



Report Title: Social Impact Assessment-
67-75 Lords Road, Leichhardt

Client: Platino Property

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EXECUTIVE SUMMARY

BACKGROUND

Cred was engaged by Platino Property to prepare a Social Impact Assessment (SIA) to inform a planning proposal for 67-75 Lords Road in the suburb of Leichhardt in the Inner West Local Government Area (LGA).

PURPOSE

The purpose of this SIA is to assess the potential social impacts (positive, negative and neutral) resulting from the proposal on the existing population and incoming residents, and mitigation measures that should be applied to enhance or address these.

SITE CONTEXT

The site is 10,691m² and located at 67-75 Lords Road in the suburb of Leichhardt, and in close proximity to neighbouring suburb Haberfield, in the Inner West Local Government Area (LGA) (Figure 1, page 7). The site is within 4 minutes walking distance of Marion light rail station, giving access to Sydney CBD within 30 minutes, and 15 minutes walking distance of Summer Hill train station, serviced by the Main South Line. The site is adjacent to Lambert Park soccer stadium, and a 5-minute walk from Leichhardt Marketplace shopping centre.

It is located adjacent to the light rail embankment, with Lords Road pedestrian and cyclist tunnel leading under the embankment and offering access to the GreenWay, a 5.8km environmental and active transport corridor linking the Cooks River with the Parramatta River. It falls within the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) as identified by Landcom (formerly Urban Growth NSW). The Parramatta Road Corridor is an urban renewal corridor that will be transformed over the next 30 years. Although the PRCUTS does not rezone lands, it does set out the NSW Government's vision for the area and is given statutory force through a ministerial direction under the NSW Environmental Planning and Assessment Act.

THE PROPOSAL

The proposal is to rezone the Study Area from IN2 Light Industrial to R3 Medium Density for a yield of 25,482m² or an estimated 235 dwellings including:

- 15% to 30% studio
- 25% to 45% x 1 bedroom
- 25% to 45% x 2 bedroom, and
- 7% to 15% x 3/4 bedroom dwellings.

The dwelling mix aligns with Council's targets for apartments to be delivered with smaller strata areas to support affordable purchase and reduced housing costs.

The proposal will result in between 87 and 119 FTE jobs retaining employment uses on the site.

POPULATION CHANGE

In 2016, there were 14,623 people living in the suburb of Leichhardt, this is forecast to increase to 21,333 by 2026 (forecasts from Draft Inner West Recreation Needs Study, May 2018 on public exhibition) due to forecast growth in the Parramatta Road Corridor. The proposal will result in around 446 additional residents to the area.

With 100% of residents of the proposed development living in high density apartments, there will be a need to provide communal spaces that facilitate chance meetings and social interaction. Communal open space should act as a backyard and provide opportunities for unstructured recreation for residents living in apartments.

RESPONSE TO COMMUNITY CONSULTATION

In preparation of the Planning Proposal, the applicant has listened to feedback from the local community through community consultation completed by Chikarovski & Associates on behalf of the applicant. The community was notified of the survey via letterbox to local residents adjacent to the site, notice in the Inner West Courier (26 June 2018), direct notification to residents who expressed strong opposition to the early proposal, direct notification of existing tenants and encouragement to forward the survey onto their staff and patrons. A total of 26 responses were received to the online survey. When asked what the community would like to see result from the proposal:

- 20% creative arts space
- 16% site remains as is
- 12% cafes/restaurants
- 20% green space
- 7% childcare
- 7% gymnasium, and
- 11% retail.

The main concerns regarding the proposal were:

- Overdevelopment (12)
- Noise (4)
- Traffic and parking (12)
- Height and overshadowing (4)
- Loss of local employment (5) - particularly warehousing spaces
- Lack of green space (1), and
- 3 people indicated support for the proposal.

APIA club were interviewed and indicated concerns about potential future complaints from residents as their club operates till 10pm, loss of local parking on streets, loss of visual amenity, delivering a benefit through community amenity on the club site. Their concerns have been addressed through design aspects of the proposal.

A Drop In Session was run from 10am to 2pm at the Michael Maher Room in Haberfield on 22 September. This was advertised in the Inner west Courier and approximately 50 dwellings in Lords Rd, Davies St and Kegworth St were letterboxed in advance with an invitation. 22 residents and community members attended.

SOCIAL IMPACT COMMENT

Detailed social impacts are provided in Section 7 of this report. In summary, the proposal is in keeping with the PRCUTS, State Government and Inner West Council strategies for housing delivery within the area. The proposal includes the following positive social impacts that have been offered in response to community consultation and local needs:

- 35 affordable housing dwellings (equivalent to 15% of dwellings). An agreement has been entered into with Bridge Housing for them to manage the dwellings for a minimum period of 10 years. Bridge Housing is a not for profit, Tier 1, Community Housing Provider. An independent report from Tony Gilmour (Housing Action Network), September 2018, states that this is one of the highest affordable housing percentages the consultant is aware of that may be achieved in Australia to date through a Voluntary Planning Agreement approach with a developer, and not on Government land or land owned by a charity.
- 2,400m² of publicly accessible privately managed open space including 1,650m² internal publicly accessible park and small corridor green spaces of between 115m² and 400m²) /park: approx. 2,400m². The design of this park should ensure that it's publicly accessible and include passive recreational spaces for play, seating and shade.
- 500m² multi-purpose room to be dedicated to Council for the use of the APIA Club. This benefit could be enhanced if the space is made accessible to the incoming and existing community.
- 2,500m² of floorspace that will be flexibly designed to accommodate a range of uses that may include co-working offices and other non-residential spaces to cater for businesses and creative industries as well as service the needs of the local community.
- New LED lighting at Lambert Oval that will reduce energy costs and light spill.
- Improved pedestrian connection from light rail underpass to Kegworth Public School.
- Central through site link and secondary GreenWay link with potential to connect to Marion light rail stop.
- The Proposal also commits to a contribution toward regeneration along the Greenway.

Negative social impacts and potential mitigations include:

- An additional 446 residents will place pressure on existing social infrastructure. While this is minimal it will result in demand for 5 childcare places, 11 primary school places, 6 high school places and 40m² of community centre space. Existing infrastructure has capacity to support this growth, and communal meeting space will be provided in residential blocks. These could be used for music, study, or gathering spaces.
- The proposal will be a change of use from light industrial to residential/commercial uses. While not a community facility, the development will result in the relocation of Art Est private art school, which, whilst a private business and tenant on the site, is identified by the community and Council as an important cultural centre. If the development is approved, Platino is committed to:
 - Trying to help Art Est find a temporary location during the construction period; and
 - Negotiating a commercial arrangement that will allow Art Est to return to the site when the development is completed.
- Additionally, the 2,500m² of non-residential uses could be used for creative industry and co-working uses.

1. INTRODUCTION

Cred was engaged by Platino Property to prepare a Social Impact Assessment to support a Planning Proposal relating to rezoning the site at **67-75 Lords Road, Leichhardt** (the study area) from IN2 Light Industrial to R3 Medium Density Residential. The study area is located within the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS).

The proposal is to redevelop the site based on 235 residential dwellings and 3,000m² of non-residential floor space uses.

1.1 What is SIA?

This report responds to the former Leichhardt Council's Social Impact Assessment Policy, and Inner West Council's request of the applicant to prepare of a Social Impact Analysis.

Social Impact Assessment (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 these. 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 the former Leichhardt Council's Social Impact Assessment Policy, 2009.

According to the Council's Policy, a Social Impact Assessment (SIA) is defined as "the assessment of the social consequences of a proposed decision or action (development proposals, plans, policies, and projects) namely the impacts on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these."

1.2 Methodology

This study has been undertaken using the following methodology:

- Review of local planning and policy context and implications
- A review of local, regional and State planning policy and strategy
- Pre and post development demographic analysis
- Site visit and photos
- Audit and mapping of social and cultural infrastructure servicing the area
- Review of community consultation completed by the applicant
- Analysis of social impacts in accordance with PIA Policy Statement and Leichhardt Council SIA guidelines for development applicants, 18 August 2009, and
- Recommendation of mitigation measures, staged in accordance with site redevelopment, to address identified impacts.

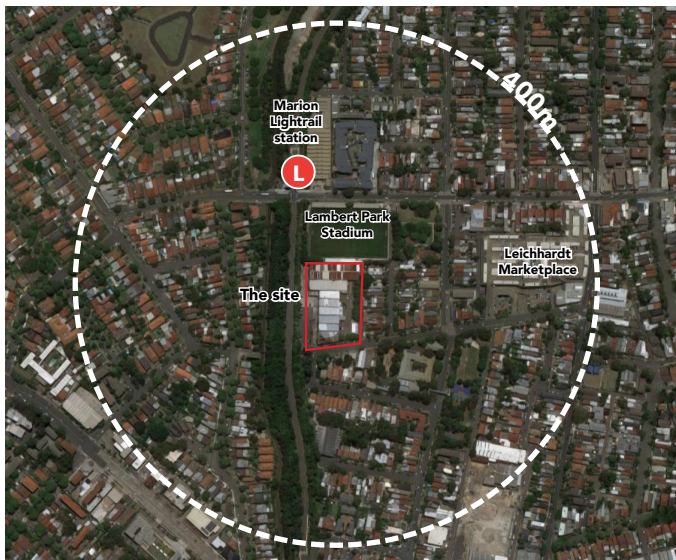


Figure 1 - 67-75 Lords Road (the site) (Source: google maps)



Figure 2 - 67-75 Lords Road (the site) (Source: google maps)

2. PROPOSAL

This section provides details of the proposal including location, dwelling mix, proposed public benefit (affordable housing, open space, social infrastructure), current site uses, and consultation outcomes.

2.1 Site context

The site is located at 67-75 Lords Road in the suburb of Leichhardt, and in close proximity to neighbouring suburb Haberfield, in the Inner West Local Government Area (LGA) and has a total area of 10,691m² (Figure 1). The site is within 4 minutes walking distance of light rail stations Marion and Taverners Hill, giving access to Sydney CBD within 30 minutes, and 15 minutes walking distance of Lewisham and Summer Hill train stations, serviced by the Main West Line. The site is also well serviced by bus services on Marion St and Parramatta Road. The site is adjacent to Lambert Park soccer stadium, and a 5-minute walk from Leichhardt Marketplace shopping centre.

The site is located adjacent to the light rail embankment, with Lords Road pedestrian and cyclist tunnel leading under the embankment and offering access to the GreenWay, a 5.8km environmental and active transport corridor linking the Cooks River with the Parramatta River.

The site falls within the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) as identified by Landcom (formerly Urban Growth NSW). The Parramatta Road Corridor is an urban renewal corridor that will transformed over the next 30 years. Although the PRCUTS does not rezone lands, it does set out the NSW Government's vision for the area and is given statutory force through a ministerial direction under the NSW Environmental Planning and Assessment Act.

2.2 The proposal

The proposal is for 235 residential dwellings and meets the Inner West Council's targets for apartments, and State Government Housing targets to be delivered with smaller strata areas to support affordable purchase and reduced housing costs. The dwelling mix offers a range of dwelling types and includes:

- 15% to 30% studio
- 25% to 45% x 1 bedroom
- 25% to 45% x 2 bedroom, and
- 7% to 15% x 3/4 bedroom dwellings.

PROPOSED COMMUNITY BENEFITS

The proposal also includes the following community benefits:

- 35 affordable housing dwellings (equivalent to 15% of dwellings). An agreement has been entered into with Bridge Housing for them to manage the dwellings for a minimum period of 10 years. Bridge Housing is a not for profit, Tier 1, Community Housing Provider.
- 2,400m² of publicly accessible private open space including 1,650m² internal publicly accessible park and small corridor green spaces of between 115m² and 400m².
- 500m² multipurpose room for the APIA Club.
- 2,500m² of non-residential uses that could include creative industries/co-working space, health and wellbeing services.
- New LED lighting for Lambert Park.
- Improved pedestrian connection from light rail underpass to Kegworth Public School
- Central through site link and secondary GreenWay link with potential to connect to Marion light rail stop.
- The Proposal also commits to a contribution toward regeneration along the Greenway.
- If the development is approved, the site owner is committed to:
 - Trying to help Art Est find a temporary location during the construction period; and
 - Negotiating a commercial arrangement that will allow Art Est to return to the site when the development is completed.

See Figure 3 for the Illustrative Master Plan for the Study Area.



Figure 3 - Illustrative Master Plan , Lords Road Draft Pre Planning Proposal Submission, August 2018

2.3 Current site uses

According to an audit completed by Chickarovski & Associates, the site is currently occupied by 19 tenants within the employment lands as listed in Table 1. Total GLA is currently 9,979m². A survey conducted with 17 tenants about staffing levels and parking/transport use and requirements, prepared by Micromex Research (June 2018) on behalf of Lord Sixty Seven Pty Ltd, indicated that:

- Based on tenant estimates, the site has a total of 145 employees: 84 full time and 61 part time/casual, across 18 tenants or effective fulltime equivalent (FTE) employees is 106.5, and
- The approximate number of clients that visit the site on a weekly basis is 1,183. This varies due to the timing of the gym and art classes, etc.

TABLE 1 - CURRENT SITE TENANTS AND USES (SOURCE: TENANCY SCHEDULE, PLATINO PROPERTY, 2018)

Tenant	Usage	GLA
A W Restorations	Furniture restoration	369
Art Est Pty Ltd	Art classes, studio and hanging space	534
CD Element Pty Ltd	Stage set construct & storage	1905
Colbyson Engineering	Engineering parts storage	369
Commercial Architectural Products	Aluminium framing storage	355
Country Road Clothing	Display storage	370
CSR	Leaving 30/6/18	1,239
Ecocern Pty Ltd	Recycled cardboard & paper	100
Gavin Clarke Building Services	Insulation storage & office	369
Hardly Tom	Display furniture & furnishings storage	369
Head Academy Kung Fu	Kung Fu Classes	378
Hillview Fine Foods	Market food storage	300
Isherwoods	Joinery	485
James Lee-Warner Furniture	Joinery	369
John Cosco	Builders storage	185
Lee Mathews Workroom	Clothing design & office	480
Slabseal Australia	Concrete sealing materials storage	369
The Sports Pit	Gym	1,234
United Displays	Manequin manufacture	369

2.3 Consultation outcomes

Based on earlier feedback, the applicant has completed community engagement which they have responded to in their Planning Proposal. In early 2018, Platino engaged independent consultants Chikarovski & Associates (C&A) to develop and implement a comprehensive Community and Stakeholder Engagement Strategy. The objective was to gather feedback from the community and other affected stakeholders to inform the development of its new planning proposal.

The community was notified of the survey via:

- letterbox to local residents adjacent to the site; notice in the Inner West Courier (26 June 2018);
- direct notification to residents who expressed strong opposition to the earlier proposal;
- Community drop-in session (22 September 2018) (notified by advertisement and letterbox drop);
- direct notification of existing tenants and encouragement to forward the survey onto their staff and patrons; and
- direct notification to the APIA Club with encouragement to forward the survey onto their staff and patrons.

COMMUNITY FEEDBACK

A total of 26 responses were received to the online survey.

When asked what the community would like to see result from the proposal:

- 20% creative arts space
- 16% site remains as is
- 12% cafes/restaurants
- 20% green space
- 7% childcare
- 7% gymnasium, and
- 11% retail.

The main concerns regarding the proposal were:

- Overdevelopment (12)
- Noise (4)
- Traffic and parking (120)
- Height and overshadowing (4)
- Loss of local employment (5) - particularly warehousing spaces
- Lack of green space (1), and
- 3 people indicated support for the proposal.

APIA CLUB

APIA club were interviewed and indicated concerns about potential future complaints from residents as their club operates till 10pm, loss of local parking on streets, loss of visual amenity, delivering a benefit through community amenity on the club site.

TENANTS

Platino has been in contact with its tenants at Lords Road and responsive to questions they have about the new proposal and the process for lodgment. It also has committed to keeping tenants informed as plans for the proposal progress.

According to advice from Platino Properties, the key issues from the tenants' perspective is the ability to find similar warehouse-style industrial spaces in the local area. Some have already been looking and indicated they would be moving in the near future.

INNER WEST COUNCIL

Key issues raised by Council included:

1. Need for extensive consultation
2. Need to provide affordable commercial/industrial space and employment opportunities in the local area, and
3. Need for more open space and community amenity and recreation facilities are part of the new proposal.

DPE

Key issues raised included:

- Need for extensive consultation
- Need to work collaboratively with Inner West Council, and
- Need to provide for affordable commercial/industrial space and employment opportunities.

3. STRATEGIC CONTEXT

This section provides a summary of the strategic plans and policies relating to the proposal. In summary:

- As the site is part of the PRCUTS area, there will be a cumulative impact on future demand for additional social infrastructure and open space for the area.
- With significantly higher levels than average participation in arts music or drama and a range of creative professionals in the community, access to creative arts facilities and programs may be a priority for Leichhardt suburb residents, who highly value the current art school located at the subject site. There is an opportunity to provide creative arts spaces on-site.
- The site is located adjacent to the GreenWay, a 5.8km environmental and active travel corridor linking the Cooks River with the Parramatta River. Given that walking and cycling are the most popular forms of recreation across the Inner West LGA, there are opportunities to enhance connections between the site, and the proposed public open space on site, to the GreenWay.
- Inner West Council's Draft Recreation Needs Study indicates that increasing population growth and density will put further pressure on existing open space and recreation facilities.

3.1 State

Greater Sydney Commission District Plan - Eastern City District

The study area is located within the Eastern City District as defined by the Greater Sydney Commission. The Eastern City District covers the Bayside, Burwood, City of Canada Bay, City of Sydney, Inner West, Randwick, Strathfield, Waverley and Woollahra local government areas. The Eastern City District will continue to grow over the next 20 years with demand for an additional 157,500 dwellings. This will be provided through urban renewal around new and existing infrastructure and infill development. The focus of growth will be on well-connected walkable places that build on local strengths and deliver quality places.

Major transport investments and investigations are underway across the District; road based, rail and light rail to support the ongoing strengths of the District. Collaboration Areas include health and education precincts at Camperdown-Ultimo and Randwick, and a sustainability initiative at Rhodes East. In terms of liveability, Greater Sydney Commission's Vision is that a place-based and collaborative approach is required to maintain and enhance

the liveability of the Eastern City District. This can be achieved by the following Planning Priorities:

- E3. Providing services and social infrastructure to meet people's changing needs
- E4. Fostering healthy, creative, culturally rich and socially connected communities
- E5. Providing housing supply, choice and affordability, with access to jobs, services and public transport, and
- E6. Creating and renewing great places and local centres, and respecting the District's heritage.

Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)

Parramatta Road Corridor Urban Transformation Strategy was released by NSW UrbanGrowth in November 2016. The PRCUTS area spans a distance of 20km from Granville in the west to Camperdown in the east and comprises eight Precincts that have been identified for further growth, with four of those Precincts being located in the Inner West Council area. The eight 'Precincts' along the Corridor were identified in consultation with local councils. These Precincts were earmarked for renewal because of their unique access to jobs, transport, infrastructure and services. According to the Greater Sydney Commission, "Delivery of the Strategy is supported by the \$198 million Urban Amenity Improvement Plan which will deliver upgrades of existing facilities and fund new infrastructure to support growing communities. The plan includes including funding for streetscape upgrades, creation of new or improved open spaces, urban plazas and town squares, and new walking and cycling links to key transport nodes and open spaces."

The study area is located within the Taverners Hill precinct, which has the following vision:

"Taverners Hill will be an urban village with walking and cycling links via the GreenWay, access to many public transport modes and many neighbourhood parks, squares and leafy streets."

The following land use directions were identified for the Precinct:

- Maintain an employment focus on both sides of Parramatta Road, Tebbutt Street, Upward Street and George Street
- Retention of the existing low density character across the remainder of the Precinct, and
- Encourage appropriately scaled infill residential development in select locations to attract and retain people in the core of the Precinct.

The Greater Sydney Commission notes that the Parramatta

Road Corridor Urban Transformation Strategy, initially developed by UrbanGrowth NSW, will be a collaboration between councils implementing the Strategy, supported by the Commission.

The PRCUTS contains Planning and Design Guidelines that set the recommended planning controls, including land use, height and density for sites within the corridor. PRCUTS identifies the subject site as suitable for medium density residential use.

3.2 Inner west

Inner West Community Strategic Plan 2036 (Draft)

The Inner West Community Strategic Plan (CSP), Our Inner West 2036, identifies the community's vision for the future, long-term goals, strategies to get there and how to measure progress towards that vision.

The Inner West Vision statement is:

"We are Inner West, land of the Gadigal and Wangal peoples, whose rich cultures, heritage and history we acknowledge and respect. We are defined by our diversity of people, places and ideas. We are an inclusive, vibrant, caring and progressive community where everyone is welcome, people and nature live in harmony, and creativity is a way of life."

The CSP is structured around a guiding principle: To work together in a way that is creative, caring and just. It is comprised of five strategic directions:

- An ecologically sustainable Inner West
- Unique, liveable, networked neighbourhoods
- Creative communities and a strong economy
- Caring, happy, healthy communities, and
- Progressive local leadership.

Recreation Needs Study: A Healthier Inner West (Draft), 2018

The Recreation Needs Study – A Healthier Inner West (Draft May 2018), provides an analysis of the current and projected recreation needs of the Inner West community. The Draft Study defines recreation across a broad spectrum ranging from unstructured activities like picnics, walking the dog and playing in parks, streets and laneways; to organised sport and everything in between. Participation in, and access to, recreational opportunities brings significant physical and mental health and social benefits to individuals, and

improved development outcomes for children and young people.

The Draft Study identifies that the most population recreation activities in the Inner West are: Walking, Cycling, Swimming, Playing, Personal fitness, and team sports.

The Study indicates that there is a current provision of around 13.3m² per person of open space.

The Study has six key themes that could be considered in the context of this proposal:

- Theme 1: Addressing existing gaps in open space and recreation
- Theme 2: Addressing future demand for open space and recreation
- Theme 3: Increasing the capacity of existing supply for sports and recreation
- Theme 4: Inclusion and sharing
- Theme 5: Connections to nature
- Theme 6: Streets and laneways for walking, cycling and play.

Greenway Master Plan

The site is located adjacent to The Greenway, a 5.8km environmental and active travel corridor linking the Cooks River at Earlwood with the Parramatta River at Iron Cove.

It mostly follows the route of the Inner West Light Rail and Hawthorne Canal and features bike paths and foreshore walks, cultural and historical sites, cafes, bushcare sites and a range of parks, playgrounds and sporting facilities.

The Greater Sydney Commission has identified the GreenWay as the number one priority Green Grid project in the Eastern Sydney District Plan released in March 2018.

The inner west community and local councils have been campaigning for over 10 years to complete the GreenWay. The NSW Government and the Inner West Council have secured funding towards the costs, this will unlock approximately 3ha of open space not currently accessible to the community.

The Interim GreenWay Arts & Community Cultural Strategy (Draft 2011) includes a cultural vision for the GreenWay as:

"A 'creative community' hub which compliments and reinforces the GreenWay vision. A place to celebrate and interpret the rich history of the GreenWay and its environment using local talent, stories and creative energy. A community place which people find enjoyable, easy to relate to, attractive, animated and safe."

The Strategy identifies the mural in the Lords Road Tunnel, which runs under the light rail embankment, as a significant piece, which commenced in 2005 and was completed in 2011 and was a collaboration between community volunteers, Railcorp, Leichhardt Council, and local artists. Several local schools also participated in its creation.

FORMER LEICHHARDT COUNCIL

Leichhardt Community and Cultural Plan 2011 - 2021

The former Leichhardt Council's Community and Cultural Plan identifies five Strategic Objectives for social inclusion, equity, access, creative expression, cultural engagement and community wellbeing:

- Connecting people to each other
- Connecting people to place
- Developing community strengths and capabilities
- Enlivening the arts and cultural life, and
- Promoting health and wellbeing.

The Plan notes that the Leichhardt Area has a strong grass roots arts community living alongside professionals from a wide range of creative industries including increasing numbers of media, film professionals and musicians and writers.

According to the Leichhardt Community Wellbeing Survey (2010), residents of the Former Leichhardt LGA have significantly higher than average participation in arts, music or drama (26% of residents compared with 8% in NSW). Art Est located within the study area was identified as an important creative arts facility accessed by the community.

4. PRE AND POST DEVELOPMENT COMMUNITY PROFILE

This section provides an overview of the current resident population of the Inner West LGA, and suburb of Leichhardt where the site is located, and a population forecasts for residents and workers of the site post-development.

4.1 Place

The traditional owners of the land are the Gadigal and Wangal peoples of the Eora Nation.

The study area is located in statistical area 1138806 in the suburb of Leichhardt in the Inner West Local Government Area (Inner West). The Inner West is located in Sydney's inner-western suburbs, about 4-10 kilometres west of the Sydney CBD. It is an urban area with an increasing population and a range of densities.

4.2 Inner West LGA

The total population of the Inner West LGA in 2016, was 192,030.

Compared to Greater Sydney, Inner West LGA has:

- A similar median age (both 36 years)
- A lower proportion of couples with children (25% compared to 35%)
- A higher median weekly household income of \$2,042 compared to \$1,745
- A lower proportion of people who speak a language other than English at home (28% compared to 36%). The most common languages other than English spoken at home were: Mandarin (3.6%), Greek (2.9%) and Italian (2%).
- A similar proportion of Aboriginal and Torres Strait Islander residents (1.1% compared to 1.5%)
- A much higher proportion of households renting (41% compared to 33%), and
- A much higher proportion of medium and high-density housing (73% compared to 44%).

Emerging groups

From 2011 to 2016, The Inner West LGA's population increased by 11,729 people (6.5%).

The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:

- Young workforce (25 to 34) (+2,484 people)
- Empty nesters and retirees (60 to 69) (+2,284 people), and
- Primary schoolers (5 to 11) (+2,095 people).

Dwelling types

Medium density is the most common dwelling structure in the Inner West LGA (46.6% in 2016, an increase from 41.4% in 2011) compared to 20.3% for Greater Sydney. 24% of dwellings were separate houses in 2016, a decrease from 34% in 2011. High density dwellings increased from 23.2% in 2011 to 26.8% in 2016.

4.3 Leichhardt suburb

Leichhardt suburb is located 5 kilometres west of the Sydney CBD and is the administrative centre for the Inner West LGA.

The total population in 2016 is 14,623 (usual residents). The resident population is forecast to increase to 21,333 by 2026 (forecasts from Draft Inner West Recreation Needs Study, May 2018 on public exhibition) due to forecast growth in the Parramatta Road Corridor.

Compared to the Inner West LGA, in 2016 the suburb of Leichhardt had:

- A higher proportion of people in the younger age groups (0 to 17 years)
- A lower proportion of people in the older age groups (60+ years)
- Overall, 21.3% of the population was aged between 0 and 17, and 15.8% were aged 60 years and over, compared with 17.5% and 16.9% respectively for the Inner West LGA
- A larger proportion of 'Parents and homebuilders (35 to 49)' (27.3% compared to 24.8%)
- A larger proportion of 'Babies and pre-schoolers (0 to 4)' (8.3% compared to 5.9%)
- A larger percentage of 'Primary schoolers (5 to 11)' (8.6% compared to 7.1%)
- A smaller percentage of 'Young workforce (25 to 34)' (17.3% compared to 20.3%), and
- A lower proportion of people speaking a language other than English at home, but a higher proportion of people speaking Italian at home (5.4% compared to 2%).

Emerging groups

From 2011 to 2016, Leichhardt's population increased by 1,135 people (8.4%). This represents an average annual population change of 1.62% per year over the period.

The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:

- Primary schoolers (5 to 11) (+400 people)
- Young workforce (25 to 34) (-225 people)
- Secondary schoolers (12 to 17) (+206 people), and
- Older workers and pre-retirees (50 to 59) (+197 people).

Dwelling types

Medium density is the most common dwelling type in Leichhardt (49.3% in 2016, an increase from 44.4% in 2011). 48.9% of dwellings are 2 bedroom or less compared to 50.7% in Inner West LGA and 31.2% in Greater Sydney. Leichhardt has a higher proportion of separate houses (34.2%) compared to the Inner West LGA (24%). 14.3% of dwellings in Leichhardt were high density in 2016.

Population density

Leichhardt has a higher population density (56.68 persons per ha), compared to the Inner West LGA (51.73).

ATSI population

At 1.5% of the population (or 222 people), Leichhardt has a similar proportion of Aboriginal and Torres Strait Islander residents compared to the Inner West LGA (1.1%) and Greater Sydney (1.5%).

Cultural and linguistic diversity

Leichhardt has a much lower proportion of people born overseas (26.1%), compared to the Inner West LGA (34.2%) and Greater Sydney (36.7%).

Leichhardt has a much lower proportion of people speaking a language other than English at home (19%), compared to the Inner West LGA (28.4%) and Greater Sydney (35.8%). The main languages other than English are Italian (5.4%), Spanish (1.8%), Greek (1.4%) and Mandarin (1.2%).

Households with children

Leichhardt has a higher proportion of households with children (37.3%, up from 34.1% in 2011), compared to the Inner West LGA (33.3%) but a lower proportion compared to Greater Sydney (45.8%).

Household income

Leichhardt has a median weekly household income of \$2,270, higher than the Inner West LGA at \$2,042 and Greater Sydney at \$1,745.

SEIFA Index of Disadvantage

With a SEIFA score of 1,075.8, Leichhardt is relatively less disadvantaged compared to the Inner West LGA (1,053) and Greater Sydney (1,018).

Unemployment

Leichhardt has lower levels of unemployment (4.3%), compared to the Inner West LGA (4.8%) and Greater Sydney (6%).

4.4 Forecast population residents

A population size of 1.9 has been used to forecast the future population of the site. To forecast the population post-development, we have looked at the population characteristics of SA1's with similar scaled developments, in nearby areas to deduce and average % population age breakdown. These include SA1 1133225 - includes the Gantry Apartments, Camperdown; SA1 1133143 – includes apartments on Booth Street; SA1 1133103 - part of The City Quarter, Camperdown; Combined SA1 areas of SA11133031 + SA1 1133032 + SA11133021 + SA11133001 - Sydney Park Village.

Based on a potential household size of 1.9 persons per household, and an estimated 235 dwellings the forecast resident population of the subject site will be approximately 446 residents.

Estimated forecast age profile

As shown in Table 3, the indicative age breakdown indicates that the proposed development would have:

Table 3 - Estimated forecast age profile (source: 2016 age profile from Profile.id for SA levels as detailed above)

Benchmark population		Total forecast population (235 dwellings)
Age group	%	#
0 to 4	4.4	20
5 to 11	2.6	11
12 to 17	1.4	6
18 to 24	8.9	40
25 to 34	37.5	167
35 to 49	30	134
50 to 59	8.4	37
60 +	6.8	30
TOTAL:	100	446

Population density of the site

The study area currently has no residential population. As shown in Table 4, based on the estimated number of dwellings, the population density will be approximately 405 persons per hectare. Greater Sydney Commission defines high density as more than 60 dwellings per hectare.

Table 4 - Forecast population density of site

	Total forecast population of the site	Site area	Nett density (persons per ha) site only
235 dwellings	446	1.1ha	405

4.5 Forecast population workers

The Planning Proposal will result in 87 to 119 jobs.

6. SOCIAL INFRASTRUCTURE AND OPEN SPACE NEEDS

This section provides an analysis of the social infrastructure and open space needs resulting from the proposal. It includes an analysis of what would be required to be provided onsite to address the needs of the potential future residents and in the context of existing supply and demand.

This analysis is based on multiple indicators including:

- Forecast population
- Audit of existing social infrastructure within 400m, 800m and within the suburb of Leichhardt - and current capacity and utilisation
- Audit of existing open space within 400m, 800m of the site and within the suburb of Leichhardt
- Audit of creative spaces located within the study area and servicing the Leichhardt community



Figure 4 - The front of the site (source: Google maps street view)



Figure 5 - Art Est Gallery (source: www.artest.com.au)



Figure 6 - Marion Street Light Rail Station (source: user Jpatokal on Wikipedia)

6.1 Audit of existing social infrastructure

This section outlines social infrastructure located within 400m, 1km and 2km of the site. All social infrastructure is mapped in Figure 4 on page 17.

DEFINITIONS

For the purposes of this study social infrastructure refers to public and communal/semi-private community facilities and services.

Community facilities

Community facilities are those public indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social activities that enhance the community's wellbeing and include including community centres and childcare centres.

Communal or semi-private community facilities are those facilities located within medium and high-density buildings and are specifically created for the private use of those tenants.

Cultural facilities and creative spaces have been audited separately with this section.

COMMUNITY FACILITIES AUDIT

As shown in Table 5, there is:

- 1 community facility within 400m of the site:
 - Leichhardt MarketPlace Community Room suited for small meetings for up to 15 people
- 4 community facilities outside of 400m but within 1km of the site, and
- 8 community facilities outside of 1km but within 2km of the site.

Table 5 - Existing community facilities

Name	Type	Distance from site
Leichhardt Marketplace Community Room	Meeting room	290m
Graham Yarroll Room	Meeting room	900m
Mervyn Fletcher Hall	Meeting room	900m
Haberfield Library	Library	900m
Michael Maher Meeting Room	Meeting room	900m
Summer Hill Community Centre	Community centre	1.08km
Yanada Community Meeting Room	Meeting room	1.1km
Leichhardt Town Hall and meeting room	Hall	1.1km
Leichhardt Community Garden	Community garden	1.2km
Leichhardt Library	Library	1.28km
Leichhardt Men's Shed	Men's shed	1.39km
Seaview Street Hall	Hall	1.95km
Ashfield civic centre & meeting rooms	Civic centre / meeting rooms	2km

Primary schools

As shown in Figure 6, the site is located in the Kegworth Public School catchment. This school is located across the street from the site with a current enrolment of 329 students.

As shown in Table 6, there are many additional primary schools located within 2km of the site, however they fall outside of the official catchment. These schools have a combined 4,694 students currently enrolled.

Secondary Schools

As shown in Figure 7, the site is located within the Sydney Secondary College Leichhardt Campus catchment. This school is located 1.43km from the site and currently has 945 students enrolled.

There are several secondary schools located within 2km of the site, however they fall outside of the official catchment.

In addition, within 1km of the site, there is one school catering for students with intellectual disability and complex learning needs (Eileen O'Connor Catholic College) and one school for young people who are at risk of not completing their school certificate (The John Berne School).

There are two combined primary and secondary schools within 2km of the site.

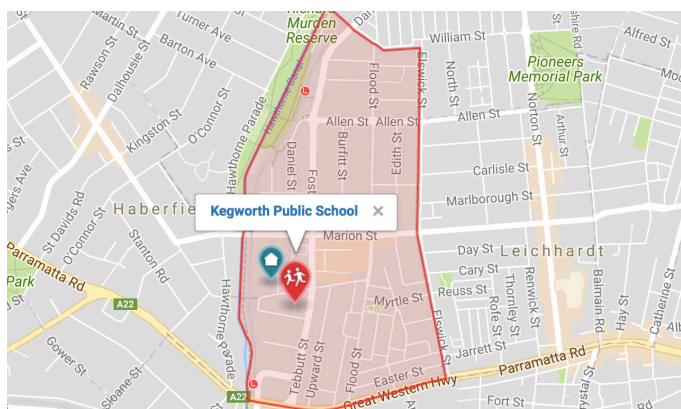


Figure 6 - Primary School Catchment (Source: education.nsw.gov.au)

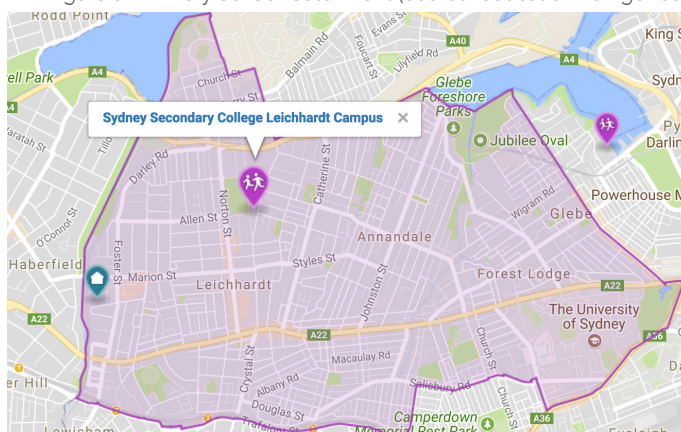


Figure 7 - Secondary School catchment (Source: education.nsw.gov.au)

Table 6 - Primary and secondary schools (source: myschool.edu.au)

Level	Name	Type	Enrolment 2017	Enrolment 2016	Enrolment 2015	Distance from site
Primary	Kegworth Public School	Government	329	318	308	<100m
Special	Eileen O'Connor Catholic College	Non-government	39	20	NA	788m
Special	The John Berne School	Non-government	38	37	60	822m
Secondary	Fort Street High School	Government	927	941	941	823m
Primary	St Joan of Arc Primary School	Non-government	314	345	333	1.1km
Secondary	Christian Brothers High School Lewisham	Non-government	1352	1359	1376	1.23km
Primary	Leichhardt Public School	Government	735	705	674	1.25km
Secondary	Sydney Secondary College Leichhardt	Government	945	893	849	1.43km
Primary	St Fiacre's Primary School	Non-government	123	124	129	1.5km
Primary (K-2)	Taverners Hill Infants School	Government	86	NA	NA	1.5km
Primary	Lewisham Public School	Government	193	179	150	1.7km
Primary	St Vincent's Primary	Non-government	275	302	314	1.8km
Primary	St Michaels Primary School	Non-government	128	132	134	1.9km
Secondary	Bethlehem College	Non-government	695	730	726	1.9km
Secondary	De La Salle College	Non-government	528	548	551	1.9km
Primary	Stanmore Public School	Government	664	644	617	1.9km
Combined	Newington College (including Wyvern Prep)	Non-government	2036	2036	1989	1.9km
Combined	Trinity Grammar School	Non-government	2084	2012	2030	1.96km
Secondary	Dulwich Hill High School of Visual Arts and Design	Government	784	700	675	1.95km
Primary	Dobroyd Point Public School	Government	240	254	260	2.0km
Primary	Orange Grove Public School	Government	428	381	345	2.0km
Primary	Summer Hill Public School	Government	807	824	830	2.0km
TOTAL PRIMARY			5106	4908	4769	
TOTAL SECONDARY / COMBINED			4904	4748	4694	

Child care

Leichhardt is well known for its high quality and high-end child care. The majority of centres are exceeding or meeting the National Quality Standard rating and have a daily fee of over \$120, ranging up to \$168. There are only two centres with a daily fee less than \$100.

As shown in Table 7, there are 15 child care centres within the Leichhardt suburb, offering a total of 782 places.

There are a further 5 child care centres located in other suburbs within 1km of the site, offering an additional 164 places.

Out of school hours care (OSHC)

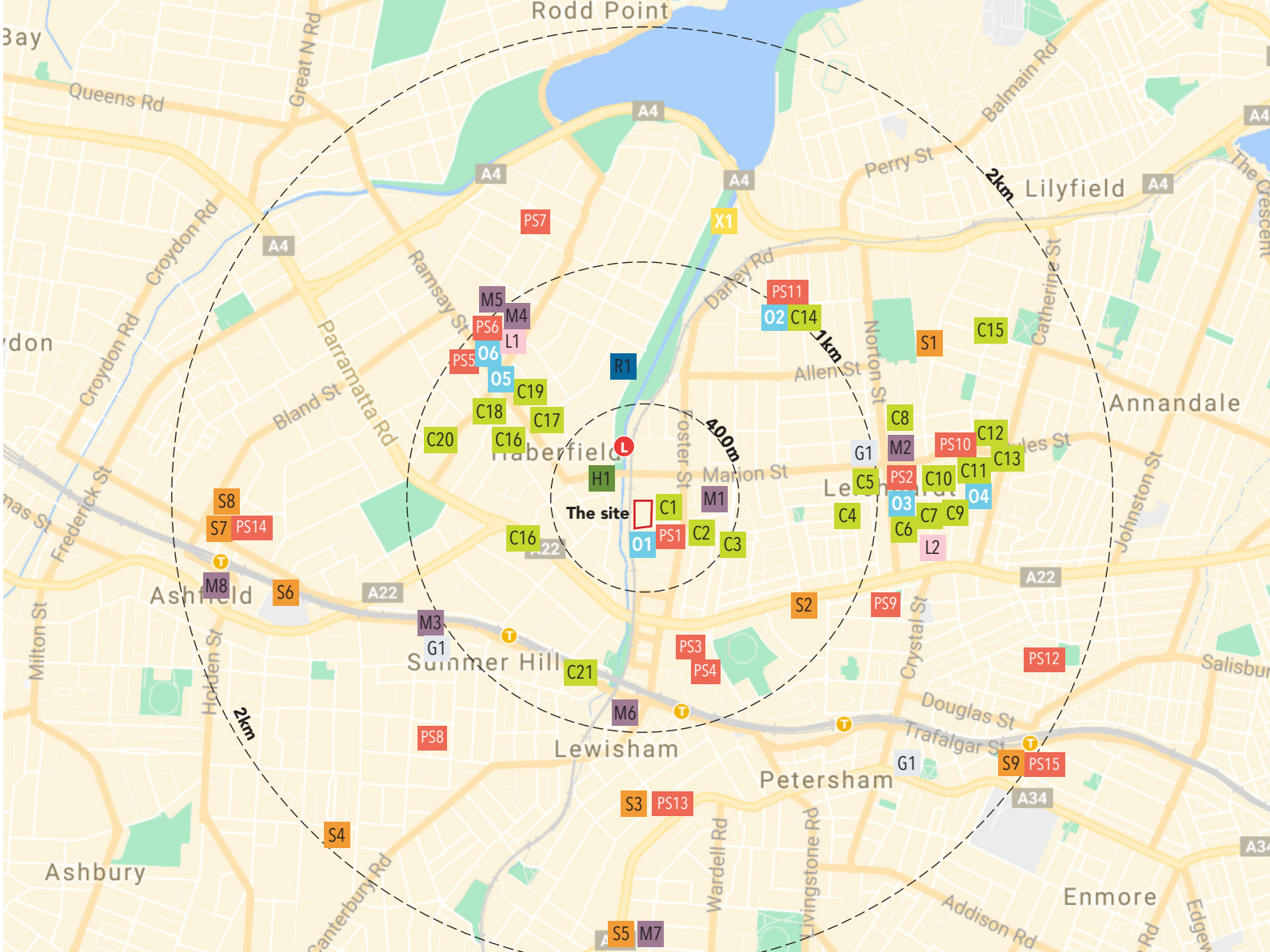
As shown in Table 8, there are 6 OSHC services within 1km of the site, offering 610 approved places.

Table 7 - Childcare within 2km of the site (source: ACECQA National Register)

Name	Approved places	NQS rating	Distance from site
Kindy4Kids Leichhardt	25	Exceeding NQS	135m
Kegworth Public School Preschool	20	Meeting NQS	263m
Explore & Develop Leichhardt	90	Exceeding NQS	412m
Rise and shine kindergarten - Summer hill	116	NA	829m
Little Ark Preschool	37	Exceeding NQS	878m
My Stepping Stones Haberfield	44	Exceeding NQS	925m
Uniting Ella Early Learning Haberfield	42	Exceeding NQS	940m
Goodstart Early Learning Haberfield	57	Exceeding NQS	980m
Little Learning School	44	Meeting NQS	994m
Mary's Kindy	21	Working Towards NQS	1km
Only About Children Leichhardt Elswick Street	75	Exceeding NQS	1.06km
Leichhardt Montessori Academy	90	Working Towards NQS	1.09km
Leichhardt Little Stars Nursery and Early Learning Centre	29	Working Towards NQS	1.14km
Only About Children (Leichhardt Norton Plaza)	101	Exceeding NQS	1.14km
Jenny's Kindergarten & Early Learning Centre - Leichhardt	48	Working Towards NQS	1.25km
KU Leichhardt Preschool	25	Working Towards NQS	1.32km
Leichhardt Children's Centre	45	Meeting NQS	1.33km
Rose Cottage Childcare	39	Meeting NQS	1.54km
Styles Street Children's Community Long Day Care Centre	60	Exceeding NQS	1.52km
My Stepping Stones Leichhardt	54	Exceeding NQS	1.75km
TOTAL PLACES:		946	

Table 8 - OSHC within 2km of the site

Name	Approved places	NQS rating	Distance from site
Kegworth Out of School Hours Care Inc.	130	Working Towards NQS	187m
St Joan of Arc OSHC Centre	96	Exceeding NQS	982m
Whoosh Care Leichhardt	53	Meeting NQS	1.09km
Leichhardt OOSH	180	Exceeding NQS	1.14km
Haberfield OSHC Centre	179	Meeting NQS	1.3km
St Fiacre's OOSH	68	Meeting NQS	1.45km
TOTAL PLACES:		610	



— The site

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Figure 8 - Existing social infrastructure

Childcare centres (C)

C1. Kindy4Kids Leichhardt
C2. Kegworth Public School Preschool
C3. Explore & Develop Leichhardt
C4. Little Ark Preschool
C5. Little Learning School
C6. Only About Children Norton Plaza
C7. Leichhardt Montessori Academy
C8. Leichhardt Little Stars Nursery and Early Learning Centre
C9. Jenny's Kindergarten & Early Learning Centre
C10. KU Leichhardt Preschool
C11. Leichhardt Children's Centre
C12. Rose Cottage Childcare
C13. Styles Street Children's Community Long Day Care Centre
C14. Only About Children (Elswick St)
C15. My Stepping Stones Leichhardt
C16. Montessori Academy (Haberfield)
C17. My Stepping Stones Haberfield
C18. Uniting Ella Early Learning Haberfield
C19. Mary's Kindy
C20. Goodstart Early Learning Haberfield
C21. Rise and Shine Kindergarten Summer Hill

Out of Hours Care (O)

O1. Kegworth Out of School Hours Care
O2. Whoosh Care Leichhardt
O3. Leichhardt OOSH
O4. St Fiacre's OOSH
O5. St Joan of Arc Primary OSHC
O6. Haberfield OSHC

Primary Schools (PS)

PS1. Kegworth Public School
PS2. Leichhardt Public School
PS3. Eileen O'Connor Catholic College
PS4. The John Berne School
PS5. Haberfield Public School
PS6. St Joan of Arc Primary School
PS7. Dobroyd Pt Public School
PS8. Summer Hill Public School
PS9. Taverners Hill Public School
PS10. St Fiacre's Primary School
PS11. Orange Grove Public School
PS12. St Michaels Primary School
PS13. Lewisham Public School
PS14. St Vincent's Primary School
PS15. Stanmore Public School

Secondary Schools (S)

S1. Sydney Secondary College Leichhardt Campus
S2. Fort Street High School
S3. Christian Brothers High School Lewisham
S4. Trinity Grammar School (combined)
S5. Dulwich Hill High School of Visual Arts and Design
S6. Ashfield Boys High School
S7. Bethlehem College
S8. De La Salle College
S9. Newington College / Wyvern Prep combined

Community gardens (G)

G1. Leichhardt Community Garden
G2. Summer Hill Community Garden
G3. Petersham Community Garden

Men's shed (X)

X1. Leichhardt Men's Shed

Scout hall

H1. 1st Haberfield Scout Group

Community halls and meeting rooms (M)

M1. Leichhardt Marketplace Community Meeting Room
M2. Leichhardt Town Hall & Meeting Room
M3. Summer Hill Community Centre
M4. Graham Yarroll Room
M5. Mervyn Fletcher Hall
M6. Yanada Community Meeting Room
M7. Seaview Street Hall
M8. Ashfield civic centre meeting rooms

Public libraries (L)

L1. Haberfield Public Library & Michael Maher Meeting Room
L2. Leichhardt Public Library

Recreation facility

R1. Haberfield tennis centre

6.2 Audit of existing open space

Public open space includes parks, outdoor courts, and playgrounds. 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.

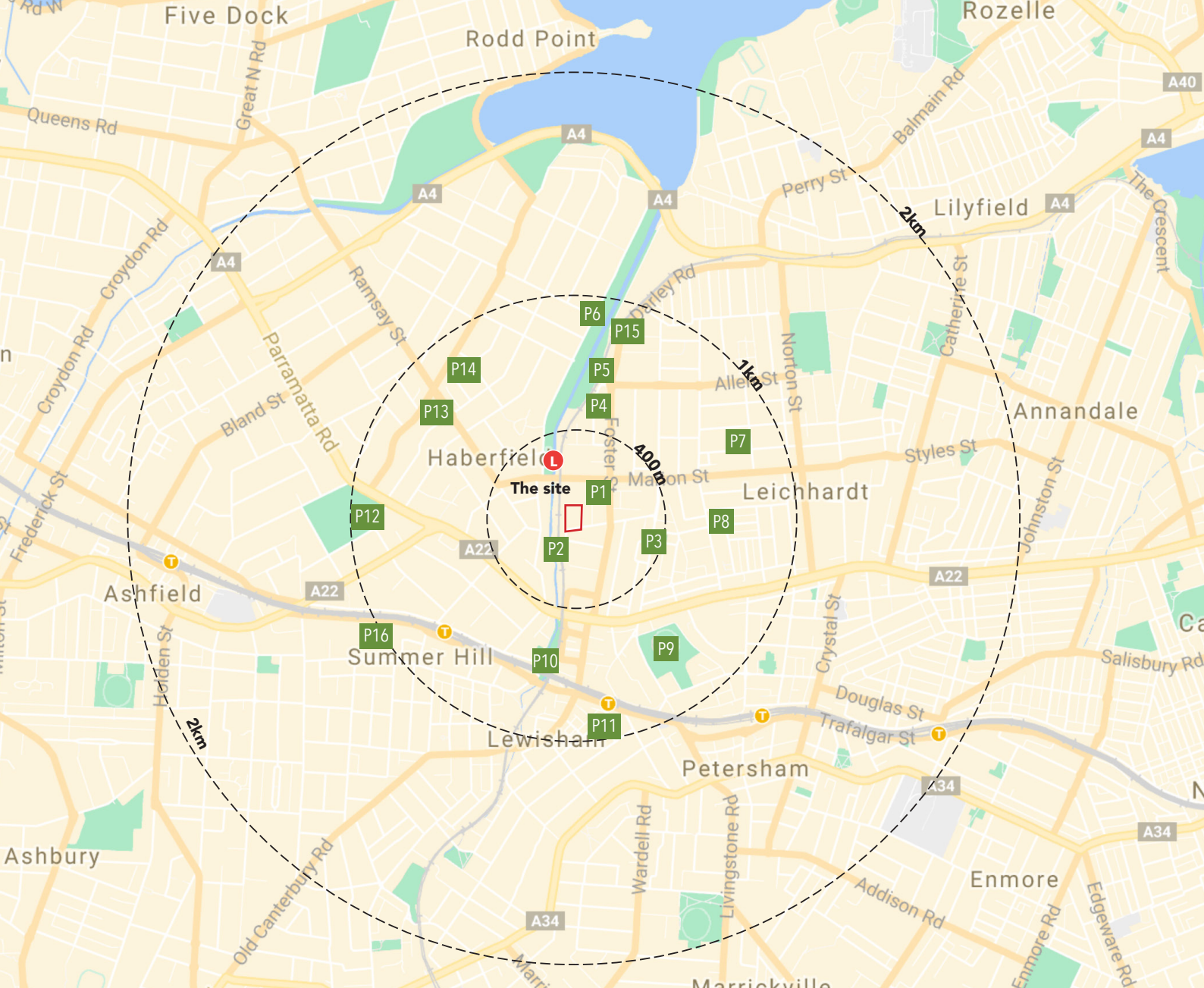
As shown in Table 9 and Figure 5, the following public open space is located within 1km of the site (walking distance) or within Leichhardt suburb.

There are approximately 15 open spaces within 1km of the site, equal to around 25.4 ha.

In addition, the site is located adjacent to the Greenway, a 5.8km environmental and active travel corridor linking the Cooks River with the Parramatta River.

Table 9 - Open space within 1km of the site and within Leichhardt suburb (source: Inner West Recreation Needs Study Draft, Cred Consulting)

Name	Hierarchy	Size (ha)	Distance from site
SRA Lease	Level 1 Local	1.73 Ha	154m
Lambert Park	Level 1 Local	1.88 Ha	165 m
Wangal Nura Park	Level 2 Local	1960.97 sqm	377m
Hawthorne Canal Reserve	District	2.53 Ha	507 m
Richard Murden Reserve	Regional	6.61 Ha	512 m
Darley Road Reserve	Level 2 Local	1610.64 sqm	547 m
Cadigal Reserve	Level 2 Local	2285.17sqm	610m
Marr Reserve	Level 2 Local	2317.73 sqm	660m
Petersham Park	District	4.95ha	666m
Shields Playground	Level 1 Local	6933.48sqm	810m
Marlborough Street Playground	Urban Landscape Amenity	657.13 sqm	840m
Ashfield Park	Regional	6.17ha	850m
Jubilee Street Reserve	Urban Landscape Amenity	321.92sqm	885m
78-80 Dalhousie Street Reserve	Urban Landscape Amenity	354.44sqm	905m
Federation Plaza Reserve	Level 2 Local	3203.02sqm	961m
Darrell Jackson Gardens	Level 1 Local	1.51 Ha	1.1km
Falls Street Reserve	Level 2 Local	1002.83 sqm	1.07km
Elswick Street Reserve	Urban Landscape Amenity	503.47 sqm	1.09km
North Street Playground	Urban Landscape Amenity	442.21 sqm	1.12km
Pioneers Memorial Park	District	4.48 Ha	1.23km
Blackmore Park	Level 1 Local	1.86 Ha	1.29km
Leichhardt Street Reserve	Urban Landscape Amenity	778.42 sqm	1.37km
Pine Square Reserve	Urban Landscape Amenity	854.14 sqm	1.32km
Ibrox Park	Urban Landscape Amenity	890.59 sqm	1.33km
36th Battalion Park	Level 1 Local	5465.9 sqm	1.51km
Hearn Street Reserve	Urban Landscape Amenity	476.11 sqm	1.55km
Evan Jones Playground	Level 2 Local	4264.02 sqm	1.83km
War Memorial Park	Level 1 Local	1.44 Ha	1.84km



— The site

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Figure 9 - Parks and open space within 1km

Parks & open space (P)

Within 400m

- P1. Lambert Park
- P2. SRA Lease
- P3. Wangal Nura Park

Within 1km:

- P4. Darley Road Reserve
- P5. Hawthorne Canal Reserve (including Haberfield dog park)
- P6. Richard Murden Reserve
- P7. Marlborough Street Playground
- P8. Marr Reserve
- P9. Petersham Park
- P10. Cadigal Reserve
- P11. Jubilee Street Reserve
- P12. Ashfield Park
- P13. Federation Plaza Reserve
- P14. Dalhousie Street Reserve
- P15. Shields Playground
- P16. Darrell Jackson Gardens

6.3 Audit of cultural facilities and creative spaces

Located within the Study Area, on the subject site, is the Art Est. Art School and Gallery, a local private for-profit art school offering classes for children, teenagers and adults in drawing, painting, and pottery, as well as an exhibition space. Art Est currently leases this space commercially from the applicant and the applicant has noted that Art Est will have the opportunity to return to the site at the completion of the development. If the development is approved, the site owner is committed to:

- trying to help Art Est find a temporary location during the construction period; and
- negotiating a commercial arrangement that will allow Art Est to return to the site when the development is completed.

In order to assess demand for creative spaces in the area, we have audited artist project spaces, studios and other creative spaces within 400m, 1km and 2km of the site.

As shown in Table 10, in addition to Art Est., there are 2 creative spaces located within 1km of the site, and an additional 3 creative spaces located within 2km of the site.

Previously Council and the community have noted that, while a commercial business, Art Est is used by the local community. As shown in Table 11, Art Est. is the only organisation offering multiple, weekly recurring art classes within 1km of the site, the closest being Artspark studio in Birchgrove.

As shown in Figure 10, there are three co-working spaces within 2km of the site.

The Leichhardt Community and Cultural Plan and Greenways Plan identified Art Est as an important cultural space.

Table 10 - Audit of creative spaces

Name	Type	Description	Distance from site
Boomalli Aboriginal Artists Cooperative	Project space & gallery	Two galleries used by Boomalli's Artist members to mount and curate their own solo exhibitions.	437m
ARTICULATE project space	Project space & gallery	Artist-run-initiative founded in 2010, emphasising experimental, spatial and project-based work.	832m
The Demountable	Artist studios	Council-subsidised studio spaces.	1.1km
Canal Road Film Centre	Film centre	Film centre, long term lease from State Government - Offering dedicated pre-production offices and full production accommodation, workshop space as well as container and truck parking facilities.	1.1km
RENEW Leichhardt projects	Subsidised creative spaces	Including Norton 155 Creative Hub, the Backyard Project, the Rizzeria, Wyld & Whimsy and F&B decorative finishes.	1.14km

Table 11 - Audit of art classes in the area

Name	Description	Classes for children?	Distance from site
Art Est Art School	Offering after school, Saturday morning and school holiday classes and camps for children and young people; daytime, evening and weekend classes for adults; art parties and corporate events; and gallery space.	Yes	On site
Australian Stained Glass	Weekly leadlight classes during semester.	No	1.59km
Annandale Creative Arts Centre	Offering weekly classes open to the community in Dance, Drama, Visual Art, Creative Writing, Meditate; Seasonal workshops in Visual Art, Dance, Drama, Puppet making; Professional artists in residence in Contemporary Dance, Theatre, Visual Art, Music and Writing.	No	2.3km
Sydney Community College	Offering short Arts, Handcrafts, Film, Textiles, Fashion and Writing courses for adults.	Yes	3.3km
Artspark Studio	Art, sewing, fashion illustration and drama classes for children.	Yes	3.5km

6.4 Benchmarking

SOCIAL INFRASTRUCTURE BENCHMARKING

The Proposal would result in an additional 446 residents living within the Study Area. Based on the forecast population and using planning benchmarks, the following demand for social infrastructure would result from the proposal.

General/multipurpose community space

The population does not trigger demand for additional multipurpose community space. However, given that 100% of residents will be living in high-density apartments, there would be demand for communal spaces within the apartment complex for social and recreational activities (e.g. music practice rooms, meeting rooms, party rooms). Applying a benchmark of 80m² per 1000 people indicates a need for 40m² of community space. This will be provided by through the proposal.

Early Childhood Education and Care

Based on a benchmark of 0.4 places per child aged 0 to 4 years the proposal would result in demand for an additional 5 early education and care places. There are currently 782 places available in the suburb of Leichhardt, and additional places available within walking distance in the suburb of Haberfield (see Figure 8).

Primary School

Based on a benchmark of 1 primary school for 500 students aged 5 to 11 years the proposal would not result in demand for an additional primary school, however would be home to approximately 11 people aged 5 to 11 years.

High School and Youth Space

Based on benchmark of 1 government high school for up to 1,200 students aged 12 to 17 years, the proposal would not result in demand for an additional secondary school. However, the development would be home to approximately 6 young people aged 12 to 17 years.

Seniors Centre

Based on population benchmarks, 30 future residents are expected to be over 60 years of age. There are a number of local community centres offering senior's program including the Leichhardt Community Centre.

Performing Arts and Creative Arts Centre

Based on a benchmark of 1:50,000 people, the proposal does not indicate demand for a performing arts or creative arts centre. However, the site currently has located within it Art Est which provides a community accessible (but

commercially for profit operated) creative arts centre servicing the local community. There are currently no Council-owned or managed performing arts or creative arts centres in the LGA. The land owner recognises that its tenant, Art Est, is a private for profit art school that has developed a strong client base in the area. If the development is approved, the land owner is committed to:

- Trying to help Art Est find a temporary location during the construction period; and
- Negotiating a commercial arrangement that will allow Art Est to return to the site when the development is completed.

OPEN SPACE BENCHMARKING

Open space benchmarking is based on a range of benchmarks including population, proximity, and site size in line with the Draft Government Architect's Office Open Space for Recreation Guidelines.

Population benchmark

Based on a benchmark of 13.3m² (current provision with the LGA), the proposal indicates that 5,931m² of open space should be provided to support the incoming community and 687.6m² should be provided for workers (City of Sydney and Government Architect's Office benchmark). Currently there is 129,460m² within 400 metres of the site.

Proximity benchmarks

NSW Department of Planning recommends that dwellings should be within proximity to a range of open space areas in accordance with Table 12 below. The Study Area currently meets these benchmarks.

Site size

Department of Planning sets a minimum 10% of site size for provision of open space on new developments. City of Sydney sets a benchmark of 15% of the site size. The proposal meets these benchmarks. Based on these benchmarks the proposal should deliver:

- Using a benchmark of 10%, provide 1,690 sqm on site.
- Using a benchmark of 15%, provide 2,535 sqm on site.

Sporting facilities

At 446 people, the study area does not trigger provision of sporting facilities but will impact on capacity of existing sporting facilities.

Table 12 - Open space proximity benchmarking

Proximity benchmark	Existing open space	Meeting benchmark?
1 regional park within 5 to 10km (approx 2 - 5ha) [Department of Planning Guidelines]	Hawthorne Canal Reserve	Yes
1 district park within 2km (approx 0.5ha - 2ha) [Department of Planning Guidelines]	Richard Murden Reserve	Yes
All residents should be within 400m of at least 1 level 1 local park with walkable connections and no major barriers (approx 0.5 to 2ha) [Department of Planning Guidelines]	Lambert Park	Yes
All residents living in high density should be within 200m of at least a level 2 local park with walkable connections and no major barriers (approx. 0.1 to 0.5ha) [Department of Planning Guidelines]	Lambert Park	Yes

IDENTIFIED NEEDS

- There will be around 446 residents living in the Study Area, and 87 to 119 workers employed in the Study Area.
- The population does not trigger demand for additional regional or district social infrastructure or open space.
- There is no current demand for additional child care in the area and the proposed development would trigger demand for an additional 5 early education and care places for children aged 0 to 4 years. However, there is a need for affordable, high quality child care in Leichhardt suburb, with only two out of fifteen existing services offering a daily fee below \$100. A not for profit quality centre could address the need for affordable care in a high quality environment, and support forecast growth within the Parramatta Road growth corridor.
- Given that 100% of residents will be living in high-density apartments, there is demand for communal spaces within the apartment complex for social and recreational activities, as well as communal open space. Communal open space on rooftops can act as a backyard and provide opportunities for unstructured recreation for residents living in apartments. This will enable improved social connectivity between residents, and mitigate additional pressure to existing social infrastructure and open space nearby.
- The study area is within 200 meters of local open space (Lambert Park). However, given the density of the area, a local park of between 0.1 and 0.5ha should be provided onsite in a publicly accessible location to ensure there is no loss of open space supply in the area.
- The Draft Inner West Recreation Needs Study identifies that there is currently 13.3m² of open space per person across the LGA and that there should be no loss through new development.
- There are no Council owned cultural or creative arts centres in the LGA. A commercial business, Art Est has been providing creative arts space providing classes, studio spaces and community gallery space. Additionally, there is a high demand in Sydney for a large warehouse spaces for set building, at the subject site. If the development is approved, the site owner is committed to:
 - Trying to help Art Est find a temporary location during the construction period; and
 - Negotiating a commercial arrangement that will allow Art Est to return to the site when the development is completed

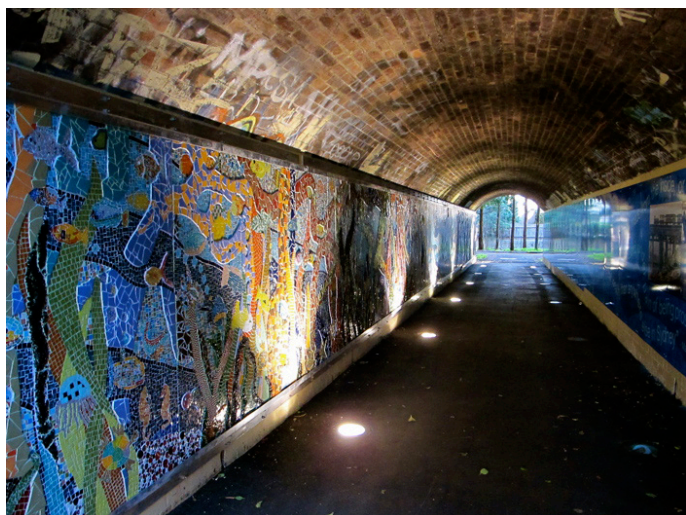


Figure 11 - Lords Road Tunnel Mosaic (source: alongthegreenway.blogspot.com)

7. SOCIAL IMPACT ASSESSMENT

This section provides an assessment of the social impacts likely to result from the proposal.

Table 13 provides a summary of social impacts including their likelihood and their impact type. In accordance the Former Leichhardt Council Social Impact Assessment Guidelines, this section will summarise the research including ways to maximise positive and minimise negative impacts.

7.1 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 International Association for Impact Assessment identifies social consequences or impacts as occurring in one or more of the following areas:

- People's way of life - how they live, work, play and interact with each other
- Their culture – their shared beliefs or customs
- Their community – its cohesion, stability, character, services and facilities
- The population – including increases or decreases in population numbers and population change
- Their political systems – the extent to which people are able to participate in decisions affecting them
- Their natural and built environment
- Their health and well-being
- Social equity and quality of life
- Access and mobility
- Their personal and property rights, and
- Their fears and aspirations and safety.

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 practice:

- Safe and secure places
- Accessibility
- Provision of social infrastructure
- Promotion of social interaction and inclusion through design
- Diverse housing options, and
- Preservation of local characteristics.

Table 13 - Social Impact Assessment				
Impact	Type	Frequency	Level	Proposed mitigation/enhancement
Population change and impacts on community and recreation services and facilities				
Increased resident population of 446 people within the suburb of Leichhardt which has a forecast population increase to 2026 of an additional 6,710 people by 2026, which will impact on the capacity of existing community and recreation services and facilities to support growth. Minimal impact on existing services and facilities is anticipated from the proposal, particularly as the proposal includes communal spaces onsite to service the incoming population.	Negative	Permanent	Minimal	<ul style="list-style-type: none">Provision of communal rooms of between 50m2 and 200m2 within apartment buildings for meetings, social gatherings, music practice, study outside of the home to reduce impact on existing social infrastructure.Provision of communal open space areas on rooftops for passive recreation, social gatherings, and community gardening to reduce impacts on existing open space.As the proposal is increasing the population in PRCUTS area, a contribution through an Integrated Infrastructure Delivery Plan will need to be made through a pro rata contribution to the provision of all the new and improved infrastructure required to accommodate the final PRCUTS increased population.
Art Est is currently operating within a 534m2 space and this represents a creative arts facility almost double the current size. 20% of community members consulted identified a creative arts space as a priority use for the area.	Positive	Permanent	Low	<ul style="list-style-type: none">The site owner recognises that its tenant, Art Est, is a private for-profit art school that has developed a strong client base in the area. If the development is approved, the site owner is committed to:<ul style="list-style-type: none">Trying to help Art Est find a temporary location during the construction period; andNegotiating a commercial arrangement that will allow Art Est to return to the site when the development is completed.
500m2 multipurpose room for the APIA club will be provided onsite including health and fitness uses.	Positive	Permanent	High	<ul style="list-style-type: none">500m2 is a good size for a local recreational facility and these benefits could be enhanced to provide public access to the health and fitness facilities within the proposed multipurpose room.

Table 13 - Social Impact Assessment

Impact	Type	Frequency	Level	Proposed mitigation/enhancement
<p>2,400m² of publicly accessible private open space, including 1,650m² publicly accessible park, is proposed for the Study Area. This represents 22% of the site size which is considered minimum best practice based on size. Based on current supply of 13.3m² of open space per person across the Inner West LGA, 5,931m² of open space would be required to retain this supply post development.</p> <p>A total of 4,825m² will be publicly accessible across the site and the site is in close proximity to 129,460m² of open space.</p> <p>20% of community members identified green space as a priority future use for the site.</p>	Positive	Permanent	Moderate	<ul style="list-style-type: none"> While it is positive that 4,825m² of the site will be publicly accessible and that there will be 2,400m² of publicly access open space on the site, the proposed public park/open space falls below the current benchmark of 13.3m² per person. The following mitigations to enhance the open space contribution could include: <ul style="list-style-type: none"> The design of the proposed open space should be adaptable to different users and uses and include a range of active recreation and play opportunities, seating and shade and outdoor space for social connection, and connection to nature. it should be publicly accessible to incoming and existing residents. Additionally, to meet Council's draft Recreation Needs Study benchmarks (13.3m² per person of open space delivered in all new developments), a financial contribution toward improved connections, and upgrades to existing open space, including the GreenWay and Lambert Park and Playground should be provided. Contribution toward embellishment of existing parks and playing fields through a contribution toward an Integrated Delivery Plan for increased open space provision resulting from population growth. Ensure that proposed public open space on site provides connections to the GreenWay, thereby enhancing connections to district and regional open space and opportunities for active transport and recreation.

Table 13 - Social Impact Assessment

Impact	Type	Frequency	Level	Proposed mitigation/enhancement
Accessibility, mobility and connectivity				
<p>The Proposal includes improved pedestrian connection from light rail underpass to Kegworth Public School and central through site link and secondary GreenWay link with potential to connect to Marion light rail stop.</p> <p>The Proposal also commits to a contribution toward regeneration along the Greenway.</p>	Positive	Permanent	Moderate	<ul style="list-style-type: none"> The GreenWay Master Plan identifies retaining and enhancing the Lords Road ecological restoration site, located along the GreenWay (on the other side of the light rail embankment). Contribute to the Lords Road ecological restoration site, located along the GreenWay (on the other side of the light rail embankment).
Housing diversity and affordability				
<p>35 affordable housing dwellings are proposed for the Study Area (15% of total dwellings or 8% of GFA). An agreement has been entered into with Bridge Housing for them to manage the dwellings for a minimum period of 10 years.</p>	Positive	Temporary	High	<p>The independent report from Tony Gilmour (Housing Action Network), September 2018, states that this is one of the highest affordable housing percentages the consultant is aware of that may been achieved in Australia to date through a Voluntary Planning Agreement approach with a developer, and not on Government land or land owned by a charity.</p> <p>None required</p>
<p>Increased housing supply including a mix of diverse housing in line with Inner West's affordable housing targets of 5% studio and 5% one bedroom strata area to increase housing affordability in line with Council and State government strategies.</p>	Positive	Permanent	Moderate	<p>Enhance family and intergenerational household apartments through child friendly apartment design</p> <p>including providing storage including for bulky items such as prams, and locating larger units near each other and on lower floors, with adjoining outdoor spaces to reduce noise impact on other residents and give children the chance for observed yet independent play.</p>
Health and wellbeing				
<p>Leichhardt is well serviced in terms of health and medical services in the area.</p>	Neutral	-	-	<ul style="list-style-type: none"> Community building programs to build positive relationships between the developer, incoming residents and existing resident population.

Table 13 - Social Impact Assessment				
Impact	Type	Frequency	Level	Proposed mitigation/enhancement
The Study Area is well located near a high provision of open space, walkable streets, shops, services and the Mario Street Light Rail. In terms of social connectivity it is well located for active transport and social service outcomes for residents.	Positive	Permanent	Low	None required
Crime and public safety				
The proposal will provide increased passive and active surveillance within an industrial area. There are low levels of reported crime in the area.	Neutral	-	-	None required
The Proposal includes upgraded lighting in Lambert Park which will result in improved recreational and safety outcomes for night use of the park.	Positive	Permanent	Moderate	None required.
Local economy and employment opportunities				
The Proposal will result in between 87 and 119 jobs retaining employment uses on the site. Community consultation identified loss of local employment as a concern to the local community, with a particular interest in retaining warehouse/creative spaces. While the Proposal will provide 3,000m2 of non-residential floor space (in response to consultation feedback) to support a range of employment generating uses, this is a reduction on the existing 7,142m2.	Positive	Permanent	High	<ul style="list-style-type: none">The proposal is consistent with the Greater Sydney Region Plan and Eastern City District Plan which highlight that land within the Parramatta Road Corridor is not subject to the industrial land strategies and actions of the Plans, being to retain and manage industrial land. It also provides non-residential space within the site. However, possible enhancements could include:The 1,500m2 of non-residential space should be delivered as warehouse/creative industry spaces for continued employment opportunities within the sector.

Table 13 - Social Impact Assessment				
Impact	Type	Frequency	Level	Proposed mitigation/enhancement
Impact on pre-existing areas and uses				
Inner West Council has identified the site as one of the most important local industrial precincts that can accommodate local urban services in Leichhardt. The Interim GreenWay Arts & Community Cultural Strategy (Draft 2011) includes a cultural vision for the GreenWay and maps Art Est as contributing to this vision. A creative arts space on site would support this vision. The change of use could result in the loss of the creative space uses currently provided on site (i.e. Art Est art school and CD Element Pty stage set construction company). Art Est is highly valued by the community.	Negative	Permanent	High	See mitigation above recommending that the proposed 1,000m2 community floor space could be offered to Council through a VPA for future creative/cultural uses. The site owner recognises that its tenant, Art Est, is a private for-profit art school that has developed a strong client base in the area. If the development is approved, the site owner is committed to: <ul style="list-style-type: none">• Trying to help Art Est find a temporary location during the construction period; and• Negotiating a commercial arrangement that will allow Art Est to return to the site when the development is completed. Additionally, 1,500m2 of non-residential floor space is proposed. It is recommended that this floor space could be used for creative and warehouse style uses including stage set construction of which there is a high demand for in Sydney.
APIA club operates until 10pm a night including lighting sports fields and other activities. The increased residential density map impact on these pre-existing uses as a result of neighbour complaints about noise and light. APIA club highlighted this issue during community consultation.	Negative	Permanent	Moderate	The onus must be placed on the applicant to ensure that the apartments are noise proofed from the APIA club and that new residents are educated about the night lighting of the soccer fields.