

HADRON  
GROUP

# 67-75 Lords Road, Leichhardt

SOCIAL IMPACT ASSESSMENT





## Contents

<b>Executive Summary .....</b>	<b>4</b>
<b>1 Approach .....</b>	<b>7</b>
1.1 SIA principles	7
1.2 SIA methodology	7
1.3 Social impact criteria	7
1.4 SIA assessment criteria	8
<b>2 Introduction .....</b>	<b>9</b>
2.1 Subject site	9
2.2 Planning context	9
2.3 Current uses	10
2.4 Planning Proposal	10
2.5 Report Structure	11
<b>3 Policy and Legislative Context.....</b>	<b>13</b>
3.1 State planning	13
3.1.1 Parramatta Road Corridor Urban Transformation Strategy (2016) .....	13
3.1.2 Greater Sydney Region Plan, A Metropolis of Three Cities (2018).....	13
3.1.3 Eastern City District Plan (2018) .....	14
3.1.4 Draft Greener Places Design Guide .....	14
3.2 Local planning	14
3.2.1 Inner West Council Local Strategic Planning Statement (2020) .....	14
3.2.2 Inner West Local Housing Study and Strategy (2020).....	15
3.2.3 Inner West Community Strategic Plan: Our Inner West 2036 .....	15
3.2.4 Employment and Retail Lands Strategy (EARLS) .....	16
3.2.5 Draft Inner West Local Contributions Plan (2022) .....	16
<b>4 Community profile.....</b>	<b>18</b>
4.1 Demographic profile	18
4.2 Population projections	19
4.3 Economic profile	20
4.4 Housing supply	22
4.5 Seniors housing	23
4.6 Employment projections	24
<b>5 Social Infrastructure Review .....</b>	<b>27</b>
5.1 Planning Proposal population	27
5.2 Social infrastructure audit	28
5.2.1 Playgrounds .....	28
5.2.2 Parks.....	29
5.2.3 Sports grounds and recreation facilities.....	30
5.2.4 Community facilities.....	30
5.2.5 Childcare /pre-school facilities .....	31
5.2.6 School facilities.....	31
5.3 Demand from the Planning Proposal	32

**6 Community consultation..... 35**  
**7 Social impacts ..... 36**

## Executive Summary

### *Project overview*

This Social Impact Assessment (SIA) relates to an R3 Medium Density Residential development at 67-75 Lords Road, Leichhardt. The subject site is identified in the NSW Government's Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) as part of the Taverners Hill Precinct. The site is currently zoned IN2 Light Industrial; the PRCUTS recommends that it is rezoned to R3 Medium Density Residential.

The proposed development is consistent with the PRCUTS Planning and Design Guidelines in having an FSR of 2.4:1 and a maximum height of 30m. The development differs from the PRCUTS guidelines in including non-residential uses at ground floor levels. This inclusion is in response to feedback from Inner West Council and the local community.

An indicative land use mix comprises approximately 220 residential dwellings, including affordable housing, approximately 60 seniors housing units and a minimum of 2,000 sqm GFA of non-residential uses across five buildings; two buildings (up to 8 storeys) along the boundary with The Greenway / Inner West light rail line and two buildings (up to 6 storeys) along the boundary with the laneway / rear of properties located on Davies Street. A fifth building comprising four, two-storey townhouses is located between the two buildings which have a boundary with Lambert Park.

The proposed main access is between the two buildings facing Lords Road. Publicly accessible open space will also be provided between these buildings, while private open space will be provided in the northern part of the site surrounded by the three other buildings.

### *Site context*

The site is in the suburb of Leichhardt, which had an estimated population<sup>1</sup> of 16,044 persons in 2021. To the north of the site is Lambert Park, a purpose-built soccer stadium which is home to the APIA Leichhardt Tigers Football Club. The southern boundary of the site at Lords Road faces garages belonging to single-storey properties on Kegworth Street. The eastern boundary of the site is separated by a laneway from the rear of single-storey properties located on Davies Street, while the Inner West Light Rail and Hawthorne Canal run alongside the western boundary of the site. Land to the west of this infrastructure is zoned RE1 and forms part of 'the GreenWay', an environmental and active travel corridor linking the Cooks River at Earlwood with the Parramatta River at Iron Cove.

The site is within a 400m walking radius of two light rail stops – Marion and Taverners Hill – and bus routes on Marion Road and Parramatta Road. The site is just outside an 800m walking radius of Summer Hill and Lewisham train stations.

### *Planning context*

The site is part of the Taverners Hill Precinct identified in the PRCUTS to accommodate future employment and population growth within the Parramatta Road Corridor. Sites to the east and south of the subject site are also identified for rezoning to R3 Medium Density Residential in the PRCUTS (from R2 Low Density Residential currently).

The proposed development is consistent with state and local government planning in providing a diversity of housing close to jobs, amenities, and transport and in providing significant onsite amenities to reduce demand on existing local infrastructure, including a local park.

State planning gives precedence to the PRCUTS over any other planning directions, including the 'retain and manage' direction for industrial lands in the Greater Sydney Region Plan and Eastern City District Plan.

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<sup>1</sup> Profile.id (accessed 1 July 2022)

The proposed development is consistent with the PRCUTS Planning and Design Guidelines except in the inclusion of non-residential uses at the ground floor level. It is therefore consistent with state planning.

The proposed development is not consistent with local government planning in that it involves the rezoning of industrial lands. Inner West Council has developed its planning strategies around an alternative PRCUTS scenario which sees industrial lands retained and the resultant shortfall in dwellings in the Taverners Hill Precinct offset by a higher number of projected dwellings in the Leichhardt Precinct.

### *Community consultation*

Platino Properties undertook extensive community engagement to support its 2018 Planning Proposal lodgment. This followed feedback from an earlier Planning Proposal lodged in 2014 with the former Leichhardt Council.

The community's main concerns regarding the proposal were overdevelopment, noise, traffic and parking, height and overshadowing, loss of local employment and lack of green space. In addition to the community survey, engagement was sought with the APIA club at Lambert Park, existing tenants, the Department of Planning and Environment (DPE) and Inner West Council. The APIA club were concerned about the potential complaints from future residents given the club operates until 10pm, the tenants were considered about their ability to find similar warehouse-style industrial spaces in the local area, Inner West Council and DPE raised the need for extensive consultation and identified the loss of employment lands as an issue. Inner West Council also identified the need for sufficient provision of open space and recreation facilities for the residents.

No further consultation has been undertaken to support the current Planning Proposal as the earlier consultation was wide ranging and there is no reason to suggest that the issues would have changed. Results of all of the consultation undertaken to date has been considered in the preparation of the Planning Proposal.

### *Summary of key social impacts and benefits*

The development has been assessed with regard to a range of impact criteria and assigned an impact rating, both before and after any potential mitigation measures were identified. Overall, the level of impacts of the development have been assessed as ranging from slight to moderate, with no major significant negative impacts identified that cannot be mitigated.

Key challenges identified with the proposed development relate to:

- **Temporary impacts to amenity and surroundings during the construction phase** of the development. Changes to amenity may relate to environmental factors such as noise, traffic and parking, vibration, views and air quality. These impacts will be managed in accordance with legislation and regulation, through a Construction Management Plan.
- **Changes to the community's connection to place associated with the significant increase in density** on the site. The urban form to the east and the south of the site currently comprises low density residential uses. The significant increase in density associated with the proposed development will change the area's urban form. The Planning Proposal is consistent with the PRCUTS design guidelines which ensure high levels of amenity are achieved across the corridor and the most impacted sites (immediately to the east and south of the subject site) are also identified as part of the PRCUTS for transition to R3 Medium Density Residential, so the impacts will be temporary for those residents. However, the developer should consider ways to build positive relationships with the incoming residents and existing resident population.
- **Community perception on potential traffic and parking impacts, including safety.** The Traffic and Parking Study undertaken to inform the Planning Proposal found that the development was not expected to result in any adverse traffic implications onto the surrounding road network, despite the significant increase in the overall projected population of 341 persons. This partly reflects the larger segment of

the population of retirement age due to the inclusion of 60 senior housing units who would not therefore be expected to ordinarily contribute to peak hour traffic.

- **Community perception on the lack of open space to support the existing and projected population.** The community consultation identified that there were concerns around the lack of open space in the locality of the site. The proposed development reflects this feedback with the inclusion of 1,000sqm of publicly accessible open space, 570sqm of private open space at the ground floor level, and 850sqm of private rooftop gardens. This is consistent with the Government Architect NSW's *Draft Greener Places Design Guide* which targets a performance indicator of 0.3 to 2ha public local open space within 400m of most houses.
- **Community and Council perception on the loss of employment lands in the Inner West LGA.** The Inner West Council is against the rezoning of industrial lands including those identified under PRCUTS. The inclusion of non-employment floorspace at the ground floor level of the proposed development will go some way to mitigating these concerns. The site-specific planning control will allow for population-serving uses such as creative, community, medical and recreational as well as compatible light industrial uses. Business uses are also permitted which are aligned with the industry / occupation composition of the local community and projected employment composition of the Inner West LGA. There are significant benefits of having jobs close to home including reduced pressures on the transport system and increased leisure time.

The most significant social benefits of the proposal relate to:

- **Delivering on the Parramatta Road Corridor Urban Transformation Strategy.** The proposed development is consistent with state planning to revitalise the Parramatta Road Corridor to accommodate future demand for employment and housing. The PRCUTS has statutory force by way of a Ministerial direction under the Environmental Planning and Assessment Act 1979 (EP&A Act). This direction requires all future planning proposals to be consistent with the strategy.
- **Providing a diversity of housing within proximity to jobs, amenities and transport.** The proposed development will deliver approximately 220 dwellings including 60 seniors housing units and affordable housing within walking distance of a range of public transport options and enhanced access to the Greenway which provides both active recreation and active transport opportunities. This will benefit the development's residents, the existing local community and the projected community for Taverners Hill following delivery of PRCUTS.
- **Highest and best use for the site.** The potential employment onsite post-development is estimated to be around 30 per cent less than under the site's current uses. However, the future employment uses are expected to be more aligned with the skillsets of the local community and the site is expected to generate a similar level of incomes and gross value added as currently achievable, while also accommodating approximately 220 homes.
- **Increased supply of seniors housing.** The Inner West LGA is estimated to have a substantial undersupply of seniors housing relative to other LGAs and the NSW average. The provision of 60 senior housing units will help mitigate this undersupply. The proposed ageing in place applying a concierge model has the potential to deliver significant economic and social benefits, including reduced government outlays on health and ageing and improved wellbeing for seniors.

## 1 Approach

This Study provides an assessment of the social impacts associated with the proposed redevelopment of 67-75 Lords Road, Leichhardt, provided on behalf of Platino Properties Pty Ltd. The SIA has been prepared in accordance with the former Leichhardt Council guidelines but is broadly consistent with the Department's guidelines for State Significant Projects.

### 1.1 SIA PRINCIPLES

An SIA is an assessment of the social impacts associated with a proposed development. The primary purpose of an SIA is to guide decision-making that promotes the quality of life of individuals and the community.

Social impacts are a change to one or more of the following:

- People's way of life: How they live, work, play and interact with one another day-to-day
- Their culture: Their shared beliefs, customs, values and language or dialect
- Their community: Its cohesion, stability, character, services and facilities
- Their political systems: The extent to which people are able to participate in decision-making that affects their lives, the level of democratisation that is taking place, and the resources provided for this purpose
- The environment: The quality of the air and water that people use; the availability and quality of the food they eat; the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources
- Health and wellbeing: Health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of disease or infirmity
- Personal and property rights: Particularly whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties
- Fears and aspirations: Perceptions about safety, fears about the future of their community, and their aspirations for their future and the future of their children.

*(International Association for Impact Assessment, "International Principles for Social Impact Assessment", Special Publication Series No 2, May 2003)*

### 1.2 SIA METHODOLOGY

Social Impact Assessments for a Planning Proposal generally include details on the following:

- Description of proposed development including geographical location
- Pre-change demographics of the suburb the development is located in
- Explanation of the processes used to collect and consider feedback from key stakeholders
- Key changes (physical and demographic) likely to occur from the proposed development
- Probable impacts on key stakeholders (health, housing, earning ability, safety, neighbourhood identity, belonging and connection to community, access to and usage of community facilities and services, social equity —needs of disadvantaged groups/displacement etc.)
- Summary of key findings — changes, probable positive impacts, probable negative impacts and mitigation strategies.

### 1.3 SOCIAL IMPACT CRITERIA

The following social impacts have been considered in developing the SIA.



**Figure 1: Social Impacts**

Criteria	
1	Access and mobility
2	Accommodation and housing
3	Community services and facilities
4	Community structure (severance, cohesion, and identity)
5	Crime and public safety
6	Cultural and community values
7	Employment
8	Health
9	Interaction between new development and the existing community
10	Local economic effects
11	Needs of target social groups (children and families, older people, young people, Aboriginal and Torres Strait Islanders, Culturally and Linguistically Diverse, People with a disability, women)
12	Population change (size and characteristics)
13	Recreation facilities
14	Residential amenity and quality of life
15	Risk perception in the community
16	Social equity (displacement, needs of disadvantaged groups).

Source: Former Leichhardt Council (2009)

## 1.4 SIA ASSESSMENT CRITERIA

The significance of potential social impacts and benefits of the project have been assigned a ratings level in the Study based on the descriptions provided in Table 1.

**Table 1: SIA rating table**

Rating Level	Description
Significant positive	Major positive impacts resulting in substantial and long-term improvements or enhancements of the existing environment.
Moderate positive	Moderate positive impact, possibly of short, medium or long-term duration. Positive outcome may be in terms of new opportunities and outcomes of enhancement or improvement.
Slight positive	Minimal positive impact, possible only lasting over the short term. May be confined to a limited area.
Neutral	No discernible or predicted positive or negative impact.
Slight negative	Minimal negative impact, probably short term, able to be managed or mitigated, and will not cause substantial detrimental effects. May be confined to a small area.
Moderate negative	Moderate negative impact. Impacts may be short, medium, or long term and impacts will most likely respond to management actions.
Significant negative	Major negative impacts with serious, long term and possibly irreversible effects leading to serious damage, degradation or deterioration of the physical, economic or social environment. Requires a major re-scope of concept, design, location, justification, or requires major commitment to extensive management strategies to mitigate the effect.

The overall consequence – positive or negative – of an impact depends on a number of factors: the duration of the impact; the geographical extent of the impact; its social outcomes; and the ability of communities to adapt to the impact.

## 2 Introduction

This report identifies and assesses the social impacts of a proposed new mixed-use development. The site of the proposed development is within the suburb of Leichhardt in the Inner West Local Government Area. The site address is 67-75 Lords Road and is comprised of Lot 1 DP 940543 and Lot 1 DP 550608.

### 2.1 SUBJECT SITE

The site is part of the Taverners Hill Precinct as identified in the Parramatta Road Corridor Urban Transport Strategy (PRCUTS). The site is outside of the PRCUTS – Stage 1 boundary and is therefore not planned for release until post-2023.

Figure 2 illustrates the land uses surrounding the site. To the north of the site is Lambert Park, a purpose-built soccer stadium which is home to the APIA Leichhardt Tigers Football Club. The southern boundary of the site at Lords Road faces garages belonging to single-storey properties on Kegworth Street. The eastern boundary of the site is separated by a laneway from the rear of single-storey properties located on Davies Street, while the Inner West Light Rail and Hawthorne Canal run alongside the western boundary of the site. Land to the west of this infrastructure is zoned RE1 and forms part of 'The GreenWay', an environmental and active travel corridor linking the Cooks River at Earlwood with the Parramatta River at Iron Cove.

The site is within a 400m walking radius of two light rail stops – Marion and Taverners Hill – and bus routes on Marion Road and Parramatta Road. The site is just outside an 800m walking radius of Summer Hill and Lewisham train stations.

Figure 2: Site location



Source: FPD Pty Ltd 2022, Planning Proposal Scoping Report

### 2.2 PLANNING CONTEXT

The site is identified as part of the Taverners Hill Precinct under the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). However, the site is outside of land identified for release as part of Stage 1 of PRCUTS (2016-2023). The properties facing the site on Lords Road, Kegworth Street and Davies Street are all part of the Taverners Hill Precinct. Figure 3 illustrates the site in relation to the overall PRCUTS boundary, the Stage 1 boundary and public transport infrastructure.

Figure 3: Planning context



Source: FPD Pty Ltd 2022, Planning Proposal Scoping Report

The site is currently zoned IN2 – Light Industrial with a FSR of 1:1 under the Leichhardt LEP 2013. However, the site is recommended for rezoning in PRCUTS to R3 – Medium Density Residential with a FSR of 2.4:1 and a maximum height of 30m. The Planning Proposal is consistent with the PRCUTS zoning, maximum height and FSR controls. However, the PRCUTS did not envisage retention of employment uses on the site. To enable this to occur it is proposed that a site-specific planning control be applied which requires a minimum 2,000sqm of non-residential floor space and allows the following mix of non-residential uses: recreation facility (indoor), office premises, business premises, medical centre, light industry, industrial retail outlet, and restaurant or café.

## 2.3 CURRENT USES

The site currently accommodates a range of light industrial and commercial uses including warehousing / storage facilities, small scale manufacturing, joinery and furniture restoration businesses, and private recreation facilities.

There is currently 9,979sqm of floor space on the site and the site accommodates 19 tenancies. Currently there are 11 occupied tenancies employing an estimated 79.5 full time equivalent employees.

The existing built form comprises a series of brick warehouse style buildings to a maximum height of 11.5m with frontages to the east and west. A smaller building is located on the southeast corner of the site facing Lords Road and Davies Lane. The buildings are nearing the end of their useful life. Existing access is via two driveways from Lords Road which provide access to car parks on the eastern and western side of the main buildings.

## 2.4 PLANNING PROPOSAL

The Planning Proposal seeks to rezone the site to R3 Medium Density Residential and to accommodate buildings up to a height of 30 metres with an FSR of 2.4:1. The indicative land use mix shown in the indicative reference scheme developed for the site comprises approximately 220 residential dwellings,

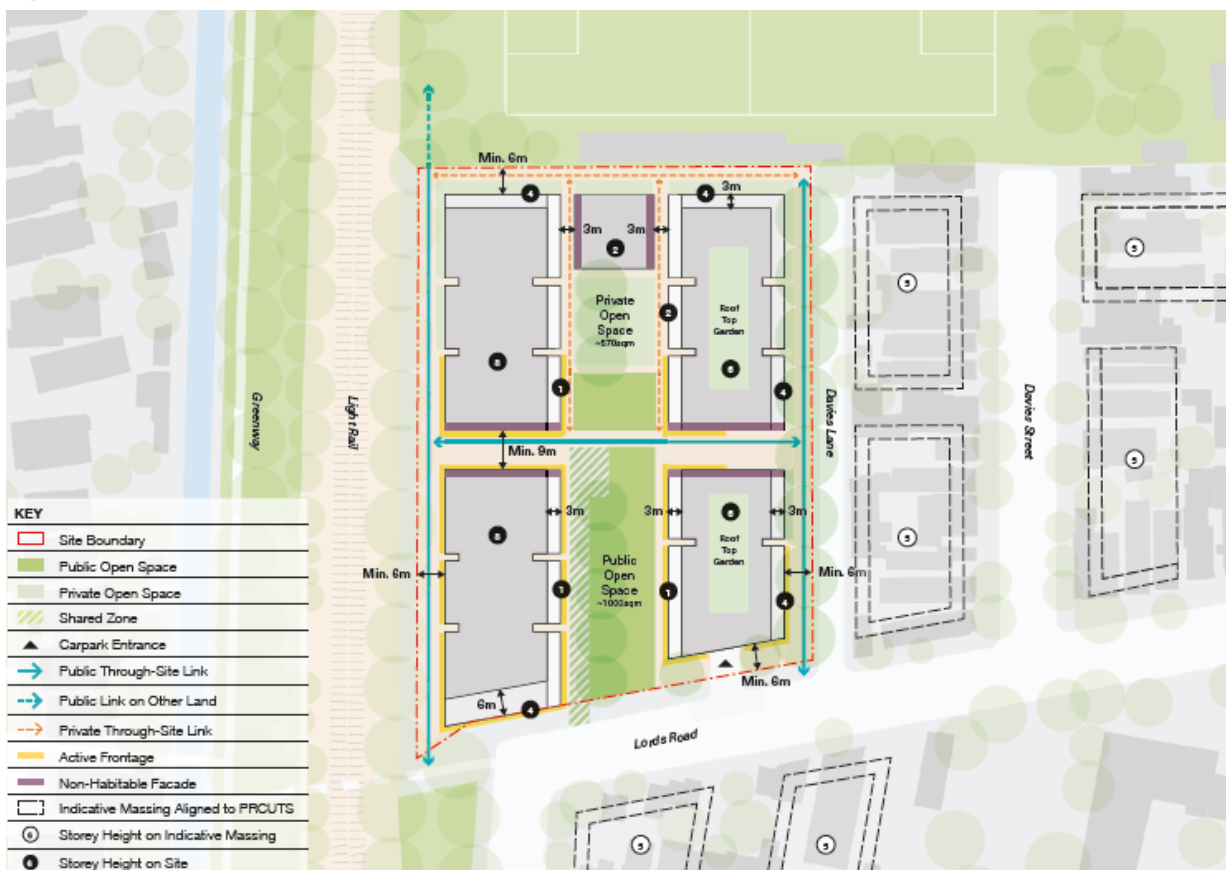


including affordable housing, approximately 60 seniors housing units and a minimum of 2,000 sqm GFA of non-residential uses across five buildings; two buildings (up to 8 storeys) along the boundary with The Greenway / Inner West light rail line and two buildings (up to 6 storeys) along the boundary with the laneway / rear of properties located on Davies Street. A fifth building comprising four, two-storey townhouses is located between the two building which have a boundary with Lambert Park. See Figure 4.

The proposed main access is between the two buildings facing Lords Road. Publicly accessible open space will also be provided between these buildings, while private open space will be provided in the northern part of the site surrounded by the three other buildings.

The buildings range in height from 2 storeys to 8 storeys. The heights are consistent with the Parramatta Road Implementation Tool Kit Planning and Design Guidelines which allow for a maximum height of 30m on the site. The buildings transition in height from east to west to create a better interface with surrounding uses.

Figure 4: Concept Plan



Source: SJB Urban (July 2022), 67-75 Lords Road Masterplan: Urban design Report

## 2.5 REPORT STRUCTURE

To meet the requirements of the project brief and fully consider the social impacts associated with the Planning Proposal, the study is set out in the following manner:

- Chapter 3 assesses the social principle of the Planning Proposal in the context of the relevant planning policies
- Chapter 4 summarises the existing and forecast demographics of the suburb of Leichhardt and the Inner West LGA. This analysis establishes the existing and likely demographic characteristics of the

development area to indicate the social needs of the surrounding community. This Chapter also assesses the potential resident population of the proposed development

- Chapter 5 provides an audit of the existing social infrastructure in the locality to better understand gaps and identifies the community facilities required to meet the projected population growth on the Subject Site.
- Chapter 6 assesses the high level social impacts of the proposed development.

## 3 Policy and Legislative Context

This section discusses the alignment of the Planning Proposal with State and local plans and policies.

### 3.1 STATE PLANNING

#### 3.1.1 Parramatta Road Corridor Urban Transformation Strategy (2016)

Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) was released by NSW UrbanGrowth in November 2016. PRCUTS establishes a vision, Integrated Land Use and Transport Plan and land use and planning principles to support the Corridor's transformation. PRCUTS is supported by a section 9.1 Ministerial Direction.

The site 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.

And the following planning controls:

- R3 Medium Density zone
- 30m maximum height of buildings
- 2.4:1 maximum FSR.

An Implementation Update for PRCUTS was issued by DPIE in July 2021. This update supplements PRCUTS with additional actions and reflects the changes to the strategic context of the Parramatta Road corridor since the Strategy was released in 2016 and to encourage the progression of Planning Proposals consistent with PRCUTS within the corridor.

The Planning Proposal is consistent with the PRCUTS vision and land use directions. However, the Planning Proposal diverges from PRCUTS recommendations by providing for a minimum of 2,000sqm net lettable floorspace of non-residential uses at the ground floor level. Employment generating uses have been incorporated specifically to address issues raised by Inner West Council.

#### 3.1.2 Greater Sydney Region Plan, A Metropolis of Three Cities (2018)

The Greater Sydney Region Plan sets the vision for Greater Sydney towards 2036. The Plan consists of a liveability, productivity and sustainability framework comprising 10 directions and 40 objectives.

The Planning Proposal is consistent with the Greater Sydney Region Plan in providing additional housing within 30-minutes' access to Sydney CBD and Burwood through its accessibility to light rail, rail and bus infrastructure. It will also increase housing diversity with dwelling provisions to include both affordable and seniors housing. The Planning Proposal will provide open space and meeting facilities appropriate to the needs of residents and the local community. The proximity of the site to The GreenWay and The Bay Run will support walkability and other active transport modes and the proposed linkage through Lambert Park and through the site will increase the permeability of the area.

While the Planning Proposal is not consistent with Objective 23 to retain and manage existing industrial and urban services land, the Greater Sydney Plan explicitly states the land covered by PRCUTS is not subject to the industrial land strategies and actions of the Plan. The Planning Proposal is therefore consistent with the Plan.

### **3.1.3 Eastern City District Plan (2018)**

The Eastern City District Plan has been developed to support the Greater Sydney Region Plan. It contains planning priorities and actions for implementing the Greater Sydney Region Plan at a district level.

The Planning Proposal is consistent with the Eastern City District Plan in aligning housing supply with the delivery of infrastructure including the Inner West Light Rail and future rapid bus services along Parramatta Road. It is also consistent with the Plan in providing additional housing choice within easy access to jobs, services and public transport and by identifying and delivering social infrastructure that meets the changing needs of the community. The Planning Proposal is also consistent with the Plan in prioritising and promoting sustainability through targeting a 5 star energy rating, enhancing access to active transport links, and increasing canopy cover onsite.

While the Planning Proposal is not consistent with Planning Priority E12: “Retaining and managing industrial and urban services land”, this priority does not apply to the subject site, and it is therefore consistent with the Plan which reiterates the Greater Sydney Region Plan’s position in excluding sites within the Parramatta Road corridor from its employment provisions.

### **3.1.4 Draft Greener Places Design Guide**

The Draft Greener Places Design Guide framework provides information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. The draft guide provides a consistent methodology to help State and local government, and industry create a network of green infrastructure.

The Premier’s Priority Greener Public Spaces seeks to increase the proportion of homes in urban areas within 10 minutes’ walk of quality green, open and public space. The Guide includes a performance indicator for medium-to-low density areas (< 60 dwellings / ha) of being able to access a local park within a 5 minute walk / 400m walking distance. In terms of distribution, the Guide targets a performance indicator of 0.3 to 2ha public local open space within 400m of most houses.

## **3.2 LOCAL PLANNING**

### **3.2.1 Inner West Council Local Strategic Planning Statement (2020)**

The Inner West Local Strategic Planning Statement (LSPS) seeks to guide land use planning and development for the Inner West local government area to 2036. The LSPS provides a locally relevant response to the NSW Government’s strategic plans including the Greater Sydney Region Plan – A Metropolis of Three Cities and the Eastern City District Plan.

The LSPS identifies that land within the Parramatta Road corridor will play an important role in meeting the projected need for housing post 2026, which is consistent with PRCUTS and with the Planning Proposal. However, the LSPS states that the Inner West Local Housing Strategy identifies how this need could be met without rezoning existing industrial and urban services lands for residential or mixed-uses. The LSPS therefore sets out Council’s intention to apply the retain and manage policy to industrial and urban services lands in the Parramatta Road corridor, including the Taverners Hill Precinct. The Planning Proposal is not consistent with this aspect of the LSPS.

It is noted that the LSPS is inconsistent in this regard with both the Eastern Sydney District Plan and the PRCUTS, and that the latter planning documents prevail in the case on inconsistency.

## 3.2.2 Inner West Local Housing Study and Strategy (2020)

The Inner West Local Housing Strategy was adopted by Council in April 2020 and has been developed to inform the LSPS and Inner West LEP and DCP. The Local Housing Strategy establishes a target of 15 per cent of new dwellings as affordable housing for development proposals involving rezoning of private land.

Taverners Hill is identified in the Housing Strategy as a medium term investigation area which is likely to translate into additional housing over 2021-2026. However, the Strategy's yield projections exclude all industrial and urban services zoned lands in the precinct. This is based on Council's review of how dwelling yields were calculated in PRCUTS which they found to be based on an average dwelling size which did not reflect the area's demand composition. Consequently, Council concluded that the potential housing yield from PRCUTS was significantly higher than originally estimated and the housing targets could be met without rezoning employment lands.

The Planning Proposal is consistent with the Strategy's vision for Taverners Hill but not for the site as the Strategy specifically excludes the rezoning of employment lands. The Planning Proposal is also not consistent with the Strategy's 15 per cent affordable housing target. The Planning Proposal will provide 5 per cent of residential floor space as affordable housing which is consistent with the level that was found to be feasible under PRCUTS. It is also consistent with the Eastern Sydney District Plan.

It is noted that the Department of Planning and Environment has endorsed the Local Housing Strategy but requires the strategy to be amended to be consistent with PRCUTS. The Planning Proposal will thereby be consistent with the final amended version of the LHS, and in any event, the provisions of PRCUTS prevail to the extent of any inconsistency with the approach identified by Inner West Council.

## 3.2.3 Inner West Community Strategic Plan: Our Inner West 2036

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 Plan has five strategic directions:

- Strategic direction 1: An ecologically sustainable Inner West
- Strategic direction 2: Unique, liveable, networked neighbourhoods
- Strategic direction 3: Creative communities and a strong economy
- Strategic direction 4: Caring, happy, healthy communities
- Strategic direction 5: Progressive local leadership

The Planning Proposal is consistent with directions 1, 2 and 4. The design targets a 5-star energy rating and there will be increased canopy cover on site. The development will include public and private open space and improved connections with surrounding residential areas and Lambert Park which will help foster social interactions. The provision of common space will encourage interactions between the seniors housing residents, the other residents and the local community, helping to support everyone's wellbeing.

The Planning Proposal is supportive of strategic direction 5 in that it reflects Council's and the community's desire to retain employment uses on site by including non-residential employment uses at the ground floor level.

The Planning Proposal is supportive of strategic direction 3 by providing flexible employment space to accommodate a mix of commercial, light industrial and creative uses, as well as work-at-home opportunities. The job provision under the Planning Proposal is more aligned with the composition of the local workforce and projected employment growth and the estimated incomes and gross value added generated are comparable to the site's potential under its current uses. However, the potential job creation on the site is lower under the Planning Proposal than under the base case of continued IN2 zoning due to the extent of the loss of employment floorspace.



## 3.2.4 Employment and Retail Lands Strategy (EARLS)

Inner West Council has prepared an *Employment and Retail Lands Strategy (EARLS)* for the management of land to maximise productivity, facilitate job growth and contribute to the long term prosperity of the Inner West LGA. The EARLS states that one of the key uses of the employment lands in the Inner West is the provision of essential urban services for local residents and that a significant extent of industrial and urban services lands has been lost to residential uses in recent years. The EARLS proposes that the remaining industrial and urban services lands should be retained and managed so that industries have confidence to locate and expand. In addition, the Strategy recommends opportunities be sought to provide for light industrial and urban services uses, that are compatible with more vulnerable land uses, in other zones.

While the Planning Proposal is not consistent with the EARLS, it is consistent with state planning which specifically excludes lands identified under PRCUTS from the retain and manage direction identified for industrial lands in the Greater Sydney Region Plan and the Eastern City District Plan.

## 3.2.5 Draft Inner West Local Contributions Plan (2022)

The Inner West Local Contributions Plan outlines the requirement for new and upgraded local infrastructure to support the additional resident and worker population projected across the LGA and how the contribution rates have been determined.

For Leichhardt suburb, the bulk of the identified works reflect those outlined in the PRCUTS Infrastructure Schedule and Greenway Masterplan, along with a requirement for additional library space and local community spaces. The Plan also identifies the need for improved walking/cycling links including east-west cycling connections to Greenway in the Hawthorne Canal Precinct and the provision of 'Green Lungs', which are additional local open spaces with tree canopy cover to support active transport and urban heat island minimisation.

The Plan was informed by three studies which assessed the need for community assets, recreational facilities, and transport infrastructure across the LGA.

### 3.2.5.1 Inner West Community Assets Needs Study (2021)

The Inner West Community Assets Needs Study (CANS) considered community assets at an LGA level, as well as at a catchment and suburb level. The subject site is in Leichhardt suburb which is part of Catchment 3 – East along with Annandale, Camperdown, Enmore, Lewisham, Newtown, Petersham and Stanmore.

The population of Catchment 3 is projected to growth from 61,937 residents in 2016 to 73,140 residents in 2036. In addition, the Catchment is projected to accommodate 24,142 workers in 2036, up from 19,408 workers in 2016.

Catchment 3 is the most densely populated catchment in the LGA. The catchment has below average library asset floor space per 1,000 residents as it does not have a central library, but above average social and cultural floorspace. However, given the strong projected growth the catchment is projected to require an additional 896sqm of community space, between two and four local-level facilities and an additional 433sqm of library space by 2036.

### 3.2.5.2 Inner West Recreational Need Study Update (2021)

The Inner West Recreational Needs Study Update considered the requirements for recreational facilities across the LGA. Across Catchment 3, a shortage of local parks within 400m of homes was identified along with the need for 2 additional winter sports fields, two additional summer sports fields and 4 outdoor multipurpose courts by 2036.

The Update highlighted that the PRCUTS and the Greenway Masterplan both included significant delivery of new open space across the catchment.

### 3.2.5.3 Inner West Traffic and Transport Needs Study (2021)

The Inner West Traffic and Transport Needs Study reviewed the LGA's existing transport infrastructure and the projected transport needs as a result of more residents, workers and visitors generated by property development. It then identified the requirements over a ten year timeframe and apportioned costs for developer contributions via Section 7.11 and Section 7.12 plans.

For Leichhardt, the requirements predominantly reflected those identified in the PRCUTS Infrastructure Schedule and Greenway Masterplan. Additional requirements identified through a road safety audit for Kegworth Public School include the need for raised pedestrian crossings on Hawthorne Parade and Lords Road, including one outside the subject site at Lords Road / Kegworth Street to access The Greenway.

## 4 Community profile

This section provides an overview of the socio-demographics of Leichhardt suburb and the broader Inner West LGA.

### 4.1 DEMOGRAPHIC PROFILE

Table 2 presents the age, household and dwelling profiles for Leichhardt suburb, the Inner West LGA and Greater Sydney as at Census 2016.

- Leichhardt suburb has a higher share of persons aged under 15 years (19.5 per cent) than both the Inner West LGA and Greater Sydney and a lower share of persons aged over 65 years (11.5 per cent).
- The Inner West LGA has a higher share of working age people (72.5 per cent) than both Leichhardt suburb (69.2 per cent) and Greater Sydney (67.4 per cent) and a lower share of people aged under 15 years.
- Family households in Leichhardt suburb comprise a higher share of households (57.4 per cent) than for the Inner West LGA (53.9 per cent), but lower than for Greater Sydney (64.3 per cent). Correspondingly, the average household size for Leichhardt suburb (2.5 persons) is higher than for the Inner West LGA (2.4 persons) but lower than for Greater Sydney (2.8 persons).
- Leichhardt suburb has a lower share of flats/apartments (24.8 per cent) than Greater Sydney (30.2 per cent) or the Inner West LGA (43.0 per cent). Leichhardt suburb's dwelling composition includes a higher share of both separate dwellings and semi-detached dwellings than the Inner West LGA.
- Leichhardt suburb and Inner West LGA have a larger proportion of smaller properties (two or less bedrooms) than Greater Sydney. This corresponds to the smaller average household size but is also likely to partly reflect housing affordability considerations.

Table 2: Demographic profile, as at Census 2016

	Leichhardt Suburb	Inner West LGA	Greater Sydney
<b>Key statistics</b>			
Total population – no	14,622	182,037	4,823,993
Population density – persons per km <sup>2</sup>	5,634	5,146	390
Average household size	2.5	2.4	2.8
Median age	36	36	36
<b>Age distribution</b>			
0-4 years	8.34%	5.90%	6.40%
5-14 years	11.13%	9.43%	12.20%
15-64 years	69.24%	72.47%	67.40%
65+ years	11.45%	12.20%	13.90%
<b>Household composition</b>			
Family Households	57.38%	53.89%	64.33%
<i>Couple family with no children</i>	21.05%	21.92%	20.76%
<i>Couple family with children</i>	27.41%	23.32%	32.68%

	Leichhardt Suburb	Inner West LGA	Greater Sydney
One parent family	7.74%	7.31%	9.66%
Other family	1.18%	1.33%	1.24%
Lone person household	22.01%	23.50%	18.91%
Group household	6.91%	7.94%	4.13%
Visitors only household	0.86%	0.92%	0.81%
Other non-classifiable household	5.84%	5.89%	4.34%
<b>Dwelling composition</b>			
Flat or apartment - total	24.82%	43.04%	30.24%
<i>Flat or apartment in a four or more storey block</i>	7.95%	10.43%	13.71%
Semi-detached house	40.29%	31.85%	13.97%
Separate house	33.87%	23.96%	54.94%
<b>Dwelling composition by no. of bedrooms</b>			
None (includes bedsitters)	0.97%	1.41%	0.72%
One bedroom	8.60%	11.54%	6.54%
Two bedrooms	35.40%	33.81%	21.89%
Three bedrooms	31.26%	25.65%	29.72%
Four bedrooms or more	9.39%	11.52%	27.09%

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

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

## 4.2 POPULATION PROJECTIONS

Table 3 presents projections for population and households for Leichhardt and the Inner West LGA:

- The populations of Leichhardt suburb and the Inner West LGA are forecast to increase by around 1 per cent per annum between 2016 and 2041. Both areas are forecast to experience an ageing in their populations, with persons aged over 65 accounting for over 15 per cent of their respective populations by 2041.
- Both Leichhardt suburb and the Inner West LGA are forecast to see increasing shares of lone person households and reductions in the shares of couple families, both with and without dependents. Consequently, the average household size in both regions is projected to decline.
- The projected shift in the demographic supports the provision of smaller properties including flats and apartments.

Table 3: Population projections

	Leichhardt suburb		Inner West LGA	
	2016	2041	2016	2041
<b>Population</b>	<b>15,309</b>	<b>20,142</b>	<b>191,185</b>	<b>247,881</b>
0-4 years	8.47%	6.67%	6.07%	5.66%
5-14 years	10.83%	10.22%	9.31%	8.89%
15-64 years	69.61%	67.81%	72.64%	69.95%
65+ years	11.09%	15.30%	11.99%	15.50%

	Leichhardt suburb		Inner West LGA	
	2016	2041	2016	2041
<b>Households</b>	<b>6,089</b>	<b>8,465</b>	<b>76,931</b>	<b>102,416</b>
Average household size	2.46	2.29	2.41	2.33
Couple families with dependents	31.40%	27.58%	26.60%	24.78%
Couples without dependents	23.99%	20.35%	25.54%	24.33%
Group households	8.56%	8.12%	9.65%	8.89%
Lone person households	25.60%	33.60%	27.43%	30.84%
One parent family	8.00%	7.86%	7.87%	8.22%
Other families	2.45%	2.49%	2.91%	2.93%
<b>Dwellings</b>	<b>6,328</b>	<b>8,965</b>	<b>80,885</b>	<b>108,542</b>
Dwelling Occupancy Rate	96.22%	94.42%	95.11%	94.36%

Source: forecast.id (2022), Inner West Council population forecast

## 4.3 ECONOMIC PROFILE

- The populations of Leichhardt suburb and the Inner West LGA had higher shares of Diploma or Graduate Certificate levels of education (42.7 per cent and 42.9 per cent) than Greater Sydney (30.6 per cent) in 2016.

Table 4: Highest level of Educational Attainment

	Leichhardt suburb	Inner West LGA	Greater Sydney
Bachelor degree or higher	31.95%	32.62%	21.58%
Diploma or Graduate Certificate level	10.79%	10.25%	9.04%
Certificate level (I to IV)	6.67%	6.82%	9.86%
Secondary school level	21.00%	23.64%	29.92%

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

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

- Reflecting their relatively more educated populations, both Leichhardt suburb and the Inner West LGA had higher median income levels than Greater Sydney in 2016.

Table 5: Total Personal Income - Weekly - ranges

	Leichhardt suburb	Inner West LGA	Greater Sydney
Negative or nil	5.12%	6.45%	9.20%
\$1 - \$499	14.81%	17.21%	20.19%
\$500 - \$999	14.30%	16.08%	17.45%
\$1000 - \$1499	11.89%	13.17%	11.86%
\$1500 - \$1999	10.16%	9.66%	7.36%
\$2000 - \$2999	9.10%	7.90%	5.00%
Above \$3000	7.78%	6.35%	3.66%

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

- Households with mortgages in Leichhardt suburb and the Inner West LGA experienced less housing stress than the average household for Greater Sydney in 2016.

- Households renting in Leichhardt suburb and the Inner West LGA experienced higher levels of housing stress than the average household for Greater Sydney in 2016.

**Table 6: Levels of housing stress**

	Leichhardt suburb	Inner West LGA	Greater Sydney
Households with mortgage repayments are less than 30% of household income	94.0%	94.2%	91.6%
Households with mortgage repayments greater than or equal to 30% of household income	6.0%	5.8%	8.4%
Households where rent payments are less than 30% of household income	85.5%	84.1%	85.2%
Households with rent payments greater than or equal to 30% of household income	14.5%	15.9%	14.2%

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

- Median apartment prices in Leichhardt suburb in September quarter 2021 were approximately 40% higher than for Greater Sydney and 30% higher than for the Inner West LGA.
- Median house prices in Leichhardt suburb in September quarter 2021 were around 60% higher than for Greater Sydney and broadly comparable with prices for the Inner West LGA.
- Median rents in Leichhardt suburb in December quarter 2021 for houses (3 bedrooms) were broadly comparable with the Inner West LGA around 55% higher than the Greater Sydney average.
- Median rents in Leichhardt suburb in December quarter 2021 for townhouses (2 bedrooms) were broadly comparable with the Inner West LGA and around 30% higher than the Greater Sydney average.
- Median rents in Leichhardt suburb in December quarter 2021 for flats/units (2 bedrooms) were around 10% higher than for the Inner West LGA and Greater Sydney.

**Table 7: Median sales and rent prices**

	Leichhardt postcode (2040)	Inner West LGA	Greater Sydney
Dwellings prices – Strata <sup>^</sup>	\$1,110,000	\$855,000	\$800,000
Dwellings prices - Non strata <sup>^</sup>	\$2,150,000	\$2,054,000	\$1,320,000
Weekly rental payments – Houses <sup>^^</sup> (3 bedroom)	\$850	\$850	\$550
Weekly rental payments – Townhouses <sup>^^</sup> (2 bedroom)	\$660	\$678	\$500
Weekly rental payments - Flats/Units <sup>^^</sup> (2 bedroom)	\$550	\$490	\$500

Source: Department of Family and Community Services (2022), Rent and Sales Report

<sup>^</sup>as at September quarter 2021

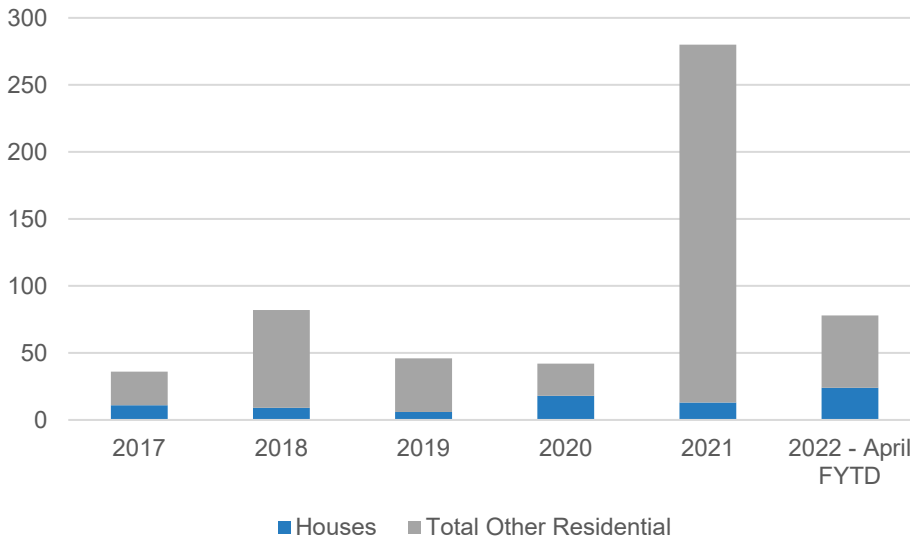
<sup>^^</sup>as at December quarter 2021

- Leichhardt had a SEIFA index of disadvantage of 1,076 in 2016, making it relatively less disadvantaged than the Inner West LGA (1,053) and Greater Sydney (1,018).

## 4.4 HOUSING SUPPLY

Figure 5 illustrates dwelling approval numbers for Leichhardt between 2017 and 2022 (up to April). Between 2017 and 2020, approvals averaged around 50 dwellings, while the 2021 figures will have been boosted by the ARA project at 141 Allen Street.

Figure 5: Residential<sup>^</sup> dwelling approvals (no) – Leichhardt\*



Source: ABS Building Approvals series, \* Leichhardt portion of Leichhardt-Annandale SA2, ^ excludes aged care facilities (but not ILUs) and boarding houses.

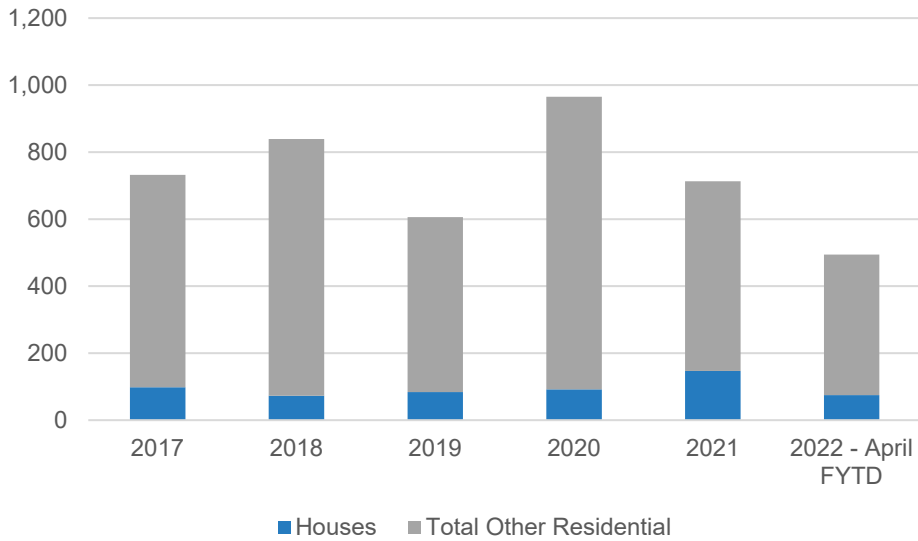
For the overall Inner West LGA, approvals averaged 670 dwellings over the five years to 2021. This compared to a five-year dwelling target (2016-2021) in the Eastern District Plan for the Inner West LGA of 5,900 homes, or 1,180 per year.

The Department of Planning & Environment’s (DPE’s) 5-year medium growth supply forecast for the Inner West LGA (as at October 2021) is for 3,360 dwellings in total or an average of 672 per year, while for Leichhardt suburb it is 440 in total or an average of 88 per year. Approvals are a leading indicator of supply, not all approvals translate to commencement and completions. DPE’s Metropolitan Housing Monitor estimated there were 379 dwelling completions in the 12 months to June 2021 compared to 723 dwelling approvals.

The PRCUTS includes a target of 451 dwellings over 2016-2023 for the Taverners Hill Precinct. The Oasis Leichhardt and Leichhardt Green developments on George Street and Upward Street were completed in 2018 delivering a combined 410 dwellings. These developments were already proceeding at the time of the release of PRCUTS. The bulk of land scheduled for Stage 1 release (2016-2023) bounds Parramatta Road and was recommended for mixed uses. These sites have yet to be redeveloped in line with PRCUTS.

Over 2023-2050 the PRCUTS envisages a further 900 dwellings being delivered in Taverners Hill Precinct. The Planning Proposal would deliver just under a quarter of this projected supply (approximately 220 dwellings), which would contribute significantly to meeting the State governments targets.

Figure 6: Residential<sup>^</sup> dwelling approvals (no) – Inner West LGA

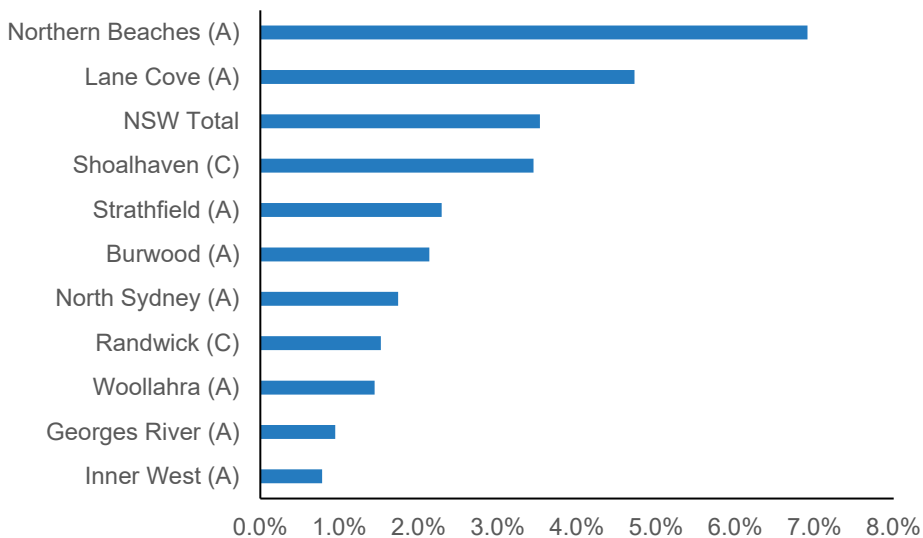


Source: ABS Building Approvals series, <sup>^</sup> excludes aged care facilities (but not ILUs) and boarding houses.

## 4.5 SENIORS HOUSING

As at Census 2016, there were an estimated 250 retirement living dwellings (self-contained) in the Inner West LGA and a population aged over 60 years of 30,747. This equated to a Seniors Housing market penetration rate<sup>2</sup> of only 0.8 per cent, well below many other Inner Sydney LGAs and the NSW overall rate. This implies a considerable shortfall in supply of Seniors Housing in the Inner West as of Census 2016.

Figure 7: Seniors Housing - Market Penetration Rates - selected LGAs – 2016



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

<sup>2</sup> Calculated as the proportion of the LGA's over 60 population that is resident in Seniors Housing. Source: Knight Frank (2017), 'Seniors Living Insights'

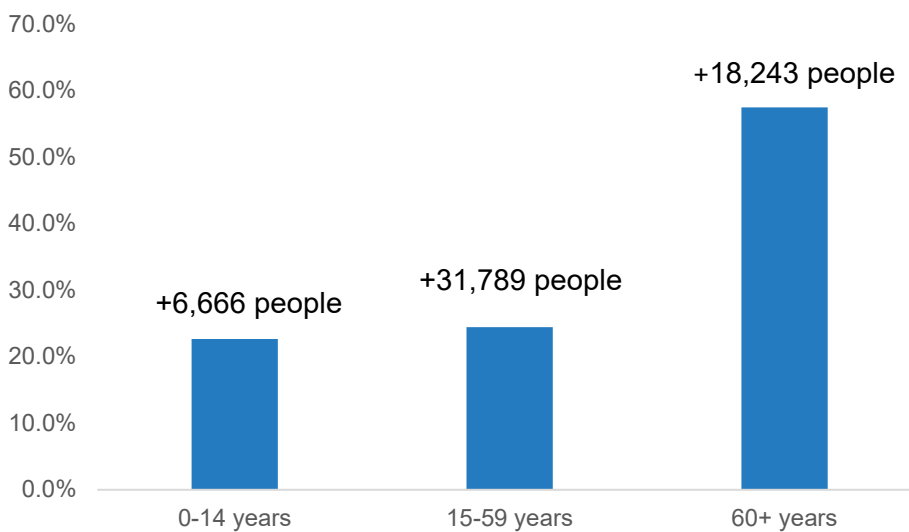


As at June 2022, there are estimated to be 362 Seniors Housing dwellings in the Inner West LGA.<sup>3</sup> This translates to a slightly increased penetration rate of 1.1 per cent of the estimated population aged over 60 years in 2022<sup>4</sup>. However, if we assume that the demand is closer to a 2.0 per cent penetration rate, this translates to a current undersupply of dwellings of 296 dwellings.

Inner West Council's Local Housing Strategy highlights the lack of senior housing provision with only 4 dwellings approved between 2015/16 and 2017/18.

The Planning Proposal will deliver approximately 60 seniors housing units that will help to address this shortfall in supply and cater to the needs of the Inner West's ageing population.

**Figure 8: Population Growth Projections - Inner West - 2016 to 2041 (% change)**



Source: *forecast.id (2020), Inner West Population Projections*

## 4.6 EMPLOYMENT PROJECTIONS

Leichhardt suburb is identified in the Eastern City District Plan as a key local centre, with employment centres such as Burwood and the Sydney CBD within a 30-minute commute by public transport. The Planning Proposal will leverage Leichhardt suburb's strategic position to provide both housing and employment uses close to existing road, rail, bus and light rail transport infrastructure.

The most recent employment projections from Transport for NSW's Transport Performance and Analytics (TPA) branch show employment in the Leichhardt - Annandale SA2 growing at an annual rate of 1.5 per cent over the 10 years to 2026, before slowing to annual rate of 0.9 per cent over the 10 years to 2036. The corresponding growth projections for the Inner West LGA are slightly higher at 1.7 per cent and 1.1 per cent, respectively. The Inner West LGA growth rates are in line with those of the broader Eastern City District.

<sup>3</sup> Source: <https://www.villages.com.au/retirement-villages/nsw/inner-west/area>

<sup>4</sup> Forecast id., Population and household forecasts, 2016 to 2041

**Table 8: Employment projections**

Area	2016	2026	2036	% change (2016-2036)
Leichhardt – Annandale SA2	12,079	14,060	15,340	27.0%
Haberfield - Summer Hill SA2	3,904	4,772	5,450	39.6%
Dulwich Hill – Lewisham SA2	3,116	3,839	4,385	40.7%
Petersham – Stanmore SA2	5,707	6,779	7,511	31.6%
Inner West LGA	71,550	84,441	94,501	32.1%
Eastern City District	926,876	1,109,111	1,227,159	32.4%
Greater Sydney	2,425,404	2,963,767	3,367,546	38.8%

Source: Transport for NSW, Travel Zone Projections 2019 (TZP19)

Table 10 below illustrates the projected industry level employment shares and growth contribution in the Inner West LGA between 2016 and 2036. Strong growth is projected in the population-serving industries of health care and social assistance, education and training, construction and retail. While construction is expected to see an increase in its employment share between 2016 and 2036, the shares of other uses which traditionally locate in industrial areas are expected to decline e.g., manufacturing, wholesale trade, and transport, postal and warehousing.

Aside from population-serving industries, the strongest projected employment growth contribution comes from the professional, scientific and technical services sector. This is aligned with the occupational composition of the Inner West LGA population illustrated in Table 9, which shows that 37.6 per cent of employed people aged 15 years and over were classified as professionals as at Census 2016 compared to a Greater Sydney average of 26.3 per cent. The share in the Leichhardt – Annandale SA2 (where the site is located) is even higher at 41.1 per cent.

**Table 9: Share of occupation categories as at Census 2016 – Leichhardt – Annandale SA2, Inner West LGA, Greater Sydney**

Occupation	Leichhardt – Annandale SA2	Inner West LGA	Greater Sydney
Professionals	41.1%	37.6%	26.3%
Managers	18.7%	16.4%	14.6%
Clerical and Administrative Workers	12.4%	12.8%	13.7%
Community and Personal Service Workers	7.6%	8.5%	11.7%
Technicians and Trades Workers	6.9%	8.5%	9.6%
Sales Workers	6.8%	7.3%	9.0%
Labourers	3.0%	4.9%	7.5%
Machinery Operators and Drivers	1.8%	2.5%	5.6%

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

**Table 10: Employment forecasts by industry - top 15 industries – Inner West LGA**

Industry	2016 % of total	2036 % of total	Contribution to total growth (2016-2036)
Health Care and Social Assistance	13.64%	17.87%	31.08%
Retail Trade	11.75%	10.89%	8.20%
Construction	9.93%	10.04%	10.38%
Professional, Scientific and Technical Services	8.89%	9.91%	13.08%
Accommodation and Food Services	8.80%	8.03%	5.63%
Education and Training	8.74%	9.34%	11.22%
Public Administration and Safety	7.01%	6.25%	3.88%
Other Services	4.98%	4.65%	3.60%
Transport, Postal and Warehousing	3.96%	3.59%	2.41%
Administrative and Support Services	3.46%	2.87%	1.01%
Wholesale Trade	3.43%	2.96%	1.50%
Food Product Manufacturing	2.31%	1.81%	0.27%
Arts and Recreation Services	2.13%	2.05%	1.80%
Information Media and Telecommunications	2.12%	1.88%	1.17%
Rental, Hiring and Real Estate Services	2.08%	2.08%	2.08%
Other industries*	6.78%	5.78%	2.68%

Source: Transport for NSW (2020), Employment Projections TZP19

\*Sum of remaining industry groups

Weak projected employment growth for industries which traditionally locate in industrial areas suggests that there will not be significant demand for heavy manufacturing and freight and logistics lands over the forecast horizon. It does not imply that there will not be demand for Local Light Industrial uses to support other businesses, as population-serving industries will also require support. However, many of these types of uses can successfully co-locate with residential and commercial uses without land use conflict.

The Planning Proposal would provide flexible non-residential floorspace suitable for both light industrial and commercial uses. The site currently has good access for light industrial uses for dispatch, pickup and delivery using small trucks and will continue to do so under the Planning Proposal. The site would be suitable for a mix of light industrial uses supporting population serving businesses which are expected to see strong growth over the forecast horizon, as well as providing commercial space for professionals which is aligned with the occupational composition of the local population. The provision of jobs close to home is consistent with both local and state planning.

## 5 Social Infrastructure Review

### 5.1 PLANNING PROPOSAL POPULATION

The indicative reference scheme that has been developed for the site includes approximately 200 residential apartments with the following bedroom mix.

- Studio apartments (~7.3%)
- 1-bedroom apartments (~27.5%)
- 2-bedroom apartments (~29.8%)
- 3-bedroom apartments (~35.3%)

The estimated development population was calculated using the following data:

1. Average number of people resident in studios, one, two and three bedroom apartments in the Inner West LGA.<sup>5</sup>
2. Residential Vacancy Rates for Inner Sydney.<sup>6</sup> This is the proportion of residential dwellings that were vacant during the survey period. The vacancy rate used was for all dwelling types and sizes because more granular estimates were not available. The average of the monthly vacancy rates from May 2021 to April 2022 was used.
3. Age distribution of the population of the Inner West LGA.<sup>7</sup>

For example, the development population for two bedroom apartments and age group 0-4 years was calculated as:

$$\text{No. of two-bedroom apartments} \times \text{Average no. of residents in two-bedroom apartments in the Inner West LGA} \times (1 - \text{Residential Vacancy Rate}) \times \text{Proportion of the Inner West LGA population aged 0-4 years}$$

The total estimated resident population of the development (aggregating all apartment sizes and age groups) is 383 persons. It is estimated that there will be approximately 19 persons aged 0-4, 17 persons aged 5-9, 13 persons aged 10-14 and 102 persons aged over 65.

**Table 11: Development Population estimates**

	Base case	Project case	Change
No. of apartments	0	220	220
Occupied apartments	0	213	213
Estimated population	0	383	383
Persons 0-4	0	19	19
Persons 5-14	0	30	30
Persons 15-64	0	232	232
Persons 65+	0	102	102

Source: Platino Properties, ABS 2016 Census Table Builder, Real Estate Institute of NSW 2022, Hadron Group calculations.

The development would also support approximately 105 workers, which translates to a net reduction of 42 workers on the estimated potential workforce under the current zoning.

<sup>5</sup> ABS 2016, Census of Population and Housing, 2016, Table Builder, 2016 Census - Selected Dwelling Characteristics, Dwelling Structure by Number of Persons Usually Resident in Dwelling by Number of Bedrooms in Private Dwelling (ranges) by LGA

<sup>6</sup> Real Estate Institute of NSW 2022, Vacancy Rate Survey Results, April 2022

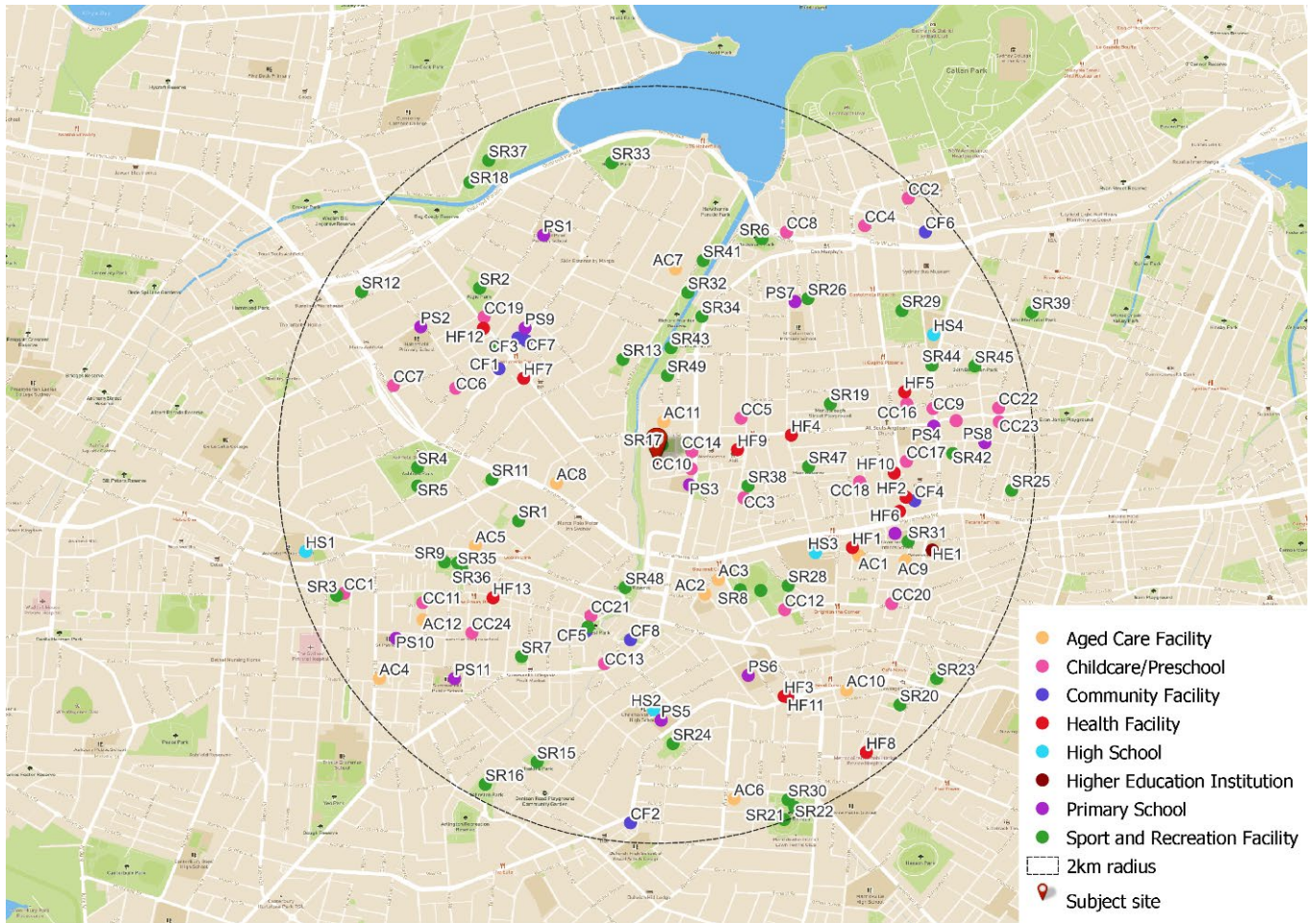
<sup>7</sup> ABS 2016, Census 2016 Table Builder, Population by age

## 5.2 SOCIAL INFRASTRUCTURE AUDIT

This section undertakes an audit of existing social infrastructure to better understand gaps and likely future needs of the resident population in the locality of the site.

The audit has been undertaken for a 2km radius of the site and has been informed by an analysis of Google Maps and data from the Australian Government’s Child Care Finder website and the NSW Department of Education.

Figure 9: Location of existing facilities



Source: Google Maps (current as at 19 May 2022); Cred Consulting (2018), Social Impact Assessment -67-75 Lords Road, Leichhardt

### 5.2.1 Playgrounds

There are three dedicated playgrounds within 1km of the subject site. There is also a playground in the Lambert Park sportsground (SR17 in Figure 6) within 200m of the site.

Table 12: Playgrounds within 2kms of the subject site

Map No.	Facility Name	Address	Proximity
<b>Dedicated playgrounds</b>			
SR5	Ashfield Park Children Playground	Ashfield	1km to 2km
SR7	Carrington Street Reserve Playground	45-51 Carrington St, Summer Hill	1km to 2km
SR10	Darrell Jackson Playground	Summer Hill	1km to 2km
SR17	Lambert Park Playground	Leichhardt	<400m
SR18	Livvi's Place Five Dock	19 Henley Marine Dr, Five Dock	1km to 2km



Map No.	Facility Name	Address	Proximity
SR19	Marlborough Street Playground	57-61 Marlborough St, Leichhardt	400m to 1km
SR20	Marr Playground	Albert St, Petersham	1km to 2km
SR26	North Street Playground	56 North St, Leichhardt	1km to 2km
SR28	Petersham Park Playground	Petersham	400m to 1km
SR30	Playground at Marrickville Park	Marrickville	1km to 2km
SR31	Quinn Playground	Elswick St, Petersham	1km to 2km
SR34	Shields Playground	Darley Rd, Leichhardt	400m to 1km

Source: Google Maps (current as at 19 May 2022)

## 5.2.2 Parks

There are 16 parks or reserves within 1km of the subject site. The nearest is Lambert Park, which includes open space with canopy cover and shaded benches and is within 200m of the 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. The Greenway is classified as a regional park. The site is also within 2km of a district park – Richard Murden Reserve.

**Table 13: Parks within 2kms of the subject site**

Map No.	Facility Name	Address	Proximity
<b>Parks (including some with sports/recreational facilities)</b>			
SR1	64 Kensington Road Pocket Park	64 Kensington Rd, Summer Hill	400m to 1km
SR2	Algie Park	195 Ramsay St, Haberfield	1km to 2km
SR3	Allman Park	Victoria Road & Norton Street, 10 Norton St, Ashfield	1km to 2km
SR4	Ashfield Park	Parramatta Rd & Orpington Street, Ashfield	1km to 2km
SR9	Darrell Jackson Gardens	91 Carlton Cres, Summer Hill	1km to 2km
SR11	Explorers' Park	23 Liverpool Rd, Ashfield	400m to 1km
SR12	Haberfield Gardens	16 Walker Ave, Haberfield	1km to 2km
SR14	Harvest Park	Summer Hill	400m to 1km
SR15	Hoskins Park	Pigott St, Dulwich Hill	1km to 2km
SR16	Johnson Park	Constitution Rd, Dulwich Hill	1km to 2km
SR17	Lambert Park	Leichhardt	<400m
SR22	Marrickville Park	111 Frazer St, Marrickville	1km to 2km
SR23	Maundrell Park	Hopetoun St, Petersham	1km to 2km
SR24	Morton Park	52 Gould Ave, Lewisham	1km to 2km
SR25	Nestor Park	13 Hearn St, Leichhardt	1km to 2km
SR27	Petersham Park	Brighton St, Sydney	400m to 1km
SR29	Pioneers Memorial Park	Norton St, Leichhardt	1km to 2km
SR33	Robson Park	Mortley Ave & Boomerang Street, Haberfield	1km to 2km
SR37	Timbrell Park	Henley Marine Dr, Five Dock	1km to 2km
SR38	Wangal Nura Park	41 Flood St, Leichhardt	400m to 1km
SR40	War Memorial Park	39 Moore St, Leichhardt NSW 2040	1km to 2km
SR41	Richard Murden Reserve	Hawthorne Parade, Haberfield NSW 2045	400m to 1 km
SR42	Pine Square Reserve	Pine Square, Leichhardt NSW 2040	400m to 1 km
SR43	Hawthorne Canal Reserve	Hawthorn Parade, Leichhardt NSW 2040	400m to 1 km
SR44	Ibrox Park	152 Balmain Rd, Leichhardt NSW 2040	400m to 1 km
SR45	36th Battalion Park	Mackenzie Street and, Hill St, Leichhardt NSW 2040	1km to 2km
SR46	Federation Place	110A Ramsay St, Haberfield NSW 2045	400m to 1 km
SR47	Marr Reserve	44A Excelsior St, Leichhardt NSW 2040	400m to 1 km

Map No.	Facility Name	Address	Proximity
SR48	Cadigal Reserve	1 Grosvenor Cres, Summer Hill NSW 2130	400m to 1 km
SR49	Darley Road Reserve	24A Daniel St, Leichhardt NSW 2040	400m to 1 km
SR50	78 Dalhousie Street Reserve	78 Dalhousie St, Haberfield NSW 2045	400m to 1 km
-	Jubilee Street Reserve*	Jubilee St, Lewisham NSW 2049	400m to 1 km
-	Federation Plaza Reserve*	-	400m to 1 km
-	Falls Street Reserve*	Falls St, Leichhardt NSW 2040	1km to 2km
-	Elswick Street Reserve*	Elswick St, Leichhardt NSW 2040	1km to 2km
-	Leichhardt Street Reserve*	Leichhardt St, Leichhardt NSW 2040	1km to 2km
-	Hearn Street Reserve*	Hearn St, Leichhardt NSW 2040	1km to 2km

Source: Google Maps (current as at 19 May 2022), \* Cred Consulting

## 5.2.3 Sports grounds and recreation facilities

There are several dedicated sports facilities within 2kms of the subject site. In addition, several of the parks identified in Table 13 include sports fields and other outdoor recreational facilities.

Table 14: Dedicated sports grounds and recreation facilities

Map No.	Facility Name	Address	Proximity
<b>Dedicated sports facilities</b>			
SR6	Blackmore Oval	Canal Rd, Leichhardt	1km to 2km
SR8	D. Seddon Pavilion	2C West St, Lewisham	400m to 1km
SR13	Haberfield Tennis Courts	Haberfield	400m to 1km
SR17	Lambert Park Sportsfield	Leichhardt	< 400m
SR21	Marrickville Oval	1 Livingstone Rd, Marrickville	1km to 2km
SR32	Richard Murden Tennis Courts	190 Hawthorne Parade, Haberfield	400m to 1km
SR35	Summer Hill Skate Park	Darrell Jackson Gardens, Summer Hill	1km to 2km
SR36	Summer Hill Tennis Courts	Summer Hill	1km to 2km

Source: Google Maps (current as at 19 May 2022)

## 5.2.4 Community facilities

Haberfield and Leichhardt libraries are both within 2kms of the subject site. The nearest meeting rooms are at Leichhardt Marketplace, within 400m of the site, and at Leichhardt Town Hall. Additional facilities are available within 1-2kms of the site in the neighbouring suburbs of Ashfield, Dulwich Hill, Haberfield, Lewisham, Lilyfield and Summer Hill.

Table 15: Dedicated sports grounds and recreation facilities

Map No.	Facility Name	Address	Proximity
<b>Community Facility</b>			
CF1	Ella Centre	58A Dalhousie St, Haberfield	400m to 1km
CF2	Emanuel Tsardoulis Community Library	362/372 New Canterbury Rd, Dulwich Hill	1km to 2km
CF3	Haberfield Library	78 Dalhousie St, Haberfield	1km to 2km
CF4	Leichhardt Library	23 Norton St, Leichhardt	1km to 2km
CF5	Little B.I.G. House	16 Flour MI Wy, Summer Hill	400m to 1km
CF6	Lucan Care Community Centre	158 Lilyfield Rd, Lilyfield	1km to 2km
CF7	Mervyn Fletcher Hall	81 Dalhousie St, Haberfield	400m to 1km
CF8	Yanada Community Meeting Room	Luna Apartments, 22 Hudson St, Lewisham	400m to 1km

Source: Google Maps (current as at 19 May 2022)

## 5.2.5 Childcare /pre-school facilities

There are four childcare facilities within 400m of the subject site, two within 1km and several more within 2kms. At the time of undertaking this audit (June 2022), the Australian Government's Child Care Finder website indicated that all centres had vacancies.

**Table 16: Dedicated sports grounds and recreation facilities**

Map No.	Facility Name	Address	Proximity
<b>Childcare/Preschool</b>			
CC1	Ashfield Early Learning Centre	10 Norton St, Ashfield	1km to 2km
CC2	Emmerick Street Community Preschool	15 Emmerick St, Lilyfield	1km to 2km
CC3	Explore & Develop Leichhardt - Early Learning Centre	33 Flood St, Leichhardt	400m to 1km
CC4	Explore & Develop Norton Street, Lilyfield	370 Norton St, Lilyfield	1km to 2km
CC5	FDC United Educators Scheme	146 Flood Street, Leichhardt	< 400m
CC6	Goodstart Early Learning Haberfield	25 Rogers Ave, Haberfield	1km to 2km
CC7	Guardian Childcare & Education Haberfield	183 Parramatta Rd, Haberfield	1km to 2km
CC8	Guardian Childcare & Education Lilyfield	64 Charles St, Lilyfield	1km to 2km
CC9	Jenny's Kindergarten & Early Learning Leichhardt	112 Balmain Rd, Leichhardt	1km to 2km
CC10	Kindy4Kids Child Care Leichhardt	51 - 55 Lords Road, Leichhardt	< 400m
CC11	KU Henson Street Preschool	Henson St &, Short St, Summer Hill	1km to 2km
CC12	KU Petersham Preschool	92a Brighton St, Petersham	1km to 2km
CC13	Learn & Laugh Early Learning Lewisham	120A Old Canterbury Rd, Lewisham	1km to 2km
CC14	Leichhardt & Marrickville Family Day Care	22 Foster St, Leichhardt	< 400m
CC15	Leichhardt Children's Centre	19 Leichhardt St, Leichhardt	1km to 2km
CC16	Leichhardt Little Stars	10 Wetherill St, Leichhardt	1km to 2km
CC17	Leichhardt Montessori Academy Child Care Centre	67 Norton St, Leichhardt	1km to 2km
CC18	Little Ark Preschool	32 Thornley St, Leichhardt	1km to 2km
CC19	Marys Kindy - Childcare Haberfield	191 Ramsay St, Haberfield	1km to 2km
CC20	Petersham Early Childhood Education Centre	12 Brighton St, Petersham	1km to 2km
CC21	Rise & Shine Kindergarten™ Summer Hill	1/15 Smith St, Summer Hill	400m to 1km
CC22	Rose Cottage Child Care Centre	1 Coleridge St, Leichhardt	1km to 2km
CC23	Styles Street Children's Community Long Day Care Centre	62-64 Styles St, Leichhardt	1km to 2km
CC24	Summer Hill Children's Centre	Cnr Moonbie &, Lorne St, Summer Hill	1km to 2km

Source: Google Maps (current as at 19 May 2022)

## 5.2.6 School facilities

### Primary schools

The subject site is located in the Kegworth Public School catchment. The school is located across the street from the site. There are a number of additional primary schools within 2km of the site, outside of the official catchment.

There is currently availability for Outside of School Hours Care (OSHC) at Kegworth, Leichhardt and Taverners Hill schools (June 2022).



## Secondary schools

The subject site is located within the Sydney Secondary College Leichhardt Campus catchment. This school is located 1.43km from the site.

There are several secondary schools located within 2km of the site, outside of the official catchment. There are two combined primary and secondary schools within 2km of the site.

**Table 17: Dedicated sports grounds and recreation facilities**

Map No.	Facility Name	Address	Proximity
<b>High School</b>			
HS1	Ashfield Boys High School	117 Liverpool Rd, Ashfield	1km to 2km
HS2	Christian Brothers' High School Lewisham	68 The Boulevarde, Lewisham	1km to 2km
HS3	Fort Street High School	Parramatta Rd, Petersham	400m to 1km
HS4	Sydney Secondary College Leichhardt Campus	210 Balmain Rd, Leichhardt	1km to 2km
<b>Higher Education Institution</b>			
HE1	TAFE NSW - Petersham, Crystal Street	27 Crystal St, Petersham	1km to 2km
<b>Primary School</b>			
PS1	Dobroyd Point Public School	Waratah St, Haberfield	1km to 2km
PS2	Haberfield Public School	Bland St, Haberfield	1km to 2km
PS3	Kegworth Public School	60 Tebbutt St, Leichhardt	< 400m
PS4	Leichhardt Public School	Marion St, Leichhardt	1km to 2km
PS5	Lewisham Public School	49 The Boulevarde, Lewisham	1km to 2km
PS6	Petersham Public School	25 Hunter St, Lewisham	1km to 2km
PS7	St Columba's Catholic Primary School	215 Elswick St, Leichhardt	1km to 2km
PS8	St Fiacre's Catholic Primary School	98 Catherine St, Leichhardt	1km to 2km
PS9	St Joan of Arc Catholic Primary School	88 Dalhousie St, Haberfield	1km to 2km
PS10	St Patrick's Catholic Primary School	9 Drynan St, Summer Hill	1km to 2km
PS11	Summer Hill Public School	Moonbie St, Summer Hill	1km to 2km
PS12	Taverners Hill Infants	Elswick St, Petersham	1km to 2km

Source: Google Maps (current as at 19 May 2022)

## 5.3 DEMAND FROM THE PLANNING PROPOSAL

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

The expected demands on facilities and infrastructure associated with the Planning Proposal have been calculated using published benchmarks. For culture, community, and recreational infrastructure the benchmarks are sourced from the Inner West Community Asset Needs Study (2021) and the Inner West Recreational Needs Study Update (2021). For education, health and social welfare, the benchmarks used were those adopted by the Growth Centre Commission. While these were developed for greenfield sites, no specific education or social and welfare benchmarks were detailed for PRCUTS, with the requirements to be determined following consultation with the relevant department. These benchmarks should therefore be treated as a guide to the infrastructure requirements associated with demand from the development. The child care provision benchmarks were sourced from PRCUTS, Social Infrastructure Analysis – Volume 1.

Table 18 indicates the level of demand for social infrastructure created by the Planning Proposal. These are incremental demands associated with the residential population, noting that the potential worker population is lower under the Planning Proposal than under the current zoning:

**Table 18: Planning Proposal population demand for community facilities**

Type of facility		Benchmark provision rate	Demand from Planning Proposal
<b>Education<sup>1</sup></b>	Public Primary Schools	1: 1,500 new dwellings	0.15
	Public High Schools	1: 4,500 new dwellings	0.05
<b>Health and Social Welfare<sup>1</sup></b>	Community Health Centre	1: 20,000 people	0.02
	Hospital Beds	2 beds: 1000 people	0.77
	Aged Care Housing	1:10,000 people	0.04
	High Care (Nursing home)	40 beds: 1,000 people 70yrs+	0.00
	Youth centre	1: 20,000 people	0.00
	Low Care (Hostel) places	48 places: 1,000 people 70yrs+	0.00
	Community Service Centre	85 sqm per 1000 people	32.54
<b>Child care<sup>2</sup></b>	Child Care facility	1 place: 2 children 0 - 4 yrs	9.46
	After school care facility	1 place: 5 children 5 - 11 yrs	3.40
<b>Culture<sup>3</sup></b>	Branch Library	1: 35,000 - 65,000 people	0.01
	All cultural spaces	20 sqm per 1000 people	7.66
	District cultural space	1: 20,000 - 30,000 people	0.01
	Local cultural space	1: 7500 - 10,000 people	0.04
<b>Community Centre<sup>3</sup></b>	All community spaces	80 sqm per 1000 people	30.62
	Local community space	1: 7500 - 10,000 people	0.04
	District community space	1: 30,000 people	0.01
<b>Recreation<sup>4</sup></b>	Summer sporting field	1: 6,500 people	0.06
	Winter sporting field	1: 4,500 people	0.09
	Indoor (multipurpose) courts	1:20,000 people	0.02
	Outdoor (multipurpose courts)	1: 2,500 people	0.15
	Indoor leisure centre (dry)	1:75,000 people	0.01
	Indoor leisure centre (aquatic)	1:38,500 people	0.01
	Skate park / facility	1: 48,000 people	0.01
	Play space	1: 2,000 people	0.19
	Regional park proximity benchmark	Within 5 –10km (approx. 2-5ha)	✓
	District park proximity benchmark	Within 2km (approx. 0.5-2ha)	✓
	Local park (all) proximity benchmark	Within 400m (approx. 0.5-2ha)	✓
	Local park (high density) proximity benchmark	Within 200m (approx. 0.1-0.5ha)	✓

Source: Hadron Group calculations, <sup>1</sup>Growth Centre Commission – Development Code (2006), <sup>2</sup>PRCUTS – Social Infrastructure Analysis (Vol 2), <sup>3</sup>IWC Community Assets Needs Study 2021, <sup>4</sup>IWC Recreational Needs Study Update 2021

Table 18 indicates that the Planning Proposal won't create significant additional demand for state-provided infrastructure – education, health and social welfare. Moreover, as the Planning Proposal will increase 'ageing in place' penetration levels, it is possible that it will help dampen additional demand for health and social welfare infrastructure. Provision of additional state-provided infrastructure for the Taverners Hill Precinct is identified and costed in the PRCUTS Infrastructure Schedule to which the development will contribute through payment of a Regional Infrastructure Contribution.

The resident population will create some demand for childcare and after school facilities. The social infrastructure audit indicates that there is currently availability for these facilities within 2km of the subject site. The development would not be appropriate for a childcare centre as it would compound traffic flows associated with Kegworth Public School.

The resident population will also create demand for cultural, community and recreational space. The Inner West Community Assets Needs Study identifies the need for additional library and community space in Catchment 3 (which includes the subject site) in the short to medium term, while the Inner West Recreational Needs Study Update identifies the need for additional sportsfields and courts in the longer term. Reflecting a space premium, Inner West Council intends to investigate opportunities to share sports facilities through collaboration with NSW Government and educational providers. The development will contribute to the cost of delivering the additional library, community, and recreational facilities through Section 7.11 contributions.

Both the Government Architect's Draft Greener Places Guide and the Greater Sydney Commission's Eastern City District Plan advocate for open space planning to take a proximity approach to ensure all residents can access a local park within 400sqm of their home, or for high-density areas, within 200sqm. The subject site meets all the proximity benchmarks adopted in the Recreational Needs Study Update for different open space hierarchies/sizes; residents can access a local park (Lambert Park) within 200m, a district park (Richard Murden Reserve) within 1km and a regional park (the Greenway) within 200m.

The Planning Proposal does not meet the requirements of State Environmental Planning Policy 65 – Apartment Design Guide for a minimum provision of 25 per cent of the site for communal open space which would be equivalent to ~2,650sqm. The Apartment Design Guide states that where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:

- provide communal spaces elsewhere such as a landscaped roof top terrace or a common room
- provide larger balconies or increased private open space for apartments
- demonstrate good proximity to public open space and facilities and/or provide contributions to public open space

The development includes 1,000sqm of publicly accessible open space, 570sqm of private open space at the ground floor level, and 850sqm of private rooftop gardens. The site can also demonstrate good proximity to public open space and facilities; it is adjacent to the Greenway which provides active recreation opportunities as well as pedestrian and cycle connections to open space within the wider vicinity and is within 200m of Lambert Park which comprises over 4,100sqm of local open space including passive recreation space and a playground.

Council recognises the significant cost of acquiring land for new open space to maintain the current quantitative level of service plus the cost of embellishing and maintaining this quantum of new open space.<sup>8</sup> The draft Inner West Local Infrastructure Contributions Plan 2022 therefore only seeks contributions from future development for targeted / limited open space acquisition. The development will contribute to these acquisitions along with the cost of Council's other strategies for meeting additional demands placed on open space through its Section 7.11 Contribution.

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<sup>8</sup> Inner West Council, *Draft Inner West Local Contributions Plan 2022* (pg. 70)

## 6 Community consultation

Platino Properties undertook extensive community engagement to support its 2018 Planning Proposal lodgment. This followed feedback from an earlier Planning Proposal lodged in 2014 with the former Leichhardt Council.

Independent consultants Chikarovski & Associates (C&A) were engaged to develop and implement a comprehensive Community and Stakeholder Engagement Strategy.

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
- direct notification to the APIA Club with encouragement to forward the survey onto their staff and patrons.

A total of 26 responses were received to the online survey. The main concerns regarding the proposal were overdevelopment (12 responses), noise (4 responses), traffic and parking (12 responses), height and overshadowing (4 responses), loss of local employment (5 responses), lack of green space (1 response). Three respondents indicated support for the proposal.

As part of the 2018 consultation, the community were asked what they would like to see result from the proposal if it were to proceed. The responses included creative arts space, cafes/restaurants, green space, childcare, gym facilities and retail. (Of the 26 responses, 16 per cent indicated that they did not wish for the Planning Proposal to proceed).

In addition to the community survey, engagement was sought with the APIA club at Lambert Park, existing tenants, the Department of Planning and Environment (DPE) and Inner West Council. The APIA club were concerned about the potential complaints from future residents given the club operates until 10pm, the tenants were considered about their ability to find similar warehouse-style industrial spaces in the local area, Inner West Council and DPE raised the need for extensive consultation and identified the loss of employment lands as an issue. Inner West Council also identified the need for sufficient provision of open space and recreation facilities for the residents.

No further consultation has been undertaken to support the current Planning Proposal as the earlier consultation was wide ranging and there is no reason to suggest that the issues would have changed. Results of all of the consultation undertaken to date has been considered in the preparation of the Planning Proposal.

## 7 Social impacts

Social impacts have been identified and analysed from the perspective of the community and other affected stakeholders. Different stakeholder groups considered include:

- Neighbours to the development
- Community within Leichhardt suburb
- Community within the Inner West LGA
- Businesses within the Inner West LGA

The environmental changes brought about by the development have been analysed in terms of their impacts on the following criteria outlined in Section 1.3 during both the construction and post-construction phases of the proposed development.

**Table 19: Planning Proposal social impacts**

Social impact	Evaluation
<p><b>Accommodation and housing</b> – increase in the supply and choice of dwellings close to amenities and employment</p>	<p>The development will provide 160 units (including 5% of residential GFA as affordable housing units) and 60 senior housing units close to jobs, transport and amenities.</p> <ul style="list-style-type: none"> <li>• <b>Pre-mitigation rating:</b> Significant Positive</li> <li>• <b>Impact on different groups:</b> This will impact people looking to move into the area as well as those in the area potentially looking to downsize.</li> <li>• <b>Proposed mitigation strategy:</b> None.</li> <li>• <b>Post-mitigation rating:</b> Significant Positive – The development will increase the diversity and supply of housing available in the Taverners Hill Precinct as recommended under PRCUTS and the Inner West Council’s Local Housing Strategy.</li> </ul>
<p><b>Community structure (severance, cohesion, and identity)</b> – impacts to cohesion and sense of place (construction phase)</p>	<p>The construction phase of the development is expected to last around 2 years. During this period there will be additional dust and noise emanating from the site and additional traffic movements, including heavy vehicles, to and from the site.</p> <ul style="list-style-type: none"> <li>• <b>Pre-mitigation rating:</b> Moderate Negative</li> <li>• <b>Impact on different groups:</b> This impact will predominantly affect residents in the immediate vicinity of the site as well as Kegworth Public School.</li> <li>• <b>Proposed mitigation strategy:</b> Mitigation measures will be set out in a Construction Management Plan to reduce the impacts. A communications plan will be developed and continually updated to ensure that the local community are given prior warning of disruptive events.</li> <li>• <b>Post-mitigation rating:</b> Slight Negative – there would be some inconvenience for residents in the immediate vicinity of the site and on the roads leading to the site for an extended period.</li> </ul>
<p><b>Interaction between new development and the existing community</b> – impacts to cohesion and sense of place (operational phase)</p>	<p>The subject site is currently surrounded by detached dwellings and townhouses. The proposed development has a maximum height of 30m and an estimated resident population of 383 persons. It therefore represents a significant change to the current urban form. The local community has previously expressed concern about the impact of the scale of development (see Section 6). The proposed development sees a reduction in the number of dwellings provided compared to the previous Planning Proposal but retains the 30m height limit and the FSR of 2.4:1 recommended in PRCUTS.</p> <p>Consequently, there is a risk that the perceived negative impacts identified in the community consultation (acoustics, visual amenity, loss of local employment, congestion and parking, lack of open space) could infringe on the existing community’s sense of place and how they interact with the new development’s residents and workers.</p> <p>There are several aspects of the proposed development which are expected to mitigate these impacts:</p>

Social impact	Evaluation
	<ul style="list-style-type: none"> <li>The development is consistent with the PRCUTS Planning and Design Guidelines which; describe the priorities and principles that will ensure future development achieves high design quality and design excellence, ensure high levels of amenity are achieved and integrate best practice sustainable urban transformation.</li> <li>Surrounding lands are also identified for rezoning to R3 Medium Density Residential under PRCUTS, so the effects of the Planning Proposal in significantly changing the urban form of the area will be temporary.</li> <li>There is sufficient parking on the site for the defined uses as prescribed in the Leichhardt Development Control Plan 2013.</li> <li>The Traffic and Parking Study undertaken to inform the Planning Proposal found that the development ‘...could not be expected to result in any adverse traffic implications onto the surrounding road network, compared to the existing use and traffic generation potential of the site’.<sup>9</sup></li> <li>The onus will be on the developer to ensure that the buildings are sufficiently sound-proofed from the night-time operations of the APIA club, so as not to create land use conflicts.</li> <li>The site-specific planning control allows for many of the non-residential uses identified by the community as being favoured for the site (gym facilities, café, light industrial/urban services, creative arts space) and the mix of employment uses is more closely aligned with the skillsets of the local population than the current provision.</li> <li>The site will include publicly accessible open space and improve connectivity to Lambert Park and the Greenway, so it will increase the local community’s access and accessibility to local space.</li> <li><b>Pre-mitigation rating:</b> <a href="#">Slight Negative</a></li> <li><b>Impact on different groups:</b> The perceived impacts will be felt most by those living adjacent to the development.</li> <li><b>Proposed mitigation strategy:</b> The developer should consider ways to build positive relationships with the incoming residents and existing resident population.</li> <li><b>Post-mitigation rating:</b> <a href="#">short term – Neutral / medium-long term – Moderate Positive</a> – PRCUTS will see some areas rezoned from low to medium density uses. The Strategy is designed to meet growing demand for housing and employment in the corridor. It will inevitably impact on the urban form of neighbourhoods and some residents will not welcome the change. However, the design guidelines look to minimise the impacts on surrounding uses and ensure high levels of amenity.</li> </ul>
<p><b>Residential amenity and quality of life –</b> High quality urban design which supports a variety of employment uses and provides open space for residents and the local community</p>	<p>The development is a high-quality design consistent with the PRCUTS guidelines and targets a 5-star energy rating. The design will improve connectivity between adjacent sites with public access provided through the site to the Greenway and to Lambert Park.</p> <p>Public open space will be provided onsite accessed by Lords Road. The open space will include canopy cover and shaded seating areas. Additional private open space will be provided for residents.</p> <p>The design will allow for flexible employment uses including light industrial, business services and services directly supporting local populations e.g., indoor recreation, creative uses, medical centre.</p>

<sup>9</sup> The Transport Planning Partnership (1 July 2022), 67-75 Lords Road, Leichhardt Traffic and Parking Impact Assessment, pg. 28

Social impact	Evaluation
	<ul style="list-style-type: none"> <li>• <b>Pre-mitigation rating:</b> <b>Slight Positive</b></li> <li>• <b>Impact on different groups:</b> The site's residents and workers will benefit directly from the high-quality urban design. The local community will benefit from the open space access, improved connectivity and population-serving employment uses, although not everyone will appreciate the design's scale and aesthetics.</li> <li>• <b>Proposed mitigation strategy:</b> The design form is consistent with PRCUTS guidelines and has responded to previous feedback from IWC to include improved through-site connectivity, deliver significant public and private open space, and allow for compatible local light industrial / urban services uses as part of the non-residential floorspace provision.</li> <li>• <b>Post-mitigation rating:</b> <b>Moderate Positive</b> – the connectivity provided through the site, along with the open space, will provide ongoing benefits for the local community including future populations on adjacent lands also recommended for rezoning to R3 Medium Density Residential uses under PRCUTS.</li> </ul>
<p><b>Access and mobility – Increased population</b></p>	<p>An additional population of 341 persons (workers and residents) is projected under the Planning Proposal over the potential worker population under the current zoning. This includes approximately 100 persons of retirement age (65 years and over).</p> <p>A traffic and parking study<sup>10</sup> undertaken to inform the Planning Proposal found that the development was expected to generate less overall peak hour traffic than the potential for the site under its current zoning. The proposal is estimated to generate 76 and 67 trips during the AM and PM peak respectively. The existing traffic generation potential of the site is estimated at up to 200 trips during peak periods. Further, the Planning Proposal is also expected to generate fewer heavy good vehicle movements.</p> <ul style="list-style-type: none"> <li>• <b>Pre-mitigation rating:</b> <b>Slight Positive</b></li> <li>• <b>Impact on different groups:</b> Local residents will be most impacted by traffic movements in terms of congestion, safety, noise and emissions and parking availability.</li> <li>• <b>Proposed mitigation strategy:</b> The traffic and parking study recommends the implementation of a green travel plan to facilitate a modal shift towards public transport usage as opposed to car usage, particularly for single-occupancy car trips.</li> <li>• <b>Post-mitigation rating:</b> <b>Moderate Positive</b> – The implementation of a green travel plan will further reduce traffic movements compared to the potential for the site under its current zoning.</li> </ul>
<p><b>Population change and impacts on community and recreation services and facilities – Increased demand for community services and facilities</b></p>	<p>The development's estimated resident population is 383 persons. This is equivalent to 2.4% of the estimated population of Leichhardt suburb at 2021.</p> <p>The development is not expected to create significant additional demand for state-provided social infrastructure and will contribute to the additional cost of meeting demand through its PRCUTS Regional Infrastructure Contribution.</p> <p>The development will create some additional demand for childcare and after school facilities, community / culture space, recreational space and open space. The development will contribute to the additional cost of meeting demand for this infrastructure through its Section 7.11 Contribution.</p> <ul style="list-style-type: none"> <li>• <b>Pre-mitigation rating:</b> <b>Moderate Negative</b></li> <li>• <b>Impact on different groups:</b> This will impact the local community as well as neighbouring suburbs as much of the available social infrastructure in the planning catchment are in neighbouring suburbs.</li> <li>• <b>Proposed mitigation strategy:</b> In addition to its Section 7.11 Contribution and Regional Infrastructure Contribution, the development will provide 1,000sqm of public open space, 570sqm of private open space at the ground floor level, and 850sqm of private rooftop gardens. The subject site also has good proximity to existing open space and recreational facilities including the Greenway Corridor and Lambert Park which are within 200m of the site. The increased connectivity through the site will improve access to these facilities for the population onsite as well as the adjacent populations.</li> </ul>

<sup>10</sup> The Transport Planning Partnership (1 July 2022), *67-75 Lords Road, Leichhardt Traffic and Parking Impact Assessment*, pg. 33



Social impact	Evaluation
	<ul style="list-style-type: none"> <li>• <b>Post-mitigation rating:</b> <b>Slight Positive</b> – the PRCUTS Infrastructure Schedule and the Draft Inner West Local Contributions Plan have costed the future needs for the growing Taverners Hill Precinct population. The development will contribute to the cost of delivering these facilities and provide both public and private open space onsite.</li> </ul>
<b>Employment –</b> employment opportunities	<p>The development is expected to directly support around 150 full-time equivalent jobs (FTE) during its estimated 2-year construction and around 105 jobs when fully operational, which is lower than the estimated 147 jobs that could be supported under the current zoning.</p> <ul style="list-style-type: none"> <li>• <b>Pre-mitigation rating:</b> <b>Moderate Negative</b></li> <li>• <b>Proposed mitigation strategy:</b> the development will provide opportunities for employment onsite which are closely aligned with the skillsets of the local population and will also allow some residents to work from home.</li> <li>• <b>Post-mitigation rating:</b> <b>Neutral</b> – the development is estimated to have a lower overall employment potential (105 jobs) than the site under its current uses (147 jobs) but will facilitate jobs that are aligned with the local population’s occupational composition and the future projected employment composition for the LGA.</li> </ul>
<b>Local economic effects –</b> loss of industrial and urban services lands	<p>The Planning Proposal will see the rezoning of industrial and urban services lands for R3 Medium Density Residential uses. Both the Greater Sydney Commission and Inner West Council have identified a shortage of industrial and urban services to meet the needs of current and projected populations.</p> <ul style="list-style-type: none"> <li>• <b>Pre-mitigation rating:</b> <b>Moderate Negative</b></li> <li>• <b>Proposed mitigation strategy:</b> while state planning excludes PRCUTS lands from any retain and manage direction, Inner West Council and the community have previously expressed concern about the loss of employment lands. The Planning Proposal therefore includes a site-specific control to allow for non-residential uses at the ground floor level including compatible light industrial uses. The developer will consult with industry on the appropriate floorplates to support this demand.</li> <li>• <b>Post-mitigation rating:</b> <b>Slight Negative</b> – while the development will have approximately one-quarter of the site’s current employment floorspace, it is estimated that the development can achieve comparable levels of income and gross value added as under its current zoning.</li> </ul>
<b>Needs of target social groups –</b> vulnerable persons, young persons, older persons.	<p>The development includes 60 seniors housing units.</p> <ul style="list-style-type: none"> <li>• <b>Pre-mitigation rating:</b> <b>Slight Positive</b></li> <li>• <b>Proposed mitigation strategy:</b> Platino Properties has a successful track record of delivering seniors housing. The delivery model has the benefit of allowing ageing in place, providing the senior residents with the ability to interact with other residents in the common facilities / open space, while also ensuring that their specific health and welfare needs are addressed through the dedicated concierge service.</li> <li>• <b>Post-mitigation rating:</b> <b>Moderate Positive</b> – the Inner West LGA has a comparatively low penetration of seniors housing. The development will help address this undersupply while also providing a range of economic and social benefits for all residents.</li> </ul>



# HADRON GROUP

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