Social Impact Statement

469-483 Balmain Road, Lilyfield

for Roche Group Pty Ltd

Ethos Urban

Prepared by Ethos Urban
for Roche Group Pty Ltd

26 May 2023 | 2190053

'Gura Bulga'
Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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1.0 Introduction

1.1 Background

This Social Impact Statement (SIS) has been prepared to accompany a Concept Proposal and Detailed Development Application (DA) for a development comprising residential flat buildings, light industries and creative spaces at 469-483 Balmain Road, Lilyfield (the Site). The proposed development aims to incorporate existing character buildings on the Site and construct buildings that are complementary to the surrounding residential neighbourhood and industrial zone.

1.2 Scope

The SIS has been prepared in accordance with the Inner West Council's Social Impact Assessment Policy (adopted from *Social Impact Assessment Policy, Leichhardt Council 2009*). It includes the following required information:

- Pre-change demographic profile (refer Section 5.2)
- Description of the development including the expected resident and worker profile (refer Section 5.3)
- Description of the scope of the proposed changes (refer Section 3.0)
- Identification of the probable impacts including impacts likely to affect minority groups, marginalised groups, different age, income and cultural groups, and future generations (refer Section 5.2)
- Assessed potential demand of community facilities and services from the expected new community and how this will impact on access by the existing community (refer Section 5.4 and 5.6)
- Consideration of how the proposed development contributes to key Council policies and plans (refer Section 4.0)
- An evaluation of the impacts of the proposal and suggestions on how any negative impacts might be managed and mitigated, and positive impacts enhanced (refer Section 7.0)

1.3 Methodology

The SIS has been carried out in the following steps:

1. **Scoping** – scoping of the potential range of social impacts of the proposal, including consideration of their certainty, frequency, severity, locality, permanence, mitigation and timing of impacts, affected community members and stakeholders, as well as necessary information sources to confirm/deny any assumptions made in the process.
2. **Community profiling** – analysis of the social context of the affected community, including demographic characteristics, population growth projections, relative socioeconomic advantage/disadvantage, crime statistics, and available social infrastructure.
3. **Social impact assessment** – summary of social impacts identified, with reference to data collected through community profiling, technical studies prepared for the proposal, as well as any engagement outcomes. For the purposes of assessment, the social significance rating system has been adopted from the NSW Social Impact Assessment Guideline for State Significant Projects, in order to provide a metric for assessing each impact.
4. **Monitoring and mitigation** – establishment of recommendations to mitigate or enhance social impacts (beyond baseline), and strategies to monitor impacts over time.

1.4 Qualifications of authors

This SIS must be conducted by a suitably qualified person. The author's qualifications are provided in the table below.

Table 1 SIS Authors' qualifications

Author	Expertise/Qualifications
Liesl Codrington Director, Social Strategy and Engagement	*BA, MEnvPl, MPIA, MEIANZ* Liesl has over 20 years' experience in social planning, social sustainability and stakeholder engagement in both the private and public sectors. Member of Property Council's ACT Social Sustainability Committee

Chloe Brownson Urbanist, Social Strategy	*BComms (Social and Political Science)* Chloe has over 2 years' experience in social research and analysis, on issues such as policy drivers for new development, identifying social sustainability outcomes and opportunities and social impacts of new infrastructure.
Jayden Price Urbanist, Social Strategy	*BPlan, MUMP* Jayden is a recent graduate of the University of Western Sydney and is proficient at reporting on complex projects. Across his experience in both the public and private sectors, Jayden has become highly skilled in both quantitative and qualitative research methodologies.

2.0 Site context

2.1 Site location

The Site is legally described as Lot 2 DP1015843 and has an area of 6,824m^2. The site is generally rectangular in shape and is bounded by Balmain Road, Cecily Street, Fred Street and Alberto Street, Lilyfield.

The Site is located approximately 500m southwest of Victoria Road, approximately 5km northwest of the Sydney Central Business District (CBD) and approximately 1km from Lilyfield light rail station.

The Site is located in the E4 General Industrial zone, which is strategically located within the Balmain Road Industrial Precinct and is characterised by a mix of industrial land uses. Low to medium density, residential development is located to the south of the site in an R1 zone (general residential), which mostly comprises single and two dwelling houses and residential flat buildings.

Figure 1 Site location

Source: Nearmap, Ethos Urban

2.2 Existing development

The site is currently occupied by a large rectangular building comprises of light industrial, creative uses and commercial uses.

Figure 2 The site frontage, viewed from Balmain Road, facing south

Source: Ethos Urban

Figure 3 The sites rear boundary viewed from Fred Street, facing north west

Source: Ethos Urban

Figure 4 The sites eastern boundary, viewed from Cecily Street, facing southeast

Source: Ethos Urban

Figure 5 The sites western boundary, viewed from Alberto Street, facing northeast

Source: Ethos Urban

2.3 Surrounding development

The site is bound by Balmain Road to the northwest, Cecily Street to the northeast, Alberto Street to the southwest and Fred Street to the southeast.

The site is located within the IN2: Light Industrial zone which continues to the sites northeast, east and southwest. West and northwest of the site is SP2 zoned land and comprises of Balmain Road Sporting ground, and desolate Mental Health Hospital grounds which have been opened for public reactional use (Callan Park).

Other surrounding land uses are largely low-density residential properties on Alberto and Cecily Streets.

Northeast:

Figure 6 Development northeast of the Site, Fred Street, facing northeast

Source: Ethos Urban

Northwest:

Figure 7 Development northwest of the Site, Balmain Road, facing southwest

Source: Ethos Urban

Southwest:

Figure 8 Development southwest of the Site, Alberto Street, facing southwest

Source: Ethos Urban

Southeast:

Figure 9 Development southeast of the Site, Fred Street, facing southeast

Source: Ethos Urban

3.0 Proposed development

The DA comprises the following elements:

- Concept Proposal (pursuant to Section 4.23 of the *Environmental Planning and Assessment Act 1979* and in satisfaction of Clause 6.25(4) of the *Inner West Local Environmental Plan 2022* [IWLEP 2022]) including:
  - Land uses consistent with those permitted under the IWLEP 2022, including for 'residential flat buildings' and 'light industries'.
  - Maximum building envelope.
  - Design principles and controls that address each of the requirements set out under Clause 6.25(4) or the IWLEP 2022.
- Detailed Development Application comprising:
  - Partial demolition of existing buildings and structure within the site.
  - Site preparation works, including termination or relocation of site services and infrastructure, remediation, tree removal and the erection of site protection fencing.
  - Construction and use of a new development comprising residential apartment buildings and light industries, including adaptive reuse of existing buildings and erection of new buildings, for:
    - 6,000m^2 of employment uses, at least 1,200m^2 of which would be used for light industries associated with creative purposes
    - 89 residential apartments (5% of residential GFA dedicated to affordable housing)
  - Car parking for 151 vehicles for staff and residents, and a new loading dock for employment uses.
  - Public domain, communal open space, landscaping and tree planting.
  - Publicly accessible through-site links, and footpath widening to Balmain Road and Alberto Street.

The employment uses nominated within this report are indicative and for assessment purposes only. The uses are permissible within the site's E4 General Industrial Zone and under Clause 6.25 in IWLEP 2022, including at least 1,200m2 of which is being set aside for creative purposes. Consent under this application is only sought for 'cold-shell' approval of each tenancy, with separate applications being pursued (as required) in the future for specific uses and fit-outs (refer to the Statement of Environmental Effects for further details).

Figure 10 Render of proposed development, viewed from Callan Park

Source: CHROFI

4.0 Strategic policy drivers

4.1 Review of strategic policies

The following key documents have been reviewed to consider and assess how the proposed development contributes to key Council policies and plans:

- Affordable Housing Policy (Inner West Council, 2022)
- Better Placed (NSW Government Architect, 2017)
- Cultural Creation and Production in the Inner West LGA: A case-study needs analysis (Pollio, A. Ang, I. Rowe, D. Stevenson, D. & Magee, L. at Western Sydney University, 2018)
- Creative Spaces and Venues Discussion Paper (Leftbank & JOC, 2019).
- Greener Places (NSW Government Architect, 2020)
- Housing 2041: NSW Housing Strategy (NSW DPIE, 2021)
- NSW Arts and Cultural Policy Framework (Create NSW, 2015)
- Revive: Australia's Cultural Policy (Australian Government, 2022)
- Our Greater Sydney 2056: Eastern City District Plan (Greater Sydney Commission, 2018)
- Our Place Inner West: Local Strategic Planning Statement (Inner West Council, 2020)
- Our Inner West 2036: Community Strategic Plan (Inner West Council, 2022)
- Our Inner West Housing Strategy (Inner West Council & Elton Consulting, 2020)

A summary of the key themes of these documents are identified in **Table 2** below.

Table 2 Policy drivers for the development

Policy theme	Key implications for community needs	Relevant documents	How the proposed development responds to this policy theme
Demand for creative space in the Inner West	• It is a pillar of the National Cultural Policy to support artists as workers and creators – "Australia's cultural and creative workforces make a significant contribution to Australia's social and economic wellbeing" (Revive, pg. 52) • Create NSW recognises the importance of providing affordable spaces for artists and creative enterprises. It is a state priority to create clusters of creative organisations within facilities and precincts to provide a time and cost-effective method of knowledge, skill, and resource sharing. • Research has identified the following problems affecting creative venues in the Inner West: - unaffordability and insecurity of tenure, disappearance of industrial building stock, - rezoning former industrial precincts without provision for existing creative venues, - unsuitability of new creative spaces within major developments, and,	• Revive: Australia's Cultural Policy (Australian Government, 2022) • NSW Arts and Cultural Policy Framework (Create NSW, 2015) • Cultural Creation and Production in the Inner West LGA: A case-study needs analysis (Pollio, A. Ang, I. Rowe, D. Stevenson, D. & Magee,L. at Western Sydney University, 2018) • Creative Spaces and Venues Discussion Paper (Leftbank & JOC, 2019)	Provision of light industrial and creative spaces

Policy theme	Key implications for community needs	Relevant documents	How the proposed development responds to this policy theme
	- the neglect of existing creative networks when assessing rezoning and redevelopment applications. • The following recommendations have been made in order to achieve "place keeping" of creative venues in the Inner West: - increase visibility and public awareness of existing creative hubs, - support creative venue managers through business mentoring and networking assistance, - Research has identified the following problems affecting creative venues in the Inner West: - unaffordability and insecurity of tenure, disappearance of industrial building stock, - rezoning former industrial precincts without provision for existing creative venues, - unsuitability of new creative spaces within major developments, and, - the neglect of existing creative networks when assessing rezoning and redevelopment applications. • The Inner West Council recognises the role of creative spaces and venues in contributing to local character and vibrancy. Council understands that "establishing a policy environment that recognises the current and future value of the creative sector will strengthen the local economy and identity" (Creative Spaces and Venues Discussion Paper, pg. 19).		
Supporting population growth and change through housing delivery	• In 2020, the Inner West LGA was home to 201,880 people, and is forecast to reach a population of 230,667 by 2036. The median age of residents is 36, and the average household size is 2.35. It a priority of the Community Strategic Plan to "encourage diversity of housing type, tenure and price in new development" (pg. 20). • According to the Inner West Housing Strategy, "higher density development is considered more suitable in the form of residential flat buildings, shop top housing and mixed-use development" (pg. 55). • State aspirations for the future of housing include delivering housing in the right locations at the right time, providing housing that is diverse and which caters to varied and changing needs, providing housing that is affordable and secure, and	• Housing 2041: NSW Housing Strategy (NSW DPIE, 2021) • Our Inner West 2036: Community Strategic Plan (Inner West Council, 2022) • Our Place Inner West: Local Strategic Planning Statement (Inner West Council, 2020) • Our Inner West HousingStrategy (Inner West Council & Elton Consulting, 2020) • Affordable Housing	Delivery of residential dwellings in a range of sizes and configurations to suit diverse lifestyles (including affordable dwellings)

Policy theme	Key implications for community needs	Relevant documents	How the proposed development responds to this policy theme
	delivering housing that is enduring and resilient. • It is a state priority to support people in the private rental market. NSW DPIE is "fast-tracking and supporting new types of housing and housing products that have the potential to increase choice and security for people in the private rental market, such as build to rent housing" (Housing Strategy, pg. 26). • It is a local priority to "plan for high quality, accessible and sustainable housing growth in appropriate locations, integrated with infrastructure provision and with respect for place, local character, and heritage significance" (LSPS, pg. 22). • The recently implemented Affordable Housing Policy (AHP) by Inner West Council has highlighted the growing number of residents in housing stress, the loss of affordable housing stock and displacement of people through gentrification, and projected levels of unmet need for affordable housing as reasons to increase supply in the LGA. The policy has forecasted that around 571 affordable dwellings will need to be provided each year in order to meet demand by 2036.	Policy (Inner West Council, 2022)	
Enhancing walkability, permeability, and connection	• NSW Government Architect recognises that a well-designed built environment promotes physical activity through the creation of walkable environments, and allows free access between the public domain, infrastructure, open space, and buildings to all segments of the community. • It is a local priority to ensure equitable access to active transport opportunities such as walking and cycling routes. It is an action of the Inner West LSPS to develop "an active transport plan that supports 10-minute walkable neighbourhoods, prioritising active transport and [improving] connectivity with transport nodes" (pg. 52). • It is a regional priority to develop a '30-minute city' in which people can access employment, education, healthcare, open space, social infrastructure, and other places of interest within 30 minutes of their homes.	• Better Placed (NSW Government Architect, 2017) • Our Place Inner West: Local Strategic Planning Statement (Inner West Council, 2020) • Our Greater Sydney 2056: Eastern City District Plan (Greater Sydney Commission, 2018)	Enhancement of the public domain, including through-site links, widened footpaths, and permeability with surrounding streets

5.0 Local social context and community profile

5.1 Study area definition: area of social influence

5.1.1 Primary Study Area (PSA)

The PSA forms a 400m boundary around the site. 400m is a suitable PSA, as it encompasses the community that will be most impacted by the proposed development during its operation and construction.

The 400m PSA is characterised by light industrial to the north-east along Balmain Road towards Victoria Road, terrace style and single detached dwellings to its east and south, and Sydney College of the Arts and surrounding parklands to its west and north.

The development will have potential impacts on the community within 400m of its boundaries, changing the existing social profile, including metrics such as age structure, education, median income, cultural diversity, household composition, dwelling structure, and tenure type, as well as temporary construction impacts. These are detailed further in the assessment section.

5.1.2 Secondary Study Area (SSA)

The SSA encompasses the entire Inner West Council Local Government Area (LGA), as the proposed development addresses the need for increased and expanded creative spaces while also maintaining light industrial provision, with 6000m^2 of the development used for light industrial, 1200m^2 of which is associated with creative purposes.

As identified in Council's Housing Strategy, higher density housing is preferred in areas close to infrastructure, including residential flat buildings, shop top apartments, and mixed-use development. The proposed development will meet this need for higher density housing, being serviced by multiple bus routes, a light rail line, and the future Sydney Metro West line within a 1km walking distance.

The proposed development will also provide housing diversity for Inner West Council that is accessible as outlined in the LSPS, with 5% of the residential gross floor area set aside for affordable housing.

Refer to **Figure 11** over page for a map of the Study Areas.

Figure 11 Study Areas

Source: Ethos Urban

5.2 Community profile

In summary, the Primary and Secondary Study Areas are characterised by a middle-aged population of Australian background. Households are typically occupied by families with significantly higher average incomes. There is great diversity amongst residents' dwelling structures, which are typically owner-occupied.

Based on *2021 ABS Census of Population and Housing* data, an overview of the demographic profile of the identified study areas is compared to the Greater Sydney benchmarks. It is important to note that at the time of preparing this assessment, not all information from the ABS 2021 Census is yet available. Where required, relevant information will be supplemented from the 2016 Census. Key findings in relation to relevant social indicators are highlighted below with detailed demographic tables available in **Appendix A**

Age structure

The population in the PSA and SSA is very similar to Greater Sydney. The median ages in the PSA and SSA are 39.9 years and 38.2 years, respectively, which are slightly higher than the median age for Greater Sydney (37.3 years). In the PSA, 27.8% of residents are aged 35-49 years while 16.5% are aged 50-59 years, with these two age groups alone comprising almost half of the population.

Education

Majority of PSA and SSA residents have attained school qualification. Of total residents aged 15 years and over, 84.3% have completed Year-12 or equivalent. This share is higher than that of Greater Sydney at 71.4%. While formal education attendance is slightly higher in the PSA (27.4%) than Greater Sydney (25.8%), it is lower in the SSA (23.8%). Of the population attending education, 20.2% of the PSA (slightly lower) and 29.5% (significantly higher) of the SSA population are in university or other tertiary institution, compared to 21.4% in Greater Sydney.

Median Income

PSA and SSA households earn significantly than the average income for Greater Sydney households. Median household income per annum is $177,960 in the PSA and $120,220 in the SSA. Greater Sydney households on average earn $108,750 per annum. The annual median household income varies from the Greater Sydney average by some +63.6% in the PSA and some +10.5% in the SSA. The higher median incomes in the PSA and SSA could be attributed to the higher share of middle-older aged people, who have typically advanced significantly within their careers. This could be attributed to the high level of tertiary education completion in the PSA and SSA.

Cultural diversity

The PSA and SSA are home to people from a typically European background, with only 24.7% of PSA residents and 34.4% of SSA residents born overseas, which is significantly lower than the share of overseas born residents within Greater Sydney (38.9%). Top countries of birth other than Australia include England, New Zealand, USA, and Scotland while most common languages spoken other than English are Greek, Italian, and Cantonese.

Household composition

The PSA and SSA are characterised by significant differences, with the PSA typically on par with Greater Sydney regarding household composition, while the SSA is characterised by greater diversity. Family households are comparative within the PSA (74.0%) and Greater Sydney (72.6%). However, this is significantly lower in the SSA (62.2%). The share of single person households in the PSA account for 23.3%, on par with Greater Sydney, while the SSA is significantly higher at 30.3%. Group households account for 2.8% of total household population – slightly lower than that of Greater Sydney (4.1%), with the SSA having a significantly higher proportion of group households (7.5%). Meanwhile, couple family households represent 63.1% of total household population in the PSA, and 52.4% in the SSA, which is slightly higher, and significantly lower compared to the share across Greater Sydney at 72.6%, respectively.

Dwelling structure

In the PSA, dwellings are mostly separate houses and semi-detached. Of total occupied private dwellings, 47.4% are separate houses, 41.2% are semi-detached, terrace or townhouses and only 11.3% are flats, units or apartments. In the SSA, there is a significantly larger share of apartment-type dwellings (42.5%), which is also a characteristic of dwelling structure of areas in Inner West Council closer to public transport nodes.

Tenure Type

There is a high share of owner-occupied dwellings in the PSA and SSA. More than half of total dwellings are owned (outright or with a mortgage) in the PSA (67.3%) and SSA (54.6%) while the Greater Sydney benchmark is 62.3%. However, the share of dwellings rented in the PSA (31.9%) is significantly lower than both the SSA (44.2%) and Greater Sydney (36.1%). The high owner-occupied rate could be attributed to the significantly higher household incomes of both the PSA and SSA in comparison to Greater Sydney.

Disclaimer:

It is our view that interpretation of small area data from the 2021 ABS Census – that is any geography smaller than a State – should have due consideration for potential outcomes arising from the COVID-19 pandemic. For example, at a small area level trend analysis relative to 2011 and 2016 Censuses should be treated with some degree of caution, as potential changes in demographics/behaviour may reflect temporary rather than structural changes as a result of COVID-19.

Key implications of the community profile for the development:

- Due to the PSA containing mostly low-medium density dwellings, the proposed development will change the dwelling structure of the neighbourhood
- The higher-than-average income of residents in the study areas may mean that future residents expect a higher quality of amenity
- The higher median age of the study areas may require consideration of public domain design for an ageing population.

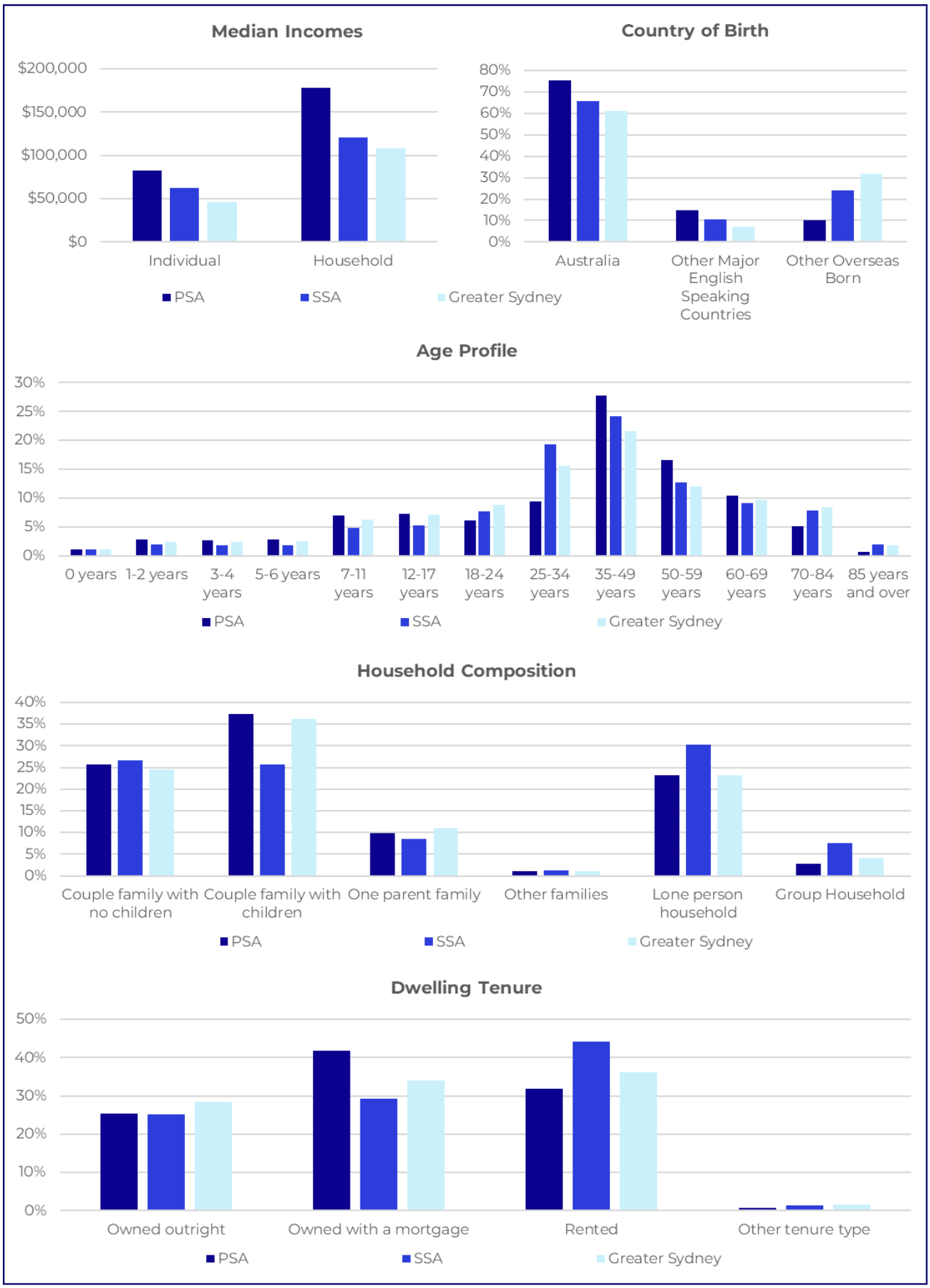

Figure 12 Summary graphs of community profile

Source: Ethos Urban/ABS 2021

5.2.1 Socio-economic disparity

The Socio-Economic Indexes for Areas (SEIFA) provides a measure of the relative socio-economic advantage and disadvantage of geographical areas using ABS 2021 Census data. SEIFA uses socio-economic indicators such as but not limited to income, education, employment, occupation, and housing variables. In the context of this Social Impact Statement, SEIFA provides an indication of the collective socio-economic characteristics of the communities in the study areas and can highlight potential vulnerable communities that may be disproportionally affected by the development.

The PSA is solely characterised by areas of relative socio-economic advantage, being within the highest percentile. Just outside of the 400m boundary to the south-west is an area characterised by relative socio-economic disadvantage, being within the lowest percentile. This area contains social housing, which contributes to the relative socio-economic disadvantage, being home to a community that typically faces disadvantage in income, education, employment, occupation, and housing variables.

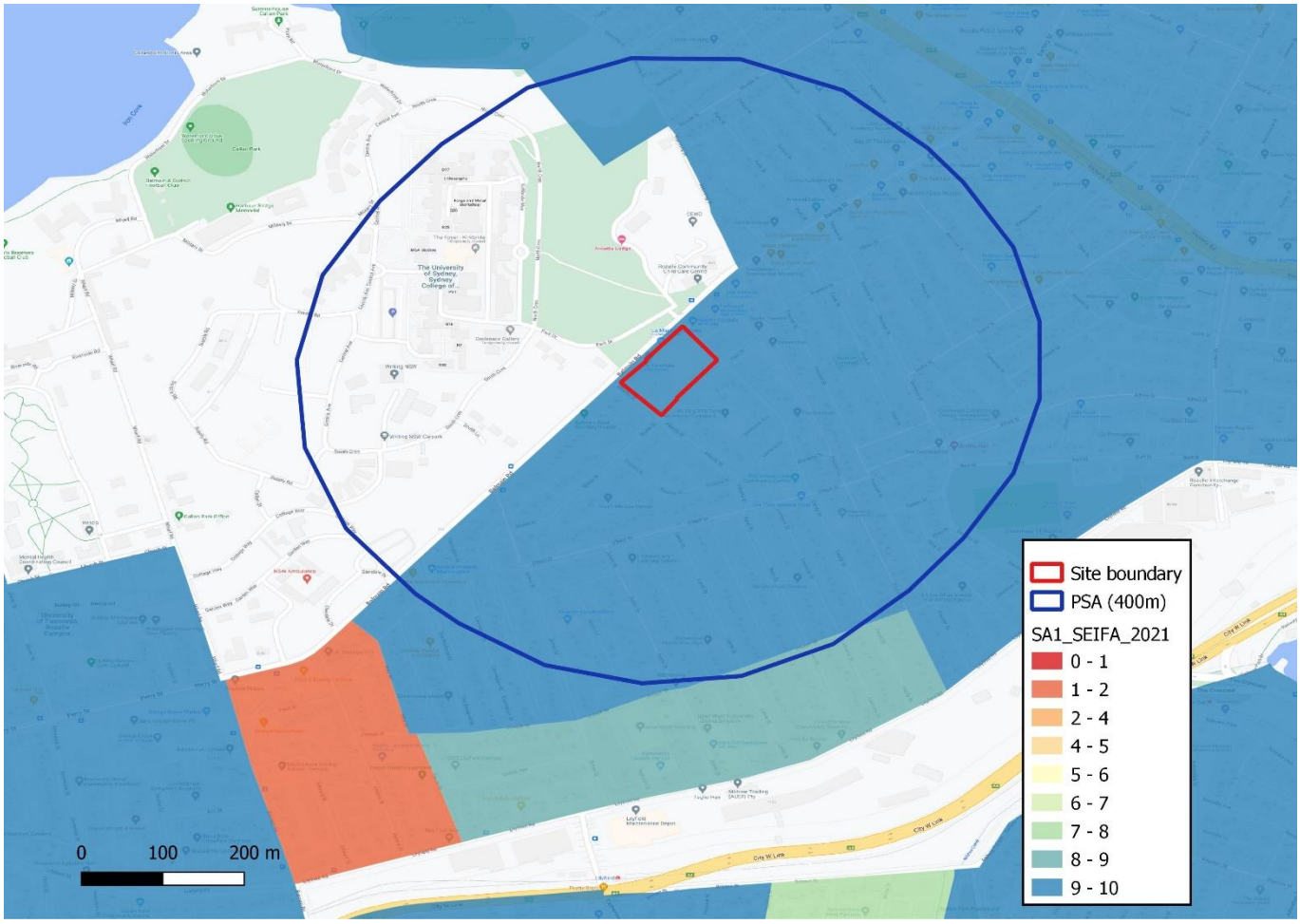

Figure 13 SEIFA map

Source: ABS 2021 Census, Ethos Urban

5.2.2 Crime statistics

The top three offences for Lilyfield are theft (130 counts), malicious damage to property (61 counts), and against justice procedures, which includes breaching an AVO or bail conditions, failure to appear (61 counts). In comparison with Inner West LGA (the SSA), two of the top three offences are the same, theft being most common (3582 counts) and against justice procedures second (1600 counts). Assault was third (1058 counts). Overall, offences in Lilyfield equate to 4.05% of offences committed in Inner West LGA, which is on par with the 'expected' crime rate for the suburb, with Lilyfield's population equating to 4.18% of total Inner West population.

5.3 Population projections

Between 2016-2023, both the PSA and SSA experienced a decline in the average annual growth rate, at -0.5% and -0.6%, respectively. This could be attributed to compulsory acquisitions of property by the Government for construction of WestConnex and the Western Harbour Tunnel, and/or people leaving the area during the COVID-19 pandemic.

However, population is expected to increase between 2023-2041 in both the PSA (+320, at an average of +0.6%) and SSA (+20,900, at an average of +0.6%) at a very similar rate to the population decline it experienced between 2016-2023. Most population growth for both the PSA and SSA is expected between 2036-2041, with an average increase of 0.8% per annum.

Table 3 Population projections

	2016	2023	2026	2031	2036	2041	2016-2023	2023-2041
Population (no.)								
PSA	2,880	2,780	2,790	2,870	2,980	3,100	-100	+320
SSA	190,700	182,210	182,580	187,950	195,130	203,110	-8,490	+20,900
Average Annual Growth (no.)								
PSA		-10	+0	+20	+20	+20	-10	+20
SSA		-1,210	+120	+1,070	+1,440	+1,600	-1,210	+1,160
Average Annual Growth Rate (%)								
PSA		-0.5%	0.1%	0.6%	0.8%	0.8%	-0.5%	0.6%
SSA		-0.6%	0.1%	0.6%	0.8%	0.8%	-0.6%	0.6%

Source: ABS Census 2022, TfNSW Travel Zone 2022

Disclaimer:

Figures within the above table are approximations and have been rounded.

5.4 Local social infrastructure context

A review of the existing local social infrastructure has been undertaken to inform the SIS and establish a baseline for the assessment of existing facilities.

An overview of the local social infrastructure context is shown below, identifying key social infrastructure within the PSA (400m catchment from the site). Refer to **Figure 14** over page for a visual representation of local social infrastructure.

5.4.1 PSA

The PSA is home to minimal social infrastructure, comprising of three open spaces, three childcare centres, and two education facilities (both tertiary facilities). The map highlights the need to provide for more social infrastructure within the area, particularly health facilities, with the community needing to travel to Victoria Road or Balmain to access these facilities.

5.4.2 SSA

The social infrastructure map does not incorporate all found in the SSA; instead, it focuses on the Balmain Peninsula due to its proximity to the site. Overall, the most common social infrastructure type is open space, with most clustered around the foreshore of the peninsula, and surrounding the Sydney College of the Arts. Most social infrastructure is clustered along Victoria Road in Rozelle, and within Balmain's Town Centre. The map highlights a lack of available health infrastructure within both the PSA and SSA, with only four medical centres and a small hospital within the area, which are mostly clustered in Balmain, reducing accessibility.

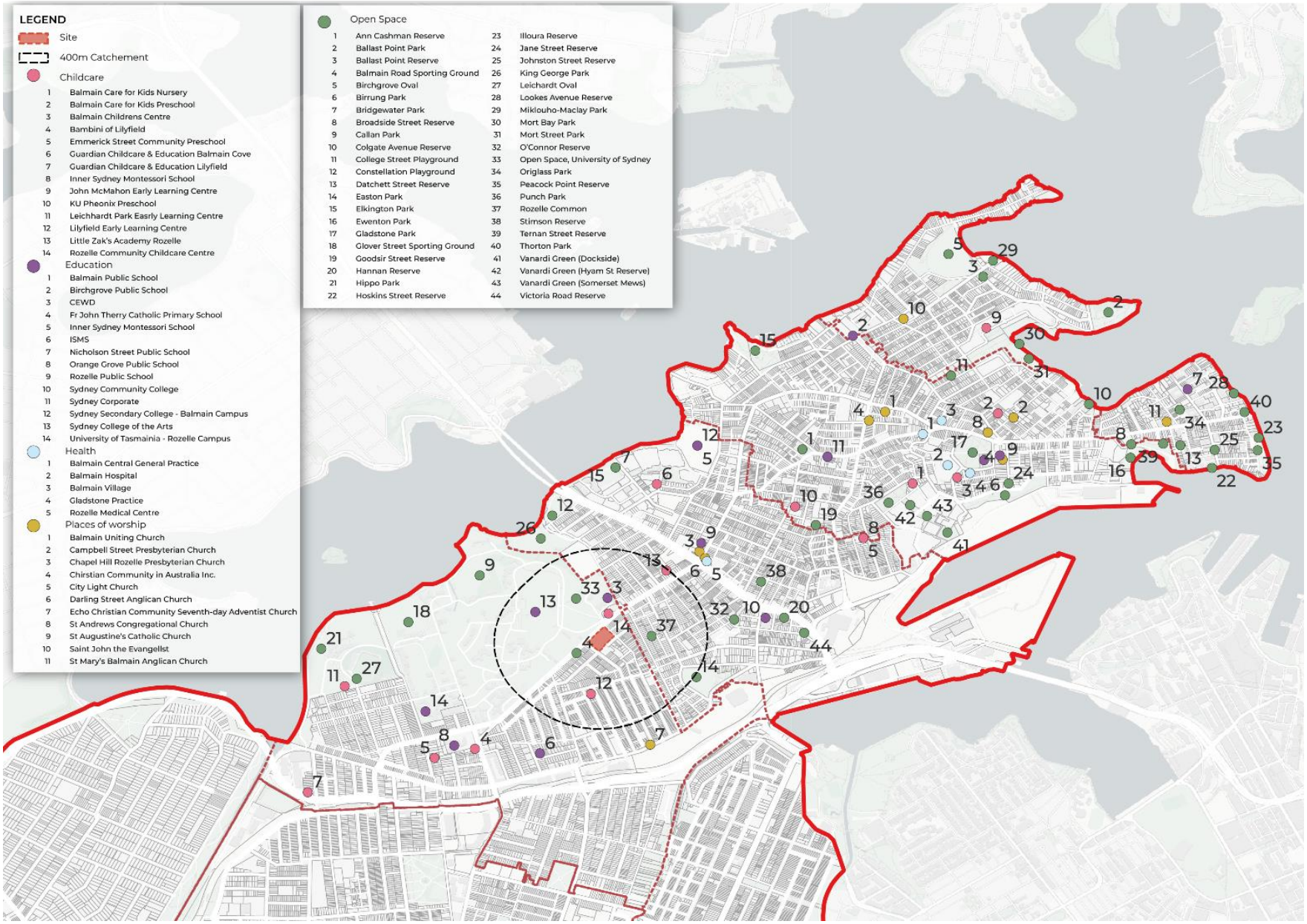

Figure 14 Local social infrastructure context

Source: Ethos Urban

5.5 Transport and access

There are multiple bus routes that service the area, with a bus stop located within 100m (1 min walk) from the site. The route is the 445 Campsie to Balmain via MarketPlace, Leichhardt. Bus services to the city are within a 1km radius of the site, including at Victoria Road (650m, 9min walk) and Lilyfield Road (800-900m, 9-11min walk). The site is also within 900m (11min walk) of the Lilyfield Light Rail Station that provides a link between Dulwich Hill and Central Station. Furthermore, the site will be within approximately 1km (16min walk) from the new The Bays Metro Station, which will provide services to Westmead via Parramatta and the City at Hunter Street (due to open in 2030).

5.6 Open space audit – the 'Greener Places' framework

'Greener Places' is a design framework developed by Government Architect NSW (2020) in order to guide the provision of green infrastructure, including public open space. The draft Design Guide provides a basis for measuring the adequacy of open space provision in a locality, using the metric of walkability. This section analyses the availability of open space in the PSA, with reference to the subject site.

Key principles of Greener Places:

- **Integration**: this principle proposes to combine green space with urban development and grey infrastructure. It aims to maximise opportunities to deliver green infrastructure along transport routes and enable use of publicly owned assets such as creeks and stormwater channels.
- **Connectivity:** this principle promotes the creation of a network of high-quality open spaces that connect with town centres, public transport hubs, rivers, creeks, and employment and residential areas.
- **Multifunctionality:** this principle represents the ability of green infrastructure to delivery multiple uses simultaneously, designing spaces that foster interaction and stewardship, community identity, sense of connectedness and community capacity.
- **Participation:** this principle relates to a planning process that is open to all and involves stakeholders in the development and implementation of green infrastructure plans and actions. It involves ensuring equitable access, creating accessible spaces for all members of the community, and encourages the use of currently underutilised open space corridors for community use.

Guidance on walkability to open space:

- Increased access to open space is a key outcome of the Greener Places Framework. Walkability is one aspect of accessibility. Key principles related to walkability include:
  - The quantity, quality, distribution and accessibility of green space enables the delivery of multifunctional open spaces that promote healthy lifestyles.
  - Improvements to the public domain that promote exercise and alternative modes of transport such as walking, cycling, and jogging.
  - Protection of green corridors that create a network of walking trails, cycle paths, and open spaces along river and creek corridors.
  - Enhanced connections to the Green Grid, particularly in and around high-density precincts.

Walkability metrics:

The draft Greener Places Design Guide[1] expands on these principles. Key metrics are as follows:

- Local access for high-density areas > 60 dwellings/ha (0.15-0.5 ha public open space)
  - Residents: 2-3 minutes' walk/200m walking distance to a local park (barrier free)
  - Workers: 5 minutes' walk/400m walking distance to a local park (barrier free)
  - Schools: 5 minutes' walk/400m walking distance to a local park (barrier free).
- Local access for medium to low-density areas < 60 dwellings/ha (0.3 – 2 ha public open space): 5 minutes' walk/400m walking distance to a local park (barrier free).
- District access (2 – 5 ha public open space): 25 minutes' walk/2km proximity to a district park.
- Regional access (>5 ha public open space): up to 30 minutes travel time on public transport or by vehicle to regional open space/5 – 10 km from most houses.

[1] Greener Places Design Guide (GANSW 2021) accessed from https://www.governmentarchitect.nsw.gov.au/guidance/greener-places-guide

- Trail and path networks: 1000 people per km within 800m.

As demonstrated in **Figure 15** and **Figure 16**, the subject site is within the walkable catchment of local, district, and regional-scale open space, for both high density and medium/low density areas. While local-scale open space in the PSA is undersized, this is supplemented by the availability of district and regional-scale open space. It is noted that the proposed development will deliver high density dwellings, while the surrounding locality remains largely medium/low density. The approximate size of each open space displayed is as follows (left to right on maps):

- Callan Park (60.73ha)
- Rozelle Common (0.14ha)
- Easton Park (1.98ha)

Figure 15 Open space audit (200m catchments)

Source: Ethos Urban

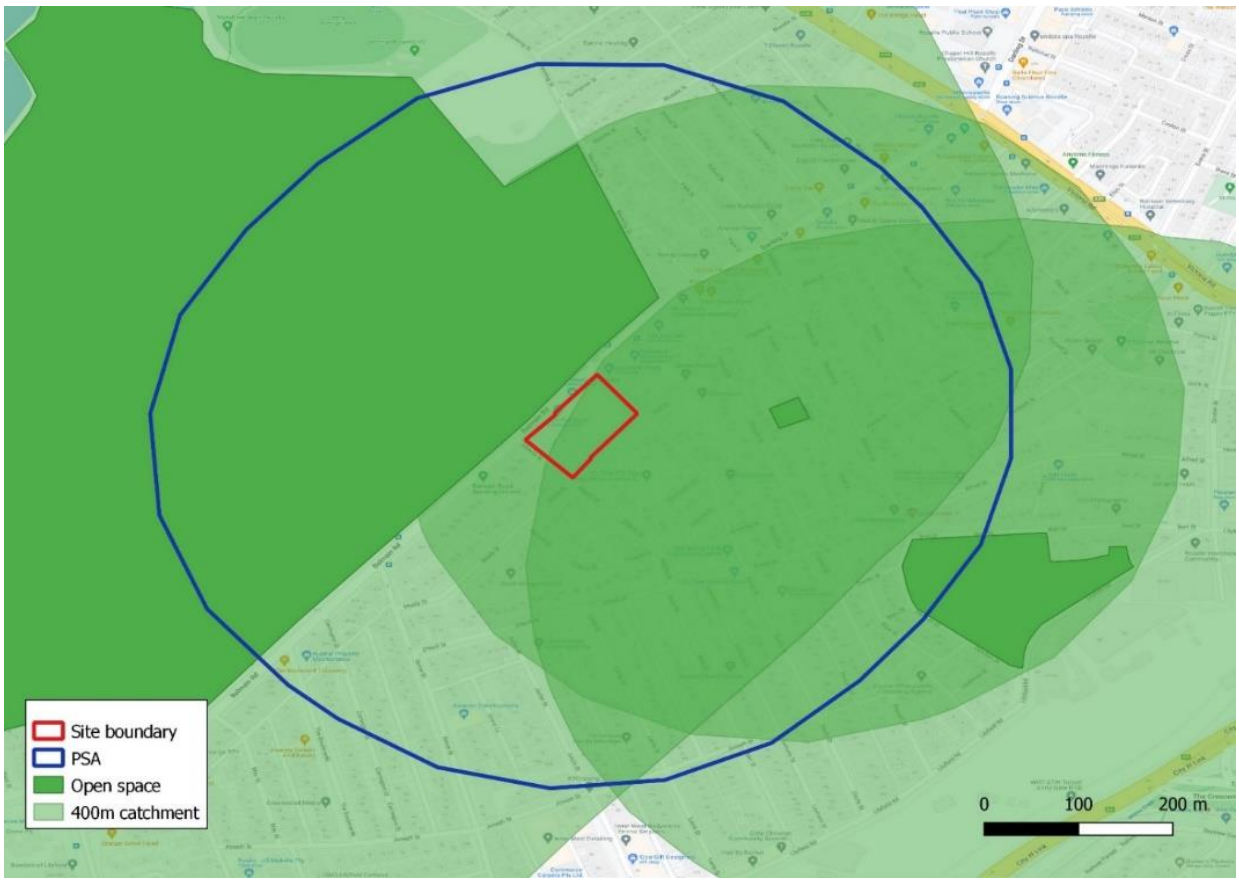

Figure 16 Open space audit (400m catchments)

Source: Ethos Urban

5.7 Social issues and trends

5.7.1 Demand for affordable floorspace for creative uses in Sydney

Researchers at Western Sydney University have contributed to an ever-growing discourse about the lack of permanent, fit-for-purpose, and affordable creative space in Greater Sydney. As artists and makers are being priced out of inner-city areas, there is a growing need to accommodate for them in the city's fringes and outer suburbs, such as the Inner West[2][3]. These types of spaces, and activities they accommodate for, are a crucial aspect of the Inner West's economy:

> *"Creative and cultural industries are a key component of the Inner West's economy. Not only are they the fifth largest employer grouping in the area, contributing 8.8 per cent of jobs, they have also experienced positive growth in the last five years. The number of jobs, the economic output and the added value of these activities have grown more than other industries in the LGA, and have also outperformed the average growth for the cultural sector in Greater Sydney as a whole"*[4].

As such, the Inner West Council has established a clear policy stance on the future of creative spaces and venues within their LGA. It is a local priority to protect floorspace dedicated to create uses by; "continuing to understand and elevate how the local cultural sector is utilising making and performing spaces..., working across the sector to build capacity so creative spaces support their people..., participating in a review of regulation and planning codes to remove unnecessary burdens of process and improve equity of access...", and "fostering new types of partnerships with local companies, other levels of government, other local government areas and the private and not-for-profit sector to create market-led but government encouraged models of cultural infrastructure"[5].

The proposed development would deliver light industrial and creative workshop space aimed at supporting the generation of creative enterprise and production for the community. This would also increase creative/artistic skills development, employment, and capacity building, that would build development of the LGA's already existing creative space network providing new opportunities for social interaction.

5.7.2 The role of creative makers' spaces in public life

Creative makers' spaces – as a particular form of cultural participation infrastructure – are vital to equitable growth and innovation within cities, as they provide a resource for amateur and professional creatives of all socioeconomic backgrounds to share knowledge and tools – "As digital fabrication increasingly enters the public consciousness, makers' spaces are dramatically lowering barriers to entry, enabling anyone to create their own solutions to problems or even bring products to the market... As with most innovations, access to the benefits of makers' space facilities is unevenly spread" (Taylor, Hurley & Connolly 2016).

Makers' spaces are not just places for craft but are often hubs of community. Most spaces will include communal areas for socialisation, such as kitchen facilities. While most are membership based, many makerspaces will also offer public open nights in order to give the wider community access to the space and educate them about the facility. There is a big emphasis on sharing knowledge and helping others, rather than just focusing on individual projects. The delivery of makers' spaces has wide-reaching benefits for both social wellbeing and economic productivity.

A study by Taylor, Hurley and Connolly (2016) found that makers' spaces contribute to the social wellbeing of communities in four ways – "acting as social spaces; supporting wellbeing; serving the needs of the communities they are located in; and reaching out to excluded groups". Makerspaces have the ability to transform an independent pursuit into a communal activity which draws people together based on common interest. They have also been found to facilitate local employment opportunities by providing valuable skill development and pathways toward apprenticeships[6].

Makers' spaces can stimulate local economies by providing the tools for entrepreneurship and start-up products for people who may not have access to them otherwise. When products are launched, it can result in a "ripple effect" by creating demand for logistics, marketing, packaging, and other merchant services[7]. The Brookings Institution evidences

[2] Sydney artists are being priced out of the city – here's how to bring them back (theconversation.com)
[3] https://westernsydney.edu.au/__data/assets/pdf_file/0006/1239999/recalibrating-culture-report.pdf
[4] Cultural-Creation-and-Production-in-the-Inner-West (4).pdf
[5] Creative-Spaces-and-Venues-Discussion-Paper (4).pdf
[6] https://www.researchgate.net/publication/298058205_Making_Community_The_Wider_Role_of_Makerspaces_in_Public_Life
[7] https://www.theatlantic.com/technology/archive/2015/04/makerspaces-are-remaking-local-economies/390807/

the Open Works makerspace in Baltimore (U.S.A.) as an example of this – an economic impact study found that it created 114 jobs (91% local), $8 million in direct economic contribution to the city, and $9.9 million in direct economic contribution to the state[8].

5.7.3 Benefits of communal private spaces and "third places" within high density developments

Research suggests that high-density developments often lack suitable spaces for socialisation – as events and gatherings are not scheduled between neighbours, and developments are not designed to enable "affordance for lingering". This means that social interactions in high density development are often no more than incidental, suggesting that they require more spaces for social connection in order to facilitate a cohesive community[9].

Australian Housing and Urban Research Institutes (AHURI) research into apartment residents and neighbourhoodsin Sydney and Melbourne highlights the central importance of public infrastructure for lower-income residents—especially open space, libraries, and community centres. Support for 'soft' infrastructure, like community engagement programs and community-led activities, was also important. In the high-density areas studied, infrastructure outcomes were uneven, creating an equity issue where lower-income residents have different quality of life, even within the same local government area. A focus on providing access to free or low-cost options–both in buildings and in the neighbourhood–is essential to support lower-income residents[10].

The development's provision of communal open space, through site links and public meeting places ensures the presence of 'third places' in which community members can relax and socialise outside of their homes and workplaces. Open space is of critical importance to the health and wellbeing of high-density communities, as it functions as a 'backyard' for residents living in apartments. The proposed development will support healthy urban renewal in Lilyfield, assisting in the evolution of a vibrant and accessible community.

5.7.4 Driving greener futures

Urban environments that incorporate green elements, through public spaces and green building design, improve the quality of life and wellbeing for residents and workers interacting with these spaces. Both State and local governments have recognised the importance of sustainable design and green open spaces for social sustainability and wellbeing, especially as density and populations grow.

The benefits of greening were recognised by the World Health Organisation (WHO), who link urban green space with better health and wellbeing outcomes by helping combat air pollution, noise, chronic stress, and insufficient physical activity[11]. The WHO appreciates the link between availability of urban green space and better health and wellbeing for everyone, but in particular for economically deprived communities, children, pregnant women, and senior citizens. Further, the Inner West Council identifies that green infrastructure is essential for managing heat and other climate and environmental issues in urban areas, as well as improving human health and wellbeing[12].

The Government Architect's Greener Places framework, supported by the GSC Sydney Green Grid Strategy, aims to create a network of upgraded urban spaces and civic amenities that support social cohesion and gathering, while increasing Sydney's green canopy. Council's target of increasing tree canopy, vegetation, and open space[13] can only be met through greener open spaces that are accessible, connected, and integrated with high density development. The benefits for the environment, including reducing the urban heat island effect, and helping to increase sense of belonging and thus decrease loneliness, demonstrates the physical, mental health, and social benefits of greening in urban spaces.

Ecologically sustainable building design elements such as energy efficient lighting systems, a high-performance façade system designed to reduce solar heat gains, and passive and biophilic design components, can contribute to workforce and broader community health and wellbeing – as well as the environment. Contribution to open space and greening in the Inner West by private development will be required to meet Council expectations for liveability.

[8] https://www.brookings.edu/blog/the-avenue/2019/12/10/how-a-baltimore-makerspace-is-encouraging-trust-between-local-residents-businesses-and-institutions/
[9] Thompson, S 2019, "Supporting encounters and casual social ties in large apartment complexes and their surroundings: The role of people, planning, design and management," Thesis prepared for UNSW http://unsworks.unsw.edu.au/fapi/datastream/unsworks:61597/SOURCE02?view=true
[10] AHURI (2020). Improving outcomes for apartment residents and neighbourhoods
[11] *Urban green spaces and health; a review of evidence* (World health organisation, 2016), pg.40
[12] https://www.innerwest.nsw.gov.au/live/environment-and-sustainability/at-home/home-design-and-renovation/green-roofs-walls-and-facades
[13] https://hdp-au-prod-app-innerwest-yoursay-files.s3.ap-southeast-2.amazonaws.com/6416/5536/4137/ffff91a0351997699dcbd59ea94c3a6f_IWC_0090_CSP2022_DRAFT_Web_FAFinal.pdf

6.0 Community perspectives

6.1 Site-specific engagement

6.1.1 Inner West Engagement Outcomes Report (469-483 Balmain Road, Lilyfield Amendment to Leichhardt Development Control Plan 2013)

This engagement was undertaken in response to a site-specific Development Control Plan (DCP) for 469-483 Balmain Road, Lilyfield (the project site). The engagement was in response to planning controls introduced by the NSW Government seeks to facilitate a mixed-use development on the site containing residential dwellings with ongoing provision for floor space for light industrial and creative purposes. In total, 27 submissions were collected, with 17 opposing the DCP amendment, four supporting and/or having no objections in principle to the proposed DCP amendment, and six stating that they were unsure/neutral. Ten of the submissions received provided suggested changes to the draft DCP controls.

There were seven key themes of concern identified by respondents, including:

- Compounding traffic and parking issues in the area
- Safety of young children moving about and playing in the neighbourhood
- Excessive height, bulk, and scale of the development given its strategic location on a ridge line, with low scale surrounding development and opposite Callan Park
- Loss of affordable rental spaces for artistic and creative uses
- Lack of green open space on site
- Poor public domain and environmental/sustainability outcomes
- Rubbish collection and noise impacts.

Those in support of the proposed development cited reasons including:

- Provision of more affordable housing in the area
- Support for affordable artist rental space
- Additional controls for public domain, landscaping, built form, access and parking, building materials, waste and recycling, and heritage and character

Suggested changes to the draft DCP controls as listed by respondents included:

- A new pedestrian crossing across Cecily Street on Balmain Road
- Intersection upgrade at Balmain Road and Alberto Street to improve safety
- Restrict street parking to residents only
- Reduce height to maximum of four storeys to retain existing character
- Increased provision for green space and public domain
- Keeping the development in line with Eastern District Planning Priority E19 through setting progressive yet achievable energy, mains potable water and passive solar design targets
- Change language and terminology in controls e.g. ‘encourage’ is not seen as a control term
- Allow for public bike racks to encourage active transport

6.2 Outcomes of broader engagement undertaken by Inner West Council

6.2.1 Community Satisfaction Survey (Inner West Council, 2021)

In 2021, the Inner West Council undertook community consultation to determine the level of satisfaction felt in the community toward Council performance, and to identify community priorities for the LGA. The consultation activities involved telephone surveys undertaken between May 4th and June 25th, 2021. Respondents identified the following challenges facing the Inner West LGA over the next 10 years:

- Managing development/adequate planning/overdevelopment
- Environmental protection/managing pollution/climate change/maintenance and provision of green open space
- Traffic management/congestion
- Availability of/access to/improving public transport
- Housing affordability/availability.

Respondents also identified the following areas of importance and satisfaction in relation to Council services:

- Areas of importance:
  - Access to public transport
  - Household garbage collection
  - Encouraging recycling
  - Safe public spaces
  - Protection the natural environment.
- Areas of satisfaction:
  - Library services
  - Swimming pools and aquatic centres
  - Maintenance of local parks, playgrounds, and sporting fields
  - Community centres and facilities
  - Household garbage collection.

Key implications of engagement outcomes for the development:

- Surrounding residents' concern for open space provision may be heightened to existing demand from the community
- Surrounding residents may be more sensitive to construction impacts to perceptions of safety, on account of additional construction vehicles
- The proposal will provide new affordable dwellings, which is likely to result in positive social impacts to the community

These outcomes are further drawn upon in the 'Sensitivity' column of **Table 8 Social Impact Statement**.

7.0 Evaluation of social impacts

7.1 Introduction and methodology

This assessment considers the potential impact on the community and social environment should the envisaged social impacts occur, compared to the baseline scenario of the existing use of the site and social context and has been prepared based on the following documents:

- Social Impact Assessment Guidelines – Section 2.8 Marrickville DCP 2011 (Inner West Council, 2011)
- Social Impact Assessment Policy (Inner West Council, 2009) (former Leichhardt Council).

The purpose of this Social Impact Statement is to:

- Identify, analyse, and assess any likely social impacts, whether positive or negative, that people may experience at any stage of the project lifecycle, as a result of the project
- Investigate whether any group in the community may disproportionately benefit or experience negative impacts and proposes commensurate responses consistent with socially equitable outcomes,
- Develop social impact mitigation and enhancement options for any identified significant social impacts.

Ultimately, there can be two main types of social impacts that may arise as a result of the proposed development. First, **direct impacts** can be caused by the project which may cause changes to the existing community, as measured using social indicators, such as population, health, and employment. Secondly, **indirect impacts** that are generally less tangible and more commonly related to matters such as community values, identity, and sense of place. Both physically observable as well as psychological impacts need to be considered.

Inner West Council's (former Leichhardt Council) *Social Impact Assessment Policy* outlines several social impacts which should be considered in the preparation of a Social Impact Statement. These have been identified in **Table 5**.

Table 4 Social impacts

Social Impacts
Access and mobility
Accommodation and housing
Community services and facilities
Community structure (severance, cohesion, and identity)
Crime and public safety
Cultural and community values
Employment
Health
Interaction between new development and existing community
Local economic effects
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)
Population change (size and characteristics)
Recreation facilities
Residential amenity and quality of life
Risk perception in the community
Social equity (displacement, needs of disadvantaged groups)

Source: Social Impact Assessment Policy (Inner West Council, 2009) (former Leichhardt Council)

7.1.1 Evaluating the significance of impacts

The ranking and evaluation of the impacts is undertaken in accordance with a risk assessment of the degree of significance of risk, including the envisaged duration, extent, and potential to mitigate/enhance and likelihood of each identified impact. The social impact significance matrix provided within the NSW SIA Guideline (see **Table 7**) has been adopted for the purposes of undertaking this Social Impact Statement.

Each impact has been assessed and assigned an overall risk that considers both the likelihood of the impact occurring and the consequences should the impact occur. The assessment also sets out recommended mitigation, management, and monitoring measures for each identified matter.

Magnitude of impact generally considers the following dimensions:

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

Table 5 Defining magnitude levels for social impacts

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

Table 6 Defining likelihood levels of social impacts

Likelihood level	Meaning
Almost certain	Definite or almost definitely expected (e.g. has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Table 7 Social impact significance matrix

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

Source: NSW Department of Planning and Environment, 2023, Technical Supplement to support the Social Impact Assessment Guideline for State-significant projects

Table 8 Social Impact Statement

Impact	Period	Duration	Extent	Sensitivity	Social impact significance (before mitigation)	Proposed mitigation measures	Residual social impact significance
Access and mobility							
Potential impact to accessibility of local active and public transport routes, and social infrastructure because of construction activity. The Transport Impact Assessment indicates that construction (when not adequately managed) may cause parking pressure on local streets and lower safety due to obstruction of pathways (peopletrans, 2023).	Construction	Temporary	PSA	Public transport in the PSA is limited, however, there is the potential for local bus routes to be affected. Construction activity is unlikely to affect access to surrounding social infrastructure (including open space). The local community is also concerned about traffic parking, and safety of children on streets.	Possible + Moderate = **Medium (negative)**	• Construction vehicles are required to use the arterial road network, typically within the hours of 7:00am-5:00pm Monday to Saturday. This is likely to limit impacts to local streets (Transport Impact Assessment, peopletrans, 2023).	High potential to mitigate through implementation of a Construction Management Plan. Some inconvenience and disruption to the local community may persist.
Improved access to high-amenity housing, co-working space, retail, and creative workspaces.	Operation	Ongoing	SSA	Local policy and strategy documents have highlighted a need for more creative workspace in the LGA.	Almost Certain + Minor = **Medium (positive)**	• Ensure spaces are designed for and welcoming to a range of cultural backgrounds, incomes, ages, and abilities.	Positive impacts may be enhanced through inclusion of diverse and vulnerable groups.
Accommodation and housing							
Increase in availability and diversity of housing	Operation	Ongoing	SSA	Local policy and strategy documents have highlighted a need for more housing diverse options.	Almost Certain + Minor = **Medium (positive)**	• Ensure spaces are designed for and welcoming to a range of cultural backgrounds, incomes, ages, and abilities.	Positive impacts may be enhanced through inclusion of diverse and vulnerable groups.
Increased availability of affordable housing	Operation	Ongoing	SSA	There is significant demand for new affordable dwellings in the LGA.	Almost Certain + Minor = **Medium (positive)**	• Ensure spaces are designed for and welcoming to a range of cultural backgrounds, incomes, ages, and abilities.	Positive impacts may be enhanced through inclusion of diverse and vulnerable groups.

Community services and facilities							
Decreased capacity of local social infrastructure as a result of population increase	Operation	Ongoing	PSA, SSA	Social infrastructure in the PSA is limited, thus future residents will likely have to travel to the Rozelle and Balmain town centres to access community facilities and services. This may put a strain on services which are low in number in the Balmain peninsula, for example, health facilities.	Possible + Moderate = **Medium (negative)**	• Consult with Inner West Council to determine local social infrastructure needs, and where the developer may be able to provide contributions.	Impact may be positive if the developer can contribute to local social infrastructure supply.
Community structure (severance, cohesion, and identity)							
Potential for new social networks among future residents and workers of the site, associated with mixed-use development and communal open spaces.	Operation	Ongoing	The site	The development will provide communal spaces for interaction between residents and other users of the site. This has been demonstrated to encourage social connections.	Possible + Minor = **Medium (positive)**	• Ensure spaces are designed for and welcoming to a range of cultural backgrounds, incomes, ages, and abilities. • Encourage use of communal ground floor spaces of the development by the wider community. This could be done through events or activations.	Positive impacts may be enhanced through inclusion of diverse and vulnerable groups.
Crime and public safety							
Establishment of a construction site, with additional workers, generating increased traffic. This may result in decreased pedestrian safety surrounding the site.	Construction	Temporary	PSA	Engagement outcomes have highlighted community concern related to the safety of young children moving about and playing in the neighbourhood.	Likely + Moderate = **High (negative)**	• Communicate with surrounding residents and businesses regarding likely impacts of construction and timing.	High potential to mitigate through implementation of a Construction Management Plan. Some inconvenience and disruption to the local community may persist.
Cultural and community values							
Changes to the appearance of the site, associated with establishment of a construction site. This may detract from local character and sense of place.	Construction	Temporary	PSA	Community engagement has highlighted support for protection of local character and heritage.	Possible + Minor = **Medium (negative)**	• Communicate with surrounding residents and businesses regarding likely impacts of construction and timing.	Low potential to mitigate due to disruptive nature of construction works. Impacts may be softened for local residents if adequate communication is provided.

Community services and facilities							
Changes to the appearance of the site, including development of increased height and scale than previously existing on the site.	Operation	Ongoing	PSA	Community engagement has highlighted community concern for overdevelopment, especially that which does not align with surrounding density levels.	Likely + Moderate = **High (negative)**	N/A	Impacts are unlikely to change due to local community perspectives on high density development. Sensitivity to this impact may decrease over time as residents become accustomed to the change in density.
Preservation of 'Character buildings', as identified by Inner West Council, originally construction in c.1907 (Heritage Impact Statement, NBRS, 2023). This will maintain local connection to place and heritage character.	Operation	Ongoing	PSA	Not specifically raised in engagement outcomes.	Likely + Minor = **Medium (positive)**	• Carry out photographic archival recording of character buildings prior to demolition (as per Heritage Impact Statement, NBRS, 2023). These photos should be displayed throughout the site during operation, alongside text explaining the site's history.	Potential to enhance connection to place and local heritage if historical photos and text is displayed on site.
Employment							
Increased local employment opportunities within the construction sector. While temporary, project-based work is typical to the sector.	Construction	Temporary	SSA	There is a lower proportion of people employed in the construction sector in the Study Areas compared to Greater Sydney.	Unlikely + Minor = **Low (positive)**	• Seek to procure contractors locally.	High potential to enhance this impact if contractors are procured locally.
Increased employment opportunities in retail and creative industries.	Operation	Ongoing	SSA	Creative industries are a key contributor to the Inner West's economy, and it is a Council priority to expand this sector where possible.	Likely + Moderate = **High (positive)**	• Seek to procure employees and retail tenants locally. Explore opportunities to lease space to local creative businesses and/or social enterprises.	High potential to enhance this impact if employees and tenants are procured locally.
Health							
Establishment of a construction site, generating increased noise, vibration, and dust.	Construction	Temporary	PSA	There is a slightly higher rate of Asthma and lung conditions reported amongst residents of the PSA when compared to Greater Sydney.	Likely + Moderate = **High (negative)**	• Communicate with surrounding residents and businesses regarding likely impacts of construction and timing.	High potential to mitigate through implementation of a Construction Management Plan. Some inconvenience and disruption to the local

Community services and facilities							
							community may persist.
Delivery of a mixed-use development, where housing is co-located with communal open space and employment floorspace. This may generate positive health outcomes due to increased walkability.	Operation	Ongoing	The site	The site is located in proximity to multiple open spaces. Co-locating housing and employment floorspace in walking distance of open space will likely increase utilisation of the open space.	Likely + Minor = **Medium (positive)**	• Ensure public domain is cohesive with the surrounding streetscape, ensuring accessibility for those with mobility issues. • Consult with Inner West Council to determine need for upgrades to surrounding footpaths or crossings. • Install bicycle boxes at Cecily Street/Balmain Road intersection (as per Transport Impact Assessment, peopletrans, 2023).	Positive impacts may be enhanced through inclusion of diverse and vulnerable groups, as well as increased active transport uptake.
Interaction between new development and existing community							
Potential for interaction between surrounding community and future residents of the site, through use of ground floor communal spaces.	Operation	Ongoing	PSA	Community engagement has highlighted negative sentiments toward higher density development. This may result in negative perceptions of the development once operational, as well as the residents who inhabit it.	Possible + Minor = **Medium (positive)**	• Ensure spaces are designed for and welcoming to a range of cultural backgrounds, incomes, ages, and abilities. • Encourage use of communal ground floor spaces of the development by the wider community. This could be done through events or activations.	Positive impacts may be enhanced through inclusion of diverse and vulnerable groups.
Local economic effects							
Potentially increased viability of local businesses as a result of increased patronage from construction workers.	Construction	Temporary	PSA, Lilyfield	There are several retail and food and beverage businesses located within walking distance of the site.	Likely + Minimal = **Low (positive)**	N/A	Positive impacts to remain.

Community services and facilities							
Delivery of new creative workspaces, which may have flow on effects for the Inner West's creative industry, e.g., increased employment and investment.	Operation	Ongoing	SSA	Creative industries are a key contributor to the Inner West's economy, and it is a Council priority to expand this sector where possible.	Possible + Moderate = **Medium (positive)**	• Ensure that space is prioritised for local creatives and businesses. • Consult with Inner West Council to advertise the new space to local networks.	Positive impacts may be enhanced if spaces are utilised by local creatives and businesses. This will likely result in flow on effects to the local economy.
Needs of target social groups							
Delivery of affordable dwellings, which will improve social outcomes for people living under housing stress.	Operation	Ongoing	SSA	There is significant demand for new affordable dwellings in the LGA.	For individuals involved: Almost Certain + Major = **Very High (positive)** For wider Study Area: Possible + Moderate = **Medium (positive)**	• Ensure spaces are designed for and welcoming to a range of cultural backgrounds, incomes, ages, and abilities.	Positive impacts may be enhanced through inclusion of diverse and vulnerable groups.
Delivery of a mixed-use development which adheres to relevant accessibility codes and requirements. This will allow accessibility for people with differing mobility levels, including elderly and disabled people.	Operation	Ongoing	PSA	There is a low need for assistance in the PSA compared to Greater Sydney.	Likely + Minor = **Medium (positive)**	• Ensure spaces are designed for and welcoming to a range of cultural backgrounds, incomes, ages, and abilities.	Positive impacts may be enhanced through inclusion of diverse and vulnerable groups.
Population change							
Changes to size and composition of the community, associated with delivery of 89 new dwellings.	Operation	Ongoing	The site	Community engagement has highlighted negative sentiments toward higher density development. This may translate to negative perceptions toward local population growth.	Possible + Moderate = **Medium (negative)**	• Encourage use of communal ground floor spaces of the development by the wider community. This could be done through events or activations.	Impacts may transform if cohesion between the new and existing population is achieved.
Recreation facilities							
Changes to capacity and use of surrounding recreation facilities, e.g., Balmain Road Sporting	Operation	Ongoing	PSA	The site is located within appropriate distance to open spaces of local, district, and regional scale. The	Possible + Minimal = **Low (negative)**	• Consult with Inner West Council to determine local social infrastructure needs,	Impact may be positive if the developer can contribute to local social infrastructure supply.

Community services and facilities							
Ground and Rozelle Common.				proposal is unlikely to change access for existing residents. However, there is perceived demand for open space from the community, highlighted in engagement outcomes.		and where the developer may be able to provide contributions.	
Improved accessibility to space for recreation and leisure, associated with the delivery of communal open space and landscaping.	Operation	Ongoing	PSA	The site is located within appropriate distance to open spaces of local, district, and regional scale. The proposal is unlikely to change access for existing residents. However, there is perceived demand for open space from the community, highlighted in engagement outcomes.	Likely + Minor = **Medium (positive)**	• Ensure spaces are designed for and welcoming to a range of cultural backgrounds, incomes, ages, and abilities.	Positive impacts may be enhanced through inclusion of diverse and vulnerable groups.
Residential amenity and quality of life							
Increased amenity and quality of life for future residents of the site, associated with high-quality residential design.	Operation	Ongoing	The site	No sensitivity.	Likely + Minor = **Medium (positive)**	• Ensure spaces are designed for and welcoming to a range of cultural backgrounds, incomes, ages, and abilities.	Positive impacts may be enhanced through inclusion of diverse and vulnerable groups.
Risk perception in the community							
Perceptions of risk associated with increased traffic generation and children's safety on streets. The Transport Impact Assessment indicates that traffic generated by the proposal will be negligible and will not compromise the safety of function of the existing road network (peopletrans, 2023).	Operation	Ongoing	The site	Engagement outcomes have highlighted community concern related to traffic impacts and the safety of young children moving about and playing in the neighbourhood.	Possible + Minor = **Medium (negative)**	• Install bicycle boxes at Cecily Street/Balmain Road intersection (as per Transport Impact Assessment, peopletrans, 2023).	Impacts may be transformed if the development increases active transport uptake among the local community.

Social equity							
Benefits to social equity associated with the delivery of affordable housing. It is noted that the site does not currently accommodate residential, and as such, no existing residents will be displaced. The proposal will result in a net increase to housing, including affordable housing.	Operation	Ongoing	SSA	There is significant demand for new affordable dwellings in the LGA. Further, SEIFA data indicates a high level of advantage in the PSA and surrounding suburb. Provision of affordable housing will assist in balancing the 'social mix' in Lilyfield.	Likely + Moderate = **High (positive)**	• Ensure spaces are designed for and welcoming to a range of cultural backgrounds, incomes, ages, and abilities.	Positive impacts may be enhanced through inclusion of diverse and vulnerable groups.

8.0 Concluding comments

This Social Impact Statement (SIS) has been prepared to identify key findings and recommendations, developed through an assessment of a range of evidence and community perspectives on the proposed development.

The SIS outlines the social outcomes and value of the proposal, compliant with the Inner West Council's *Social Impact Assessment Policy*, as well as Section 2.8 of the Marrickville Development Control Plan 2011 (MDCP).

Key positive social benefits arising from the proposal include:

- **Increased local housing diversity and affordability**, associated with the delivery of new high-density housing (89 apartments), and 5% of residential GFA dedicated to affordable housing. This will increase access to affordable dwellings in a LGA in which this housing type is in high demand.
- **Provision of new creative workspace, light industrial, and communal open space**, which will increase access to such infrastructure within the suburb and LGA. Both existing and new residents in the area will benefit from enhanced walkability to daily living needs and places of interest.
- **Preservation of Character Buildings.** These buildings, built in c.1907, are a key component of the streetscape. Retention of these buildings will help to sustain the existing neighbourhood character and connection to local history.
- **Long term operational benefits** to the community include increased residential amenity and quality of life, provision of additional employment, and opportunities for social interaction in the local community.

Key negative impacts identified in this assessment include:

- **Increased density of development in the area, of greater height and bulk than previously existing on the site.** This is likely to change views and outlook for surrounding residents and businesses. This was noted as a concern within community engagement outcomes, as the community is generally opposed to higher densities in this neighbourhood.
- **Potential changes to capacity and use of local social infrastructure**, including local scale open space, health facilities, and other services, due to an increase in population on the site. The existing community may find it more difficult to utilise local social infrastructure due to the introduction of new users. It is noted, however, that new local scale open space will also be delivered on site to account for this.

Appendix A Demographic profile

Category	PSA	SSA	Greater Sydney
Income			
Median individual income (annual)	$82,430	$62,910	$45,930
Variation from Greater Sydney median	*+79.5%*	*+37.0%*	*n.a.*
Median household income (annual)	$177,960	$120,220	$108,750
Variation from Greater Sydney median	*+63.6%*	*+10.5%*	*n.a.*
Individual income			
No income	7.8%	7.6%	11.2%
Low	17.9%	23.0%	28.7%
Medium	33.7%	42.2%	43.1%
High	40.6%	27.2%	17.0%
Household income			
No income	1.2%	1.7%	2.1%
Low	7.7%	10.4%	11.3%
Medium	21.4%	29.8%	34.3%
High	69.8%	58.1%	52.3%
Age Structure			
0 years	1.1%	1.1%	1.2%
1-2 years	2.8%	2.0%	2.4%
3-4 years	2.7%	1.9%	2.4%
5-6 years	2.8%	1.9%	2.5%
7-11 years	7.0%	4.9%	6.3%
12-17 years	7.3%	5.3%	7.1%
18-24 years	6.1%	7.8%	8.8%
25-34 years	9.4%	19.3%	15.6%
35-49 years	27.8%	24.2%	21.7%
50-59 years	16.5%	12.7%	12.0%
60-69 years	10.4%	9.1%	9.7%
70-84 years	5.2%	7.9%	8.4%
85 years and over	0.7%	2.0%	1.9%
Males	45.9%	48.8%	49.4%
Females	54.1%	51.2%	50.6%
Median Age (years)	39.9	38.2	37.3
Country of Birth			
Australia	75.3%	65.6%	61.1%
Aboriginal and Torres Strait Islanders	*1.6%*	*1.2%*	*1.8%*
Other Major English Speaking Countries	14.7%	10.4%	7.1%
Other Overseas Born	10.0%	24.0%	31.8%
% speak English only at home	*91.1%*	*72.9%*	*61.0%*
Household Composition			
Couple family with no children	25.8%	26.7%	24.5%
Couple family with children	37.3%	25.7%	36.1%
Couple family - Total	63.1%	52.4%	60.5%
One parent family	9.9%	8.4%	11.0%
Other families	1.0%	1.3%	1.1%

Family Households - Total	74.0%	62.2%	72.6%
Lone person household	23.3%	30.3%	23.3%
Group Household	2.8%	7.5%	4.1%
Dwelling Structure (Occupied Private Dwellings)			
Separate house	47.4%	28.9%	56.1%
Semi-detached, row or terrace house, townhouse etc.	41.2%	27.2%	12.8%
Flat, unit or apartment	11.3%	42.5%	30.7%
Other dwelling	0.0%	1.5%	0.4%
Occupancy rate	*91.9%*	*90.1%*	*91.8%*
Average household size	2.5	2.3	2.7
Tenure Type (Occupied Private Dwellings)			
Owned outright	25.5%	25.3%	28.3%
Owned with a mortgage	41.8%	29.3%	34.0%
Rented	31.9%	44.2%	36.1%
State or territory housing authority	3.4%	2.4%	3.3%
Housing co-operative/community/church group	0.0%	1.1%	0.8%
Other	28.4%	40.7%	32.0%
Other tenure type	0.8%	1.3%	1.6%
Attending Education (% of those attending)			
Pre-school	8.1%	7.7%	8.0%
Infants/Primary Total	33.8%	27.1%	31.4%
Government	74.0%	75.9%	68.6%
Catholic	12.0%	15.4%	18.8%
Other	14.0%	8.7%	12.5%
Secondary Total	27.9%	21.0%	24.9%
Government	36.6%	49.5%	54.7%
Catholic	31.0%	25.1%	25.3%
Other	32.4%	25.4%	20.0%
Technical or Further Educational Institution	5.4%	10.5%	10.2%
University or other Tertiary Institution	20.2%	29.5%	21.4%
Other type of educational institution	4.6%	4.3%	4.2%
% of total population attending education	*27.4%*	*23.8%*	*25.8%*
Highest Level of Education Completed (% of population aged 15 years and over)			
Year 12 or equivalent	84.3%	81.6%	71.4%
Year 9-11 or equivalent	13.4%	13.7%	23.5%
Year 8 or below	2.3%	3.4%	3.5%
Did not go to school	0.0%	1.4%	1.6%
Employment Status			
Unemployed/ looking for work	3.9%	4.3%	5.0%
Labour force participation rate	74.4%	68.4%	60.0%
Industry of Employment (employed persons aged 15 years and over)			
Agriculture, forestry and fishing	0.0%	0.2%	0.3%
Mining	0.3%	0.1%	0.1%
Manufacturing	3.3%	3.5%	5.7%
Electricity, gas, water and waste services	0.3%	0.6%	0.7%
Construction	6.8%	5.5%	8.7%
Wholesale trade	3.9%	2.3%	3.4%
Retail trade	7.0%	7.2%	9.3%
Accommodation and food services	3.3%	5.6%	5.8%

Transport, postal and warehousing	1.7%	3.2%	5.3%
Information, media and telecommunications	6.8%	5.0%	2.5%
Financial and insurance services	10.7%	8.4%	7.4%
Rental hiring and real estate services	2.4%	1.9%	2.0%
Professional, scientific and technical services	16.9%	16.4%	11.5%
Administrative and support services	2.7%	3.1%	3.4%
Public administration and safety	6.8%	6.8%	5.8%
Education and training	10.1%	11.0%	9.0%
Health care and social assistance	10.6%	13.0%	14.2%
Arts and recreation services	3.3%	3.1%	1.5%
Other services	*3.1%*	*3.1%*	*3.4%*
Need for Assistance			
With Need for Assistance	3.0%	5.1%	5.5%
No Need for Assistance	97.0%	94.9%	94.5%
Top 10 Countries of Birth	**PSA**	**SSA**	**Greater Sydney**
1	Australia (75.3%)	Australia (65.6%)	Australia (61.1%)
2	England (8.0%)	England (4.8%)	China (4.9%)
3	New Zealand (2.2%)	China (3.2%)	India (3.8%)
4	United States of America (1.1%)	New Zealand (2.2%)	England (3.1%)
5	Scotland (1.1%)	Vietnam (1.8%)	Vietnam (1.9%)
6	South Africa (0.9%)	Italy (1.6%)	Philippines (1.9%)
7	Ireland (0.8%)	Greece (1.4%)	New Zealand (1.7%)
8	Greece (0.8%)	Philippines (1.2%)	Lebanon (1.2%)
9	China (0.7%)	Nepal (1.1%)	Nepal (1.2%)
10	Italy (0.6%)	India (1.1%)	Iraq (1.1%)
Top 10 Languages Spoken at home (other than English)	**PSA**	**SSA**	**Greater Sydney**
1	Greek (1.3%)	Mandarin (3.4%)	Mandarin (5.3%)
2	Italian (1.2%)	Greek (2.8%)	Arabic (4.4%)
3	Cantonese (0.8%)	Italian (2.4%)	Cantonese (2.9%)
4	Spanish (0.8%)	Vietnamese (2.1%)	Vietnamese (2.3%)
5	German (0.7%)	Cantonese (2.0%)	Hindi (1.5%)
6	Mandarin (0.5%)	Spanish (1.6%)	Greek (1.5%)
7	Hindi (0.4%)	Arabic (1.3%)	Spanish (1.3%)
8	Turkish (0.4%)	Nepali (1.1%)	Nepali (1.2%)
9	Portuguese (0.3%)	Portuguese (1.1%)	Korean (1.2%)
10	French (0.3%)	Thai (0.7%)	Italian (1.0%)
Religion			
Buddhism	0.9%	3.5%	4.1%
Christianity	39.1%	37.8%	49.0%
Hinduism	0.4%	2.2%	5.2%
Islam	0.4%	1.5%	6.7%
Judaism	0.2%	0.5%	0.7%
Other Religions	0.5%	0.6%	1.3%
No religious association	58.5%	54.0%	32.9%
Long-term Health Conditions			
Arthritis	5.6%	5.7%	6.3%

Asthma	7.0%	7.4%	6.3%
Cancer	2.5%	2.3%	1.9%
Dementia	0.2%	0.7%	0.5%
Diabetes	1.2%	3.1%	4.1%
Heart disease	2.8%	2.6%	2.9%
Kidney disease	0.2%	0.6%	0.4%
Lung condition	1.1%	1.0%	0.8%
Mental health condition	8.3%	9.7%	6.1%
Stroke	0.5%	0.6%	0.4%
Other	6.9%	7.9%	6.9%
None	63.8%	58.3%	63.4%
Provided Unpaid Childcare			
Females	32%	25%	29%
Males	32%	22%	24%