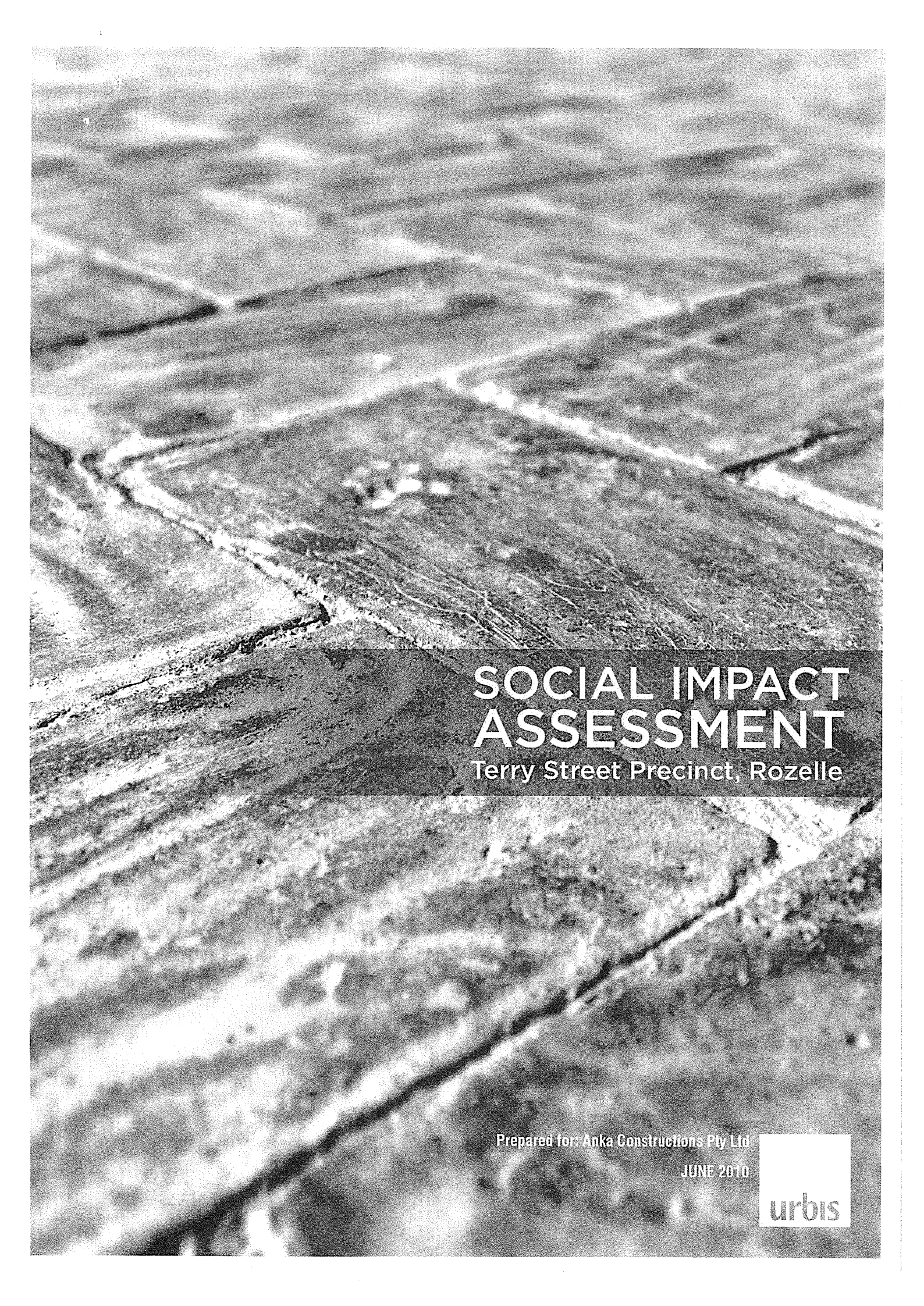


Appendix F

Social Impact Assessment

Prepared by Urbis dated June 2010



SOCIAL IMPACT ASSESSMENT

Terry Street Precinct, Rozelle

Prepared for: Anka Constructions Pty Ltd

JUNE 2010

urbis

URBIS STAFF RESPONSIBLE FOR THIS REPORT:

Director	Roberta Ryan, Jackie Ohlin
Senior Consultant	Catriona Cameron
Consultant	Sam Ryan-Watkins, Susan Hatherly
Group Support	Jill Yeomans
Job Code	SPE0213



Urbis Social Planning and Social Research team has received ISO 20252 certification, the new international quality standard for Market and Social Research, for the provision of social policy research and evaluation, social planning, community consultation, market and communications research.

Copyright © Urbis Pty Ltd
ABN 50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission. While we have tried to ensure the accuracy of the information in this publication, the Publisher accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

URBIS
Australia Asia Middle East
www.urbis.com.au

1	Introduction.....	1
1.1	Aim of this study	1
1.2	Methodology	1
2	Site Description and Context	3
3	Review of Policy Context and Background Documents	5
3.1	Sydney Metropolitan Strategy and the Inner West Subregional Strategy	5
3.2	Leichhardt 2020+ Strategic Plan	5
3.3	Draft Affordable Housing Strategy.....	6
3.4	Leichhardt Social Plan.....	7
3.5	Other community and cultural planning studies	7
3.6	Conclusion	8
4	Socio-demographic Profile.....	9
4.1	Population characteristics.....	9
4.2	Economic characteristics.....	9
4.3	Household characteristics	10
4.4	Conclusion	11
5	Audit of Social Infrastructure.....	12
5.1	Health Facilities	13
5.2	Education.....	13
5.3	Recreational Facilities and Open Space	13
5.4	Childcare Centres.....	13
5.5	Community Facilities	14
5.6	Arts and Cultural Facilities.....	14
5.7	Conclusion	14
6	Key stakeholder Consultations.....	15
6.1	Stakeholders consulted	15
6.2	Consultation method.....	15
6.3	Conclusion	16
7	Site specific social impacts.....	18
7.1	Traffic, access and parking	18
7.2	Transport	18
7.3	Social Infrastructure.....	19

7.4	Economic development opportunities	19
7.5	Affordable housing.....	20
7.6	Amenity.....	20
7.7	Construction	20
8	Conclusion.....	21

1 Introduction

Urbis has been engaged by Ingham Planning on behalf of Anka Constructions to undertake an assessment of the social impacts associated with the proposed rezoning and development of the Terry Street precinct.

This Social Impact Assessment (SIA) has been undertaken in accordance with Leichhardt Council's Social Impact Assessment Policy, which outlines Council's approach to considering social issues and addressing social impacts in decision-making. The policy aims to maximise positive social impacts and minimise negative social impacts, and support the delivery of Leichhardt 2020+ vision.

1.1 Aim of this study

An SIA is a specialist study undertaken to identify and analyse key social impacts associated with a particular development proposal. It does not investigate broad perspectives, but is focused on the particular identification and reporting of impacts associated with a specific proposal. An SIA involves a detailed and independent study to outline impacts, identify mitigation measures and recommendations in accordance with professional standards and statutory obligations.

It is an approach to understanding and assessing the impacts of change on individuals, families, communities and society. A definition of Social Impact Assessment (SIA) offered by Frank Vanclay in his role on the International Association for Impact Assessment stated that:

'SIA is a research and analytical process that identifies how a particular project, intervention or development impacts or changes people's way of life, their culture (shared beliefs, customs and values) or community (its cohesion, stability, character, services and facilities).'

As such the aim of this SIA is to:

- Independently assess, predict and evaluate the potential social and community impacts and benefits associated with the proposal (i.e. amenity, social infrastructure, community wellbeing).
- Consult with key stakeholders to enable concerns and suggestions raised to inform the final proposal and future operations.
- Recommend measures for mitigation and enhancement in relation to the potential risks associated with the proposal to ensure minimal impact on the broader community.

1.2 Methodology

The following tasks have been undertaken in the preparation of this SIA:

Scoping and profiling

This stage focused on gaining an understanding of the current site context, policy review, and profiling of existing socio-demographic conditions. Key tasks were as follows:

- An analysis of 2001 and 2006 Census data from the Australian Bureau of Statistics (ABS) at both the Rozelle Census Collector District level and the Sydney Statistical Division level.
- A review of Council social and community planning documents and other relevant reports was undertaken to consider issues of relevance to the proposed development.

Stakeholder engagement

A number of interviews were undertaken with select key stakeholders to provide a range of relevant perspectives of current issues and gain an understanding of areas which may be impacted by the proposed development. The following outlines the engagement activities that were undertaken.

Telephone interviews with representatives from:

- Anka Construction
- Leichhardt Council, Manager of Social and Community Planning
- Balmain Cove Child Care Centre
- Sydney Secondary College, Balmain Campus

Unsuccessful attempts were also made to engage with:

- Rozelle Public School
- Balmain Hospital.

Facilities audit

An audit of social infrastructure and facilities in the vicinity of the proposed development site was undertaken. This also involved discussions with nearby facilities to ascertain capacity and level of demand on the service.

Analysis of potential social impacts

This final stage was comprised of collating the findings from the previous scoping and profiling and stakeholder engagement stages and using them to assess the potential social impacts of the proposal on the local community.

2 Site Description and Context

The Terry Street precinct is located within the block bounded by Victoria Road, Terry Street and Wellington Street. Anka Constructions have lodged a proposal for a new mixed use development that is consistent with Leichhardt Council's overall intent to rezone the site. It is proposed that the development will be comprised a mixed use development with an indicative mix of:

- 195 residential dwellings (46 one bedroom, 125 two bedroom, and 24 three bedroom)
- 2464.3 square metres of commercial floor space, including 1002.3 square metres of retail tenancies, a 775 square metre food market and an industrial showroom measuring 450 square metres.
- a 40 place childcare centre
- a total of 320 parking spaces

This is an indicative concept plan that will be further reviewed during detail design.

The site currently supports a disused industrial property. The proposed development aims to create a leading example of urban renewal through transforming the existing disused industrial site into an active living and working precinct.

For a more detailed description of the location and context, refer to Section 1 of this Report.

2.1.1 Previous community consultations

The subject site has a relatively lengthy history, with a number of proposals predating Anka's current application including Multiplex's primarily residential, full line supermarket based retail and bulky goods retail proposal that was rejected by Council and the community. Since becoming owner of the site in 2009, Anka have engaged Council and encouraged local community involvement in the redevelopment process.

A community consultation workshop was held in March 2009 and was attended by 67 members of the local community. The Tierney Page Kirkland Pty Ltd *Community Consultation Report* (March 2009) provides a comprehensive outline of the key issues raised during the workshop and these are summarised below.

Amenity

- a desire for the commercial use of the proposed development maintain the village character of the local area
- the proposed development provides an opportunity to improve the overall amenity of the site and adjoining areas
- the potential to improve consistency in terms of height and set back to *'help address the hotchpotch that currently exists'*
- the proposed mixed use of the development provides benefits in terms of increased activation of the area, a solely residential development could *'lead to an area that is completely dead during the day'*

Open space

- lack of open space/green space incorporated in the proposed development
- increase in the population due to the residential component of the proposed development may increase the demand for open space/green space in the local area

Traffic

- concerns regarding the potential increase in traffic that may be generated by the proposed development (specific mention was made of the impact on narrow, one way streets such as Merton Street and greater traffic flow past the Sydney Secondary College and Rozelle Public School.)

- queries concerning how the traffic from the 'New Road' will link into Wellington Street
- residential use of the site may generate less traffic compared with other potential uses, which is a benefit
- the potential increase in traffic created by the proposed Tigers redevelopment should be considered

Transport

- the proposed development may place additional pressure on local public transport

Parking

- concerns regarding the changes to Merton Street including the loss of street parking

Affordable housing

- a benefit of the proposed development is the potential to provide affordable accommodation for key workers in the area
- the proposed development has the potential to provide accommodation for older people, which would be a positive impact

Retail

- the potential for the proposed development to provide affordable retail options would be a benefit to the local community
- questions raised concerning the need for additional retail in the area in the context of the proposed Tigers redevelopment

Accessibility

- the New Road may improve the connectedness and usability of the area and provide better access to key social infrastructure (i.e. schools, shops and parkland)
- the New Road may interfere with existing commercial operations
- the corridor to the waterfront may provide increased access to green space

Height and scale

- maintain the small scale of the proposed development to avoid overdevelopment of the local area
- concerns regarding the potential for overshadowing
- height and scale to be consistent with existing amenity

Community benefits

- a desire for the proposed development to enhance the area and consider the 'best interests' of the community

Environmental considerations

- the proposed development should maximise environmentally sustainable design principles.

These issues and perspectives have been considered in the following analysis of the social impacts associated with the proposed development.

3 Review of Policy Context and Background Documents

3.1 Sydney Metropolitan Strategy and the Inner West Subregional Strategy

The Sydney Metropolitan Strategy was published by the NSW Department of Planning in 2005 to guide the development of Sydney towards 2031. The Strategy establishes a number of environmental, residential and employment targets for Sydney, most notably the provision of 640,000 new dwellings and 500,000 new jobs within the Sydney Metropolitan Area by 2031. A large percentage of these new dwelling will be provided within existing areas. Acknowledging that the area is well built up, the Leichhardt LGA has been assigned a relatively low employment and housing targets of 500 new jobs and 2,000 new houses when compared to other areas of Sydney.

The subject site falls within the Draft Inner West Subregional Strategy, one of ten sub-regional strategies prepared to implement the broader aims of the Metropolitan Strategy. The Draft Inner West Subregional Strategy identifies the subject site as 'employment lands' that form part of a potential Victoria Road enterprise corridor. The site is also identified as "land with potential to allow for a wider range of employment uses", meaning it has the capacity to accommodate a higher percentage of office use or other commercial uses and *"in some circumstances, an element of residential or non-employment uses may be considered on part of these sites"* where there will be no detrimental impact to the employment function of the area. The proposed development aligns with this vision.

3.2 Leichhardt 2020+ Strategic Plan

Released in 2007, Leichhardt 2020+ Strategic Plan (the Plan) aims to guide development and other activities within Leichhardt over the next 10 years. The Plan establishes a vision for Leichhardt to be *"a sustainable and liveable community"* and sets "foundations" to be implemented by Strategic Service Plans and a Management Plan. Acknowledging that sustainability requires a balance of social, economic and environmental factors, the Plan sets goals in each of these areas. The most relevant aspects of each are discussed below.

Community wellbeing

Community wellbeing objectives in the Plan relate to the overall strength of the community and supporting community social needs through infrastructure and services that are integrated under shared objectives. The Plan recognises that infrastructure and services such as childcare and recreational open spaces struggle to meet new demand from population changes and increasing community expectations. One of the strategic actions identified in the Plan is to *"make local facilities, open space, services and activities desirable, flexible, and easy for all groups to access and use e.g. childcare, recreation, cultural activities and local shopping etc"*.

Accessibility

One of the key goals of the Plan is ensuring *"easy access for people, services and facilities that promotes the amenity and sustainability of the community"*.

The Plan identifies parking, traffic and public transport as considerations and seeks to address and integrate all the elements of accessibility. Emphasis is placed on reducing the dependence local residents have on the use of private cars for access local activities and trip purposes. A mixed use developed as proposed by Anka Constructions with co-location of services has the potential to contribute to this objective.

The Plan outlines the importance of planning local community facilities, business and services that fit with the nature of the local area and the desired lifestyle of the community.

Places where we live and work

The Plan prioritises optimising the area for people who live and work there. This includes; maintaining the compatibility with the local character and protecting the amenity of the area. It also involves a focus on building the liveable amenity, accessibility and business development; and considering how the area should be developed to meet future needs.

Related to the strategic priority of optimising the area of residents and key workers, is the objective of considering housing needs for a diverse community by including affordable housing options.

Business in the community

A key goal of the Plan is to develop “*thriving businesses and vital sustainable communities built through shared activities and interests*”. This involves promoting thriving and diverse businesses that build on the demands and characteristics of local communities. Two of the specific objectives include to:

- explore and promote potential business development that fit close markets, use local skills and match the characteristics of the environment
- identify business uses that recognise the proximity to the CBD, the areas role on global Sydney, and are complimentary to CBD uses.

3.3 Draft Affordable Housing Strategy

This report outlines Council's thinking and framework for tackling housing affordability issues and needs within the Leichhardt Municipality. It has been prepared in response to Leichhardt 2020+ and Council's resolution of September 2006 to ‘*develop an affordable housing strategy for Leichhardt, which aims to protect, promote and develop affordable housing in the Municipality*’.

The *Draft Housing Affordability Strategy* has been developed in the context of the occurring gentrification and the reduced stock of affordable housing for low income earners in the Leichhardt Municipality. The *Strategy* outlines that Leichhardt LGA's proportion of affordable housing stock (for both rent and purchase) is considerably less than for the rest of the Sydney SD. Of particular significance, is the declining proportion of affordable housing stock for rent, as the private rental sector is the main source of tenure for low income households.

In the past, Leichhardt LGA has been a residential area for low to moderate income earners. According to the *Strategy* the LGA ‘*is at risk of pricing out key workers and depleting the Municipality's cultural and socio-economic diversity*’.

The *Strategy* identifies the following key affordability issues:

- lack of affordable housing for low and moderate income earners
- lack of affordable private rental housing
- declining housing diversity including low cost older residential flat buildings and boarding houses (which typically provide more affordable private rental accommodation for single people)
- the need for more one bedroom, studio and boarding house-style accommodation, particularly for young people, key workers and elderly people on lower incomes
- the Municipality's heritage provisions, limited land supply and few remaining major former industrial redevelopment sites restrict its ability to produce new affordable housing
- tighter Public Housing eligibility criteria focussing housing to those most in need.

The *Strategy* outlines four key action areas aimed at addressing these key issues, including:

- to resist the loss of affordable housing and encourage the retention of existing affordable housing
- to collaborate with the State Government and/or other inner Sydney councils facing similar issues to address the declining stock of affordable housing, regionally

- to encourage the provision of affordable, adaptable and diverse housing and raise awareness of affordable housing needs and issues to facilitate action
- to facilitate the provision of additional affordable housing within the Municipality.

3.4 Leichhardt Social Plan

The objectives of Leichhardt Council's Social Plan (2004) are to:

- provide a strategic approach to the development of community services over the next five to ten years
- be integrated with other Council documents and policies and be part of the overall mindset of Council
- be a valuable resource for Council and the broader community
- identify community needs based on social justice principles with care to involve and protect the interests of people in vulnerable circumstances
- ensure that resources are allocated fairly and efficiently
- fulfil the requirements of the Local Government (General) Regulation 1999.

Issues raised in Council's Social Plan that are of particular relevance to the proposed Terry Street Precinct development are discussed below.

Childcare

A suggested priority of the Social Plan was to increase the number of affordable and accessible childcare placement in the Leichhardt LGA. The Social Plan recognises that there has been an overwhelming demand for additional childcare places to be made available in the Leichhardt LGA. Local residents are competing for a limited number of places and there is additional demand from city workers who also use inner city childcare facilities

Recreation, culture and social space

The Social Plan states that recreation, cultural and social space is valued highly by the local community and that is particularly important for young people to access such place, space and activity. There is a need for space for young people to socialise and meet and that provides opportunities for (formal and informal) recreation. The commercial use of the proposed Terry Street Precinct development may have the potential to contribute to this goal.

Affordable accommodation

The Social Plan prioritises maintaining a suitable provision of accommodation options that are appropriate to the needs of older people. The Plan indicates that the rental costs in the Leichhardt LGA have resulted in many elderly residents having had to move from the area. The lack of housing options for older people reaching retirement age was raised, including the relatively few self contained retirement units available in the LGA.

3.5 Other community and cultural planning studies

Other community and cultural planning studies currently being undertaken by Leichhardt Council which may be of relevance to the proposed development include:

- Residential Development Strategy
- Employment Lands Study
- Childcare Review
- Callan Park Masterplan

- Community and Cultural Audit
- The Community Wellbeing Survey 2010
- Transport Strategy.

3.6 Conclusion

The proposed Terry Street Precinct development has the potential to align with or contribute to a number of key planning and policy documents, in particular it has the potential to:

- contribute to the housing and employment targets for the Leichhardt LGA as outlined in the Sydney Metropolitan Strategy
- fit with the Draft Subregional Strategy vision for the subject site
- contribute to a number of key goals outlined in the Leichhardt 2020+ Strategic vision such as those relating to community wellbeing, accessibility of services, amenity and maintaining the character of the local area and developing business in the community
- assist with addressing some of the key affordability issues outlined in the Draft Affordable Housing Strategy
- assist with addressing some of the key issues raised in Council's Social Plan such as those relating to childcare, recreation, culture and social space, and affordable accommodation.

4 Socio-demographic Profile

The following section provides an overview of the social and demographic characteristics of Rozelle compared with the wider Sydney Statistical Division (Sydney SD). Data was collected primarily from the most recent ABS Census (2006) in order to provide an analysis of current trends. Consideration, however, was also given to the 2001 ABS Census data in order to provide a comparative analysis of how the suburb has changed in recent years.

4.1 Population characteristics

At the time of the 2006 Census, the total population of Rozelle was 6,873, only a minor increase from 6,794 in 2001. The population of Rozelle accounts for approximately 1.7% of Sydney's total population of 4,119,190.

4.1.1 Age distribution

In 2006, the median age in both Rozelle and Sydney was 35 years. Census data reveals, however, that Rozelle has a slightly higher proportion of young children aged 0-4 years (7.1%) compared with Sydney SD (6.6%) and a higher proportion of adults aged 25-54 years (62.6%) comparative to Sydney SD (44.1%).

The suburb of Rozelle has a lower proportion of young people aged 5-24 years (13.9%) in relation to Sydney SD (26%). Rozelle also has a lower percentage of older residents aged 55 years and older (15.5% compared with 22.5% for Sydney SD).

The proportion of children aged 0 – 4 in Rozelle increased slightly between 2001 and 2006 reflecting the area's growing population of young families. Those aged over 55 also increased from 14.9% to 16.4% between 2001 and 2006, an indication of an ageing population. Similar trends were also observed at the Sydney SD level.

4.1.2 Indigenous population

Aboriginal and Torres Strait Islanders accounted for 0.6% of the Rozelle population in 2006, only a slight increase since 2001. The Indigenous population of Rozelle is a little over half that of Sydney, which accounts for 1.1% of the total population in 2006.

4.1.3 Place of birth and language spoken

Rozelle has a largely Australian born, English speaking population. In 2006, the majority of residents in Rozelle were born in Australia (60.8%) and spoke English at home (78.9%). This was fairly representative of the Sydney population in which 60.4% of the population was born in Australia, though the percentage of the population speaking English at home was slightly lower in Sydney at 64%.

Of those in Rozelle that were born overseas, the majority are from Anglo-Saxon countries such as England (8.8%), New Zealand (4.1%) and Ireland (1.4%).

The percentage of people born overseas increased slightly between 2001 and 2006 in both Rozelle and Sydney.

4.2 Economic characteristics

4.2.1 Employment

In 2006, Rozelle had a higher proportion of persons employed full-time (73% compared with 63.1% for Sydney), a lower proportion of persons employed part-time (18.8% compared with 25.7% for Sydney) and less people who were unemployed (3% compared with 5.3%).

Rozelle has a significantly higher percentage of persons employed as professionals (40% compared with 23.8% for Sydney) and managers (22.8% compared with 13.2% for Sydney).

Reflecting the high percentage of professionals in the suburb, the most common industries of employment in Rozelle were Legal and Accounting Services (5%), Auxiliary Finance and Investment Services (4.1%) and Depository Financial Intermediation (3%). The most common industries of employment at the Sydney SD level were School Education (4%), Cafes, Restaurants and Takeaway Food Services (3.6%) and Hospitals (3.2%).

It is interesting to note that despite there being schools and health facilities in close proximity to Rozelle, there was relatively fewer residents employed in School Education (2.7%) in 2006 and employment in hospitals was not listed. Employment in health and education has declined in Rozelle since 2001 when 4.9% of the population was employed in Education and 4.3% was employed in Health Services.

An analysis of 2001 Census data reveals that there are an increasing number of professionals in Rozelle with the percentage employed in this role nearly doubling between 2001 and 2006 from 24.9% to 40%.

4.2.2 Income

The median individual weekly income of persons residing in Rozelle in 2006 (\$1,082) is more than double that of Sydney SD (\$518). A similar trend exists for the median household weekly income. Rozelle has a median household weekly income of \$2,070 compared with \$1,154 for Sydney SD.

4.3 Household characteristics

4.3.1 Household structure and composition

At the 2006 census there were 1,793 families in Rozelle. Couple families with no children were most common family type, accounting for 52.2% of this figure. Compared with Rozelle, Sydney SD had a lower proportion of couple families without children (33.2%). In 2006, 34.7% of families in Rozelle were couples with children (lower compared with 49.3% for Sydney SD). Rozelle also had a lower percentage of one parent families (11% compared with 15.6% for Sydney).

There was no change in the number of families in Rozelle between 2001 and 2006; however the composition of families shifted to include more couples with children, indicating an increasing number of young families in the suburb.

4.3.2 Dwelling type

According to the ABS there were a total of 3,438 dwellings in Rozelle in 2006, down from 3,519 in 2001.

Rozelle has a significantly lower proportion of separate house dwelling (30.5%) comparative to Sydney (61.7%). Rozelle has a considerably higher percentage of semi-detached/row/terrace dwellings (33.8% compared with 11.8% for Sydney) and a higher percentage of flat/unit/apartment dwellings (33.1% compared with 25.7%).

Between 2001 and 2006 the composition of dwelling types changed with the number of flats and apartments increasing by 8% to 1,049. The percentage of flats and apartments, as well as semi-detached dwellings, also increased in the Sydney SD reflecting a trend towards increasing densities in the Metropolitan area. There was a general decrease in separate dwellings between 2001 and 2006 in both Rozelle and Sydney.

4.3.3 Tenure Type

Rozelle has a higher percentage of rented private dwellings (38% compared with 29.7% for Sydney) and a lower proportion of fully owned (20.1% compared with 30.1% for Sydney) and dwellings being purchased (31.2% compared with 31.1% for Sydney).

4.3.4 Affordability

The median weekly rent for Rozelle dwellings is considerably higher (\$385) comparative to Sydney (\$250) +54%. The median monthly housing repayment for Rozelle is also comparatively more expensive ((\$2,500 compared with \$1,800 for Sydney, +39%). It is noted however that household income levels in Rozelle are 79% above the Sydney Statistical Division average. On this basis median weekly rent in Rozelle represents approximately 19% of weekly household income whereas housing repayments represent 28% of weekly household income. These are considered to be relatively affordable relative to the level of income in the suburb.

We note however that housing costs are relatively unaffordable for low income earners, in particular for residents on pensions.

4.4 Conclusion

The ABS statistics above indicate a number of key trends occurring in the Rozelle area including:

- A relatively higher proportion of young children aged 0-4 years and adults aged 25-54 years. A low proportion of youth and older residents.
- A largely Australian born, English speaking population. Those born overseas are generally from Anglo-Saxon countries. There is a comparatively low proportion of Indigenous persons.
- Couples with no children are currently the most common family type, however an analysis of 2001 and 2006 Census data indicates that the number of couple families with children is increasing.
- An affluent community with a comparatively greater full time employment and a low unemployment rate. Residents are most commonly employed as professional and managers and generally earn higher incomes compared with Sydney.
- a higher percentage of rented private dwellings and relatively expensive housing prices (for both rent and housing repayments).
- A trend towards higher density dwellings.

The Leichhardt 2020+ Strategic Plan identifies these same trends, noting that increasing family ties and home ownership will likely stabilise the relatively mobile, young population and provide greater balance amongst the age groups in the future.

The following provides an overview of the infrastructure currently available in Rozelle and surrounding suburbs. The following categories of infrastructure are considered those most likely to be impacted by the development. Consultation was also undertaken with a number of service providers in the area to establish current levels of capacity and the likely impacts of the development on the ability of services to meet demand. Consideration was also given to opportunities for service expansion.

[illegible]COMMUNITY FACILITIES, ROSELLE NSW

5.1 Health Facilities

The site is relatively well serviced by health facilities of varying scales and specialities. There are three hospitals in close proximity to the site, providing a variety of health services. Five medical centres are located in the Rozelle-Balmain area, with four within 500 metres of the site. A number of general practitioners also operate in the local area, including one opposite the site on Victoria Road and one to the site's rear.

Discussions with a number of health providers in the area indicated that there is capacity within existing services to accommodate additional visitation. There were limited plans to expand existing services.

5.2 Education

There are a number of education facilities close to the site including primary, secondary and tertiary institutions. Rozelle Public School and the Sydney Secondary College at Balmain are located within 500 metres of the site, whilst nine more are located within a two kilometre radius including Birchgrove Public School, Balmain Public School and the Inner City Montessori Primary School.

Discussions with two schools in the immediate vicinity of the site reported high demand for school facilities and there is only some capacity for additional students in the area. One school confirmed it was at full capacity and was turning students away. Those interviewed indicated that there were no plans to expand the existing schools largely due to surrounding development limiting opportunities for the construction of new facilities.

Sydney College of the Arts is the only tertiary education provided in the immediate vicinity of the site. This facility is discussed in detail in regards to its cultural role below.

Despite local schools nearing capacity, it is not considered that the proposed development will increase local populations to the point that new school facilities will be required.

5.3 Recreational Facilities and Open Space

Both formal and informal recreation facilities are provided throughout the Rozelle-Balmain area, though few are provided in the immediate vicinity of the site. The nearest formal recreational facilities are the Balmain Rowing Club and the Dawn Frazer Swimming Pool, both within 1 kilometre of the site. Other facilities nearby include the Leichhardt Bowling Club, the Balmain Fitness gym, the Punch Park tennis facilities and the NSW School of Ballet providing a varied mix of recreational activities for the local community. Interviews were held with two of the above facilities, neither of which reported being at capacity. Both facilities indicated greater visitation would be desirable and in this regard the proposed development can be considered to have a positive social impact.

Open space is moderately provided for in the area surrounding the site, with the closest area located at the foreshore to the north-west of the site. A number of other areas of open space are provided within 1 kilometre of the site. As discussed above, the Leichhardt Plan 2020+ identifies the need for additional open space in the area.

5.4 Childcare Centres

There are currently nine childcare centres operating in the area surrounding the site, providing a total 486 places. Discussions held with these centres by Urbis in 2009 indicated that the majority of centres had long waiting lists and there is limited capacity for additional demand.

5.5 Community Facilities

A number of community facilities operate in the areas surrounding the site. The Rozelle Neighbourhood Centre is located within 500 metres of the site and provides services in a variety of areas, whilst the Lucan Care Community Centre is located approximately 2 kilometres south-west of the site. The Balmain Library is also in close proximity to the site.

5.6 Arts and Cultural Facilities

Arts and cultural facilities are common in the Rozelle/Balmain area, including a number of galleries, theatres and museums. The most notable arts and cultural facility in the region is the Sydney College of the Arts that supports 780 full time students annually. Discussions with the College indicated that demand for the service is high and there are subsequent plans to increase the number of post graduate courses offered. Leichhardt Council also acknowledged the area as a developing arts and cultural precinct.

5.7 Conclusion

The key findings of the above social infrastructure audit are as follows:

- In regards to social infrastructure, the surrounding area of the proposed development site was found to generally be well serviced.
- While there appeared to be high demand for many of the facilities and services in the local area the majority of those consulted with indicated there was capacity to accommodate further demand.
- The exception was childcare centres in the surrounding area who were found to be operating at capacity with the majority of centres having long waiting lists. We note that the proposed development will include a 40 place child care centre that will assist in meeting excess demand.
- Education facilities reported high demand although it is not considered that the proposed development will increase local population to the point that new school facilities will be required.
- Recreational facilities consulted with indicated that greater visitation would be desirable and the proposed development has the potential to have a positive social impact.

6 Key stakeholder Consultations

6.1 Stakeholders consulted

A number of targeted key stakeholder interviews were undertaken to inform the SIA processes.

Telephone interviews were conducted with the following organisations:

- *Anka Construction*
- *Leichhardt Council, Manager of Social Planning and Community Development*
- *Balmain Cove Childcare Centre:*

The Balmain Cove Childcare Centre is located at 35 Terry Street Rozelle, and adjoins the proposed development site. The Centre is a long day care service operating from 7am to 6pm. There are currently approximately 111 families enrolled in the Centre, with children ranging from 6 weeks to 5 years of age. It was reported that the Centre does not service a specific catchment area, accepting placements from children who reside within the broader Sydney region. The Centre, however, does tend to prioritise existing families, accepting children whose siblings who are already in attendance. It was suggested that the Centre struggles to meet current demand with waiting lists of up to 15-16 months long.

- *Sydney Secondary College, Balmain Campus:*

Sydney Secondary College, Balmain Campus is located on Terry Street Rozelle, approximately 250 metres north of the proposed development site. Balmain is a co-educational, secondary education facility providing classes from year 7 through to year 10. Students entering year 11 to 12 either generally move to private education or transfer to Sydney Secondary College Blackwattle Bay Campus in Glebe. The age of students generally ranges from 12 years through to 16 years old. It was reported that the majority of current students travel to the campus using public transport networks. Approximately 580 students are enrolled in the school. It was suggested that the school is close to capacity but could accommodate some further enrolments. The school has limited room for expansion. The Principal from Sydney Secondary College, Balmain Campus indicated an interest in having the opportunity to participate in a more in-depth consultation process and expressed concern about not having had an opportunity to discuss the potential impacts of the proposed development with the school parents, teachers and board members.

In addition to these stakeholders, unsuccessful attempts were made to contact the following organisations:

- Rozelle Public School
- Balmain Hospital.

6.2 Consultation method

15-20 minute telephone interviews were undertaken with each of the key stakeholders.

The telephone interviews explored key issues for the local area, potential impacts (both positive and negative) of the proposed redevelopment on the local community, opportunities to increase the social benefits of the proposed development and suggested strategies for mitigate any negative outcomes.

6.3 Conclusion

A summary of the key issues raised in the telephone interviews is discussed below.

6.3.1 Key issues

The following key issues were identified for the local area:

- traffic was raised as a current key issue for the area surrounding the proposed site location
- shifts overtime in the population characteristics of the local community have seen more families and young children in the area, resulting on increased pressure to early childhood services
- concerns about overall changes to the built environment with the proposed Tigers redevelopment and the proposed Terry Street development occurring in close proximity to each other
- the local area has a relatively high population density
- changes overtime to the local character of the community with an increase in high density residential development, shopping centres and chain retail outlets.

6.3.2 Potential impacts of the proposed development

Overarching issues

A number of general overarching issues were raised in consultations concerning how the proposed development will fit with or relate to the broader community. It was suggested that consideration may be given to:

- how the proposed development fits with the community profile in terms of population trends and community needs
- how the commercial use of the site could add value to the provision of retail and other services in the neighbourhood, this may include understanding what is currently being offered at Balmain Shores and by the proposed Tigers redevelopment to ensure a mix of options are available to provide a high level of amenity to local residents
- ensuring the type of commercial use proposed is compatible with the character of the local neighbourhood
- how the development can provide community benefits and contribute to social justice outcomes (for example, through the provision of adaptable housing, diverse housing stock, and affordable housing options)
- connectivity of the proposed development with the immediate neighbourhood and the wider region. For example, it was reported that recent research undertaken by Leichhardt Council has found that a high proportion of Leichhardt LGA residents are involved in arts and crafts activities. The Terry Street Precinct site is located in close proximity to two major arts and cultural institutions (the Sydney Arts College at Callan Park and the Legs on The Wall Theatre Company in Lilyfield).

Potential negative impacts

An increase in population from the residential use of the proposed development and the visitors attracted to the site by the commercial use is anticipated to have a negative impact on traffic in the surrounding streets.

There was some concern for the safety of families, children and students who travel along Terry, Darling and Wellington Streets to access the education and children's services in the area.

It was also suggested that the implications in terms of public transport use should be considered in relation to the proposed development. Many local residents use the public transport system to travel to and from work and the proposed development has a potential to place increased pressure on local transport infrastructure.

There were issues regarding the potential for the proposed commercial use of the site to incorporate a licensed venue (including restaurants) or liquor outlet. Concerns were raised about the clustering of licensed premises in the immediate vicinity with the existence of the Bridge Hotel (a 24 hour venue located on the corner of Wellington Street and Victoria Road) and the proposed Tigers redevelopment.

Potential positive impacts

The childcare component of the proposed Terry Street Precinct development may provide benefits by relieving some demand on currently over-burdened childcare services and may offer increased opportunities for local families to access such services. The increased local population generated by the residential component of the proposed development may also offer benefits to local services by increasing enrolment or their customer base.

It was suggested that the proposed development has the potential to improve the general amenity of the surrounding area by changing the use of the land from industrial to a mixed use residential and commercial site. This was seen as a positive shift, as the current industrial nature of the site was felt to not fit with or complement the local neighbourhood.

The residential component may encourage a diversification of the population make-up of the surrounding neighbourhood and bring a new mix of people to the local area (i.e. broaden the cultural or SES mix of residents). Offering affordable housing options would particularly contribute towards such an outcome.

It was suggested that the proposed residential and commercial use of the site would have a relatively low impact on the local community in comparison to other potential uses for the site.

The provision of additional retail uses that will assist in meeting a small amount of the identified retail shortfall as identified in the Leyshon Consulting Leichhardt LGA Retail Needs Study (December 2006) and the Urbis Terry Street, Rozelle Economic Impact Assessment (June 2010).

7 Site specific social impacts

The following identifies potential social impacts arising from the proposed development of the Terry Street Precinct in Rozelle. It details any likely positive and negative impacts on the immediate vicinity and the local community. Identification and discussion of potential impacts is based on the above document review, Census-based demographic profile and the social infrastructure audit as well as the outcomes of the previous consultation workshop and the select key stakeholder interviews undertaken as part of this SIA.

7.1 Traffic, access and parking

There are a number of potential traffic impacts associated with the proposed development at the Terry Street precinct. The matter likely to generate primary concern is the potential increase in traffic resulting from the more intensive use of the site. New residents as well as visitors to the proposed retail and childcare components of the development have the potential to generate 150 – 200 vehicles per hour two-way during peak hours on Terry Street and this was a key issue identified by stakeholders. The Rozelle Transport Study undertaken by ARUP on behalf of Leichhardt Municipal Council in March 2008 identifies an acceptable level of traffic generation for the entire Terry Street precinct to be 577 – 622 vehicles per hour two-way at peak times. Anka's consultant Colston Budd Hunt & Kafes Pty Ltd have demonstrated that traffic generation as a result of the proposed development will be within the acceptable range determined for Leichhardt Council.

Community and stakeholder consultation in 2009 and 2010 indicated that the proposed development will have less traffic impact than other uses able to be supported on site. Being primarily residential, the proposed development may not generate as much traffic as industrial uses permitted on the site under the current zoning. The smaller vehicles associated with residential developments are also considered generally more appropriate for the narrow streets surrounding the site.

Consideration must also be given to the potential access issues of the development's non-residential components. The food market, retail tenancies and childcare centre will attract activity to the precinct and adequate provision should be made for pick-ups, drop-offs and parking associated with these uses. The Master Plan drawings indicate that parking can be provided on site in accordance with Council's requirements. Child care pick up and drop off can be accommodated by appropriate designation along the new street.

The proposed new road through the site can assist with existing and future traffic impacts for the residential areas along the northern part of Terry Street. Whilst the completion of the link to Wellington Street will be subject to future redevelopment of land adjoining the site, in the meanwhile there will be a reduction in traffic movements of trucks and other traffic associated with current bulky goods uses. In the short term appropriate design and signage of the cul-de sac will ensure it functions appropriately.

A further concern raised during stakeholder consultations was the reduced availability of on-street parking as a result of the proposed development. Parking provision as part of the development has not been finalised at this stage, but it is understood that initial estimates by architects Turner and Associates have indicated that 295 residential car spaces and 25 commercial car spaces are to be provided within the basement. This provision is in accordance with Council requirements, and seeks to achieve an appropriate balance between traffic impacts and parking impacts. The provision of the new street will also provide around 37 parking opportunities for local residents that presently do not exist. In order to limit the impact of commercial activities on the residential development on site, it will be important that residential and commercial parking spaces are clearly marked and separated.

7.2 Transport

Consultation with key stakeholders found that many local residents use the public transport system to travel in and out of the area to work, schools and leisure facilities. The proposed development has the potential to generate additional demand for public transport services through increasing local populations. It was found that public transport was already strained for certain groups during peak hour,

particularly schools, and it is advised that this be considered during assessment. It is noted that to some degree, residents of the proposed development are more likely to be travelling away from the area to work, whereas local school students travel to the area to study. This pattern of travel will assist to limit the pressure on public transport that is already in high demand. Efficient and adequate public transport will be an important factor in the success of this development, particularly if the currently proposed low rate of parking is adopted.

7.3 Social Infrastructure

As documented in Section 5 above, a social infrastructure audit and provider interviews were undertaken to inform this SIA. The audit indicated that there is adequate health, recreational and community facilities in the area and an investigation of the capacity of these facilities found that the development is not likely to negatively affect service provision, but in many instances improve business. Those facilities experiencing high levels of demand and nearing capacity were education institutions such as childcare centres and schools. The proposed development will likely increase visitation to local schools and in this regard may place additional pressure on these facilities however will not result in the requirement for any new schools. However, the development will positively impact the existing shortage of childcare places in the area through the provision of a new centre.

7.4 Economic development opportunities

There are a number of aspects of the proposed development that are likely to positively impact the local community and economy, most notably the retail and childcare facilities that will provide local employment opportunities and revenue whilst also meeting demand for services.

7.4.1 Childcare

The need for childcare centres in the Leichhardt LGA was identified in the Economic Impact Assessment (EIA) report prepared by Urbis in June 2010¹ and this is supported by ABS data demonstrating a growing number of young families in the area. The EIA Report found that many childcare centres were at capacity with waiting lists of up to two years and consultation with the existing childcare centre on Terry Street revealed a similar situation. The Leichhardt Social Plan also recognises a high demand for childcare facilities and the proposed childcare facility on site will positively contribute to meeting this demand through providing 40 additional places. With existing childcare centres in the area at or nearing capacity, it is not anticipated that the proposed childcare centre will negatively impact their successful operation but rather will alleviate some pressure.

7.4.2 Retail

The Master Plan indicates that a total of 1,777.3 square metres of retail space will be provided within the proposed development including a food market in addition to an industrial showroom of 450 sq.m. The retail component of the proposed development will positively contribute to the local community through the provision of local employment opportunities and in this regard is considered an improvement on the existing industrial use that does not employ particularly many residents. The provision of new jobs also contributes to the employment targets outlined in the Sydney Metropolitan Strategy. The Urbis EIA Report prepared by Urbis in June 2010² identified demand for additional retail space, particularly supermarkets, in Rozelle and as such the proposed retail component of the development is considered appropriate for the area.

Some concerns were raised during stakeholder discussions regarding the potential impacts of the proposed retail tenancies on the existing shops on Darling Street, however it is not anticipated that these will be significant. The Urbis EIA Report has identified that the small amount of retail

¹ Urbis Property Economics June 2010, 'Terry Street, Rozelle Economic Impact Assessment'.

² Urbis Property Economics June 2010, 'Terry Street, Rozelle Economic Impact Assessment'.

accommodation proposed will have an impact of approximately -1.7% on identified retailers relative to their potential 2013 turnover if the proposed development had not proceeded. This is considered to insignificant and unlikely to affect the viability of any other retail centres.

7.5 Affordable housing

There does not appear to be any affordable housing currently provided within the proposed development. Discussions with key stakeholders identified the Terry Street redevelopment as having the potential to provide affordable dwellings and this is important given the high median weekly rent and unit prices in the Rozelle/Balmain area. The Leichhardt Council Draft Affordable Housing Strategy identifies a lack of affordable housing in the area and the development represents a good opportunity to meet this need. The incorporation of affordable housing into the proposed development in the form of 1 bedroom and studio apartments would benefit the local community in providing accommodation for low income earners, key workers, people with a disability and the elderly. It is noted that 46 one bedroom apartments are provided within the proposed development and there may be the potential for a number of these to be dedicated as affordable housing in partnership with a community housing provider.

7.6 Amenity

Consultation in both 2009 and 2010 found some support for the development as an opportunity to improve the overall amenity of the site and enhance consistency with the surrounding areas. The proposal appears to have given consideration to this need, with a number of design aspects limiting any potential negative impacts of the development on surrounding properties. Those properties deemed most likely to be affected by the proposed development are those opposite the site on Terry Street and those abutting the site along the north-east boundary. The Kennard's storage development adjacent to the development at the southern boundary is not considered to be significantly affected. Though sizable, the presence of the development is unlikely to be excessive or overbearing in the neighbourhood given much of the surrounding development is of a similar scale, and the bulk of the proposed development has been stepped back from the street front to minimise impact.

The provision of a retail strip is considered to positively contribute to the amenity of the local area, and consultation also indicated support for the mixed-use character of the development in that it ensures the area is active throughout the day. There was a community desire that the commercial and retail aspects of the development be consistent with the village character of the local area and this should be borne in mind at later design stages.

Landscaping along the internal street and within the courtyard is valuable in creating amenity in the development, however it will be important for safety reasons that vegetation is provided to enable clear sight lines and minimise areas of shadow. Other possible measures to increase safety include providing passive surveillance from residences and retail tenancies and providing adequate lighting.

7.7 Construction

The primary impacts of the development will occur during the construction phase in the form of noise, pollution and traffic disruption, particularly to surrounding properties. Acknowledging that this is somewhat unavoidable, the preparation of a Construction Management Plan outlining stages of construction and mitigation measures for disruptive activities would be valuable. Other measures available to reduce the negative impacts of construction include the distribution of notification letters to surrounding properties and the establishment of a telephone line for queries and complaints.

8 Conclusion

This Social Impact Assessment has presented an analysis of the potential social benefits and impacts generated by the proposed Terry Street Precinct development.

It is anticipated that the proposed development is likely to maximise benefits for the community, as it will:

- Positively contribute towards meeting the high demand for child care services in the local community.
- Positively contribute to the local economy through the provision of local employment opportunities generated from the proposed commercial component of the development.
- Contribute to the demand for additional retail space in the Rozelle area.
- Enhance the activation of the site during the day as a result of the commercial component.
- Improve the overall amenity of the site and surrounding areas by providing a form of development that is more consistent with the surrounding residential development.
- Reduce traffic compared with existing zoning/approved uses and the improvements to amenity which will result from reduced truck movements.

Potential negative impacts of the proposed development may include:

- A shortage of on-street parking for users of the child-care centre and retail facilities unless adequate parking and drop-off / pick-up provisions are included in the design.
- Greater demand for already stretched public transport in the area as a result of an increased population.
- Disruption to local areas during construction in the form of noise, pollution and traffic.

In seeking to maximise the positive benefits and minimise negative impacts, the following mitigation measures are suggested:

- Both Council and the proponent should seek to facilitate the completion of the new road link to Wellington Street.
- A Construction Management Plan and notification system should be established to guide construction phases and ensure residents are aware of likely impacts.

Ultimately, it is considered that the proposed development will have predominantly positive impacts in the local area. Some of the potential negative impacts identified may be mitigated through measures listed above, further enhancing the social benefits of the development.

Sydney
Level 21, 321 Kent Street
Sydney, NSW 2000
Tel: +612 8233 9900
Fax: +612 8233 9966

Brisbane
Level 12, 120 Edward Street
Brisbane, QLD 4000
Tel: +617 3007 3800
Fax: +617 3007 3811

Dubai
Level 4, Attareen Building,
Saaha Offices, Old Town Island
Downtown Burj Dubai, UAE
Tel: +971 4 4200212
Fax: +971 4 4200209

Melbourne
Level 12, 120 Collins Street
Melbourne, VIC 3000
Tel: +613 8663 4888
Fax: +613 8663 4999

Perth
Ground Floor, 53 Ord Street
West Perth, WA 6005
Tel: +618 9346 0500
Fax: +618 9321 7790

Australia • Asia • Middle East
www.urbis.com.au
info@urbis.com.au

