken for the project. The table identifies the framework for the key areas of impacts that may result from the proposal.

**Table 8: Types of social impacts**

Type of impact	Broad scoping of issues
Negative social impacts	<p>Negative social impacts result from changes to the physical or social fabric that make it worse (in any of the impact categories) than before the project took place. These may include:</p> <ul style="list-style-type: none"> <li>Increased dust or noise levels affecting health</li> <li>Decreased amenity during construction</li> <li>Alterations to community character through land use changes.</li> </ul>
Positive social impacts	<p>Positive social impacts result from changes to the physical or social fabric that make it better (in any of the impact categories) than before the project took place. These may include:</p> <ul style="list-style-type: none"> <li>Improved livelihoods due to increased access to construction jobs in the local area</li> <li>Improved livelihoods through housing supply improving rental affordability</li> <li>Stronger sense of community through provision of shared spaces for building residents.</li> </ul>
Cumulative social impacts	<p>Cumulative social impacts result from changes to the physical or social fabric that occur from multiple projects or activities that need similar resources or affect similar impact categories. These may include:</p> <ul style="list-style-type: none"> <li>Increased traffic level from construction vehicles for multiple projects in one area</li> <li>A shortage of workers in an area due to multiple similar projects</li> <li>Health impacts from persistent noise or dust levels due to ongoing construction projects.</li> </ul>

Source: DPHI

### A.4 Evidence base

In order to assess social impacts on people accurately, an SIA must provide an accurate assessment of the social baseline of people in the project surrounds. This means that the existing surrounds of the proposal must be considered through the collection of data to establish benchmarks against which the impacts of the proposal can be assessed.

To establish this social baseline, HillPDA has conducted a desktop review of the available information provided by the proponent, as well as research conducted with a high degree of impartiality using trusted, industry-standard sources to inform our understanding of relevant demographic and social trends.

The evidence base for this SIA includes data from sources including (but not limited to):

- Australian Bureau of Statistics
- NSW Bureau of Crime Statistics and Research
- NSW Department of Planning, Housing and Infrastructure
- Relevant information provided by the proponent.

### A.5 Predicting, analysing and evaluating impacts

The impact assessment framework presented in this report identifies and evaluates changes to the social baseline due to the proposal. This includes the assessment of positive, negative and cumulative impacts on people, as outlined in Appendix A.1.

Changes can be tangible or intangible, qualitative or quantitative, direct or indirect and subjectively experienced. The likelihood of social impacts arising from each matter is assessed as part of the scoping process. Matters identified for potential social impacts are then assessed.

Professional judgement and experience are applied on a case-by-case basis to identify the significance of impacts. The likelihood of a potential impact is a primary element of considering each social impact and its risk rating.

The criteria used to determine the likelihood of any potential impact are described in Table 9.

**Table 9: Likelihood of impact**

Likelihood	Description
Almost certain	Definite or almost definitely expected
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote possibility

Source: Adapted from DPHI

The magnitude of a potential impact is a key consideration to determine a risk rating. In determining the magnitude of a potential impact, there are five key characteristics that must be considered. These are shown below in Table 10.

**Table 10: Dimensions of social impacts**

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

Source: Adapted from DPHI

Table 11 identifies the overall magnitude level of impact rating.

**Table 11: Magnitude of impact**

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

Source: Adapted from DPHI

Potential impacts identified in the scoping process are analysed based on the nature of the impact and its predicted severity, and the impact is assigned a level of significance in line with Table 12.

**Table 12: Social impact significance matrix**

		Magnitude				
		Minimal	Minor	Moderate	Major	Transformational
Likelihood	Almost certain	Low	Medium	High	Very high	Very high
	Likely	Low	Medium	High	High	Very high
	Possible	Low	Medium	Medium	High	High
	Unlikely	Low	Low	Medium	Medium	High
	Very unlikely	Low	Low	Low	Medium	Medium

Source: Adapted from DPHI

## **A.6 Social impact management**

Where impacts are identified, the SIA framework provides mitigation and/or enhancement measures. For potential negative impacts, measures are identified to avoid or minimise impacts by amending the project or its delivery. For potential positive social impacts, the SIA identifies measures to enhance the benefit of that impact. Social impact management is an ongoing process.



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## **SYDNEY**

Level 3, 234 George Street  
Sydney NSW 2000  
GPO Box 2748 Sydney NSW 2001  
t: +61 2 9252 8777  
f: +61 2 9252 6077  
e: [sydney@hillpda.com](mailto:sydney@hillpda.com)

## **MELBOURNE**

Suite 114, 838 Collins Street  
Docklands VIC 3008  
t: +61 3 9629 1842  
f: +61 3 9629 6315  
e: [melbourne@hillpda.com](mailto:melbourne@hillpda.com)

**[WWW.HILLPDA.COM](http://WWW.HILLPDA.COM)**