

LORD SIXTY SEVEN PTY LTD

Social Impact Assessment

**67-73 Lords Road,
Leichhardt**

August 2016

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Table of Contents

Executive summary..... 3

1. Introduction 4

2. Description of site and proposed development..... 5

3. Pre and post development community profile 7

4. Social infrastructure supply..... 12

5. Social infrastructure demand..... 18

6. Social impacts and mitigation measures..... 21

Appendices

Appendix 1 Social infrastructure and recreation infrastructure benchmarking..... 23

Executive summary

This is a Social Impact Assessment (SIA) prepared by Cred Consulting on behalf of Lord Sixty Seven Pty Ltd, owners of the property located at 67-73 Lords Road, Leichhardt (the site).

The proposal is for a rezoning of the site from industrial to medium density residential, resulting in an additional 310 dwellings and around 730 residents in the Leichhardt suburb. The proposal includes 16 affordable housing dwellings for key workers, a high priority need for Sydney's inner ring suburbs.

The proposed development will have minimal social impacts on existing social infrastructure such as primary and secondary schools which have capacity for the small increased enrolments anticipated by the development. As an inner city area, the area is well serviced by health and emergency services, and planning benchmarks do not indicate that new services are required. However, the feasibility of a medical centre on or nearby the site may be considered as the nearest medical centre is approximately 1.5km away and highly utilised.

Current uses on the site, including Inner West Crossfit, Cycle and Fitness Equipment shops, and the highly utilised Art Est. creative art school and artist's studios will be displaced by the development. While there are a number of other subsidised artist's studios and spaces in Leichhardt including Articulate Artist's Project Space, The Demountable, and Skyfire Studio, given the high strategic priority given to arts and cultural facilities and services in the *Leichhardt Community and Cultural Plan 2011 to 2021*, and the high demand for affordable artist's studios in inner Sydney, should the proposal be approved, the applicant could consider appropriate mechanisms to address the loss of this creative space.

The applicant also proposes a 60 place early childhood education and care centre (ECEC) onsite. While an ECEC centre would have been in high demand in 2013 when the original proposal was lodged, there have been three new centres (253 places) built and operational between 2014 and 2016 and ECEC supply is now meeting demand. The feasibility of a 60 places ECEC centre on site should be reviewed.

Given the comparatively higher rents of the area, the inclusion of 16 affordable housing dwellings is a positive social impact and their provision should be a requirement of development consent.

See Section 8 for a matrix of detailed social impacts and proposed mitigation measures and enhancements in accordance with the above findings.

1. Introduction

1.1. Background

Cred Consulting, an independent social planning consultancy, has been engaged by Lord Sixty Seven Pty Ltd to deliver a Social Impact Assessment (SIA) in relation to the proposed rezoning of land at 67-73 Lords Road Leichhardt (the site) from light industrial land to medium density residential. Specifically, the SIA is in relation to the potential impacts of the proposed rezoning and development of the Lords Road site on the social infrastructure, health and emergency services in the area.

This report provides an assessment of the likely social impacts of the proposed development and makes recommendations on how the proposed development can achieve social sustainability, create its own sense of place, and respect the existing character of the site and surrounding area. This SIA does not address need or impact on affordably housing supply which is the subject of a separate study.

1.2. What is Social Impact Assessment?

This SIA has been completed in accordance with requirements of the Environmental Planning and Assessment Act 1979 Sec 79C(1) and with the (former) Leichhardt Municipal Council's¹ Social Impact Guidelines for Development Applicants.

This SIA will assess the impact on the existing population living nearby the premises, visitors to the area nearby the site, and users of the premises. According to the *Leichhardt Council Social Impact Assessment Policy 2009*, a Social Impact Assessment (SIA) refers to the assessment of the social consequences of a proposed decision or action. The SIA process involves analysing, monitoring, and managing these social consequences, both positive and negative, and any social change processes invoked by them

1.3. Methodology

The following research was completed for this study:

- Desktop review of (former) Leichhardt Municipal Council plans and strategies including *Leichhardt Council's 2013 Review of Early Education and Care Service Delivery for Children under school age* and *Leichhardt Community and Cultural Plan 2011 to 2021*
- Analysis of the pre and post development resident population of the Lord Roads Site including: total population, household make up, age group, family type, and incomes
- Audit and mapping of social infrastructure including early education and care centres, out of school hours care, primary and secondary schools, health services and emergency services
- Telephone interviews with social services and facilities to assess capacity and utilisation
- Review the social impacts of the proposal, and
- Prepare mitigation measures to address impacts.

¹ Leichhardt Municipal Council is now part of the larger Inner West Council

2. Description of site and proposed development

2.1. The site

The site is located at 67-73 Lords Road, Leichhardt, and has an area of approximately one hectare (10,617m²)². The site is currently zoned light industrial. It borders Lords Road (south), Davies Lane (east), and adjoins Lambert Park Soccer Field (north). According to the site's vision statement, the site is in close proximity to:

- Public transport including the Marion light rail station (currently under construction) as well as numerous bus stops
- Regional road connections to Parramatta and Sydney CBD
- Leichhardt Marketplace, schools, and community facilities, and
- Open space including Lambert Park adjacent to the site, Richard Murden Reserve, and the Hawthorne Canal Reserve linking to Iron Cove, Sydney Harbour and cycleways.

Figure 1 Site location 67-73 Lords Road (source: Concept Design Report, Platino Properties)



² Vision Statement for 67-73 Lords Road Leichhardt (Mecone Planning, August 2013)

2.2. Current uses

The site is currently zoned light industrial and includes a number of existing uses including:

- Art Est School and Gallery. Art Est Art School and Gallery describes itself (<https://www.artest.com.au>) as a dynamic creative hub for the visual arts in Sydney's inner west. Art Est. is an art space with four dedicated teaching studios, artist's studios and an art gallery
- Inner West Cross Fit. Cross fit studio/classes, and
- Shops including a pro-gear bike shop and fitness equipment shop.

2.3. Proposed dwellings

The proposal provides lower scale 3 and 4 level buildings rising to a maximum of 8 storeys adjacent to the light rail line embankment. This will allow for around 320 apartments including 16 apartments for key workers. It is anticipated that the mix will comply with Council's requirements of:

- 60% or 192 studio/1 bedroom
- 30% or 96 x 2 bedrooms, and
- 10% or 32 x 3 plus bedrooms.

Based on Leichhardt's average household size in 2011 of 2.28 persons per household, this would indicate a maximum of 730 residents (the number is likely to be lower due to the high proportion of studios in the proposed dwelling mix).

2.4. Proposed social infrastructure and open space

The applicant proposes the following social infrastructure and open space onsite:

- 1,700 m2 of communal open space including a central courtyard with children's play equipment, seating and shading, and a fitness circuit
- 60 place early education and care centre, and
- Café bar (adjacent to the early education and care centre).

2.5. Amenity

According to the Concept Design Report (Platino Properties, Jan McRedie Urban Design), to ensure that the apartments and apartment buildings have a high level of amenity they will:

- Have clear, safe visible places which create a sense of entry
- Have direct vertical and horizontal circulation throughout the buildings
- Have well designed useable private open spaces
- Have well designed useable communal open spaces that are generous and can accommodate large scale planting
- Have apartments that meet the SEPP 65 requirements and are consistent with the provisions of the Apartment Design Guide, and
- Provide a range of housing choices.

3. Pre and post development community profile

This section provides an overview of the local area (Leichhardt suburb) pre and post the proposed development. The suburb of Leichhardt is located in the former Leichhardt Local Government Area (LGA), now Inner West Council.

3.1. Leichhardt LGA

In 2015, the former Leichhardt LGA had an Estimated Residential Population of 58,756 with a population density of 55.69 persons per hectare. In 2011, the area had a median age of 37 years, a comparatively high median household income of \$2,234 per week (compared to \$1,447 in Greater Sydney) and was around 64% median and high density housing. Median weekly rents were comparatively high at \$480 per week (compared to \$351 in Greater Sydney).

Between 2006 and 2011, the former Leichhardt LGA had increasing numbers of children aged 0 to 4, 5 to 11 and 12 to 17 years.

Table 1 Leichhardt LGA children 2006 to 2011

	2011			2006			Change 2006 to 2011	
	No.	%	SSROC region %	No.	%	SSROC region %	No.	% increase
Babies and pre-schoolers (0 to 4)	4,298	8.2%	6.4%	3,429	7.0%	6.0%	+869	25.3%
Primary schoolers (5 to 11)	3,510	6.7%	7.3%	2,584	5.3%	7.4%	+926	35.8%
Secondary schoolers (12 to 17)	1,884	3.6%	5.9%	1,979	4.1%	6.4%	-95	-4.8%

Between 2006 and 2011, there was a large increase in couples with children (+21.0% or +982 households) and one-parent families (+4.5% or +71 households).

3.2. Leichhardt suburb

The site is located in suburb of Leichhardt. Leichhardt is bounded by City West Link, Balmain Road, Moore Street, Moore Lane and White Street in the north, Whites Creek Lane in the east, Parramatta Road in the south, and the Hawthorne Canal in the west. Leichhardt is a mixed use area, with residential, commercial and industrial land use. Major features of the area include Leichhardt MarketPlace, Norton Plaza, the Parramatta Road and Norton Street commercial areas, Italian Cultural Centre, Italian Forum,

Sydney Bus Museum, Leichhardt Town Hall, Leichhardt Council Offices, 36th Battalion Park, Blackmore Oval, Evan Jones Playground, Hawthorne Canal Reserve, Kegworth Public School Reserve, Lambert Park, Marlborough Street Playground, Marr Reserve, North Street Playground, Pioneers Memorial Park, Shields Playground, Wangal Nura Park, War Memorial Park and several schools.

Total population and service age groups

Analysis of the service age groups of Leichhardt in 2011 compared to Leichhardt LGA shows that there was a similar proportion of people in the younger age groups (0 to 17 years) and a lower proportion of people in the older age groups (60+ years). Overall, 18.4% of the population was aged between 0 and 17, and 15.1% were aged 60 years and over, compared with 18.6% and 15.7% respectively for Leichhardt LGA.

Between 2006 to 2011, Leichhardt's population increased by 1,042 people (8.3%). This represents an average annual population change of 1.62% per year over the period. The largest changes in the age structure in this area between 2006 and 2011 were in the age groups:

- Parents and homebuilders (35 to 49) (+502 people)
- Babies and pre-schoolers (0 to 4) (+262 people)
- Primary schoolers (5 to 11) (+224 people), and
- Empty nesters and retirees (60 to 69) (+180 people)

According to Council studies, this increase in the number of babies and preschoolers led to a spike in demand for early childhood education and care places between 2011 and 2013 and out of school hours care (OSHC) places more recently.

Table 2 Leichhardt age profile by service group age (source: profile.id)

Leichhardt - Total persons (Usual residence)	2011			2006			Change
Service age group (years)	Number	%	Leichhardt LGA %	Number	%	Leichhardt LGA %	2006 to 2011
Babies and pre-schoolers (0 to 4)	1,200	8.9	8.2	938	7.5	7.0	+262
Primary schoolers (5 to 11)	864	6.4	6.7	641	5.1	5.3	+224
Secondary schoolers (12 to 17)	430	3.2	3.6	438	3.5	4.1	-9
Tertiary education and independence (18 to 24)	1,021	7.5	6.4	1,059	8.5	7.1	-38
Young workforce (25 to 34)	2,764	20.4	18.8	2,859	22.9	22.3	-95
Parents and homebuilders (35 to 49)	3,841	28.4	28.6	3,339	26.7	27.2	+502
Older workers and pre-retirees (50 to 59)	1,365	10.1	12.0	1,447	11.6	13.0	-82

Leichhardt - Total persons (Usual residence)	2011			2006			Change
Service age group (years)	Number	%	Leichhardt LGA %	Number	%	Leichhardt LGA %	2006 to 2011
Empty nesters and retirees (60 to 69)	1,028	7.6	9.0	848	6.8	7.2	+180
Seniors (70 to 84)	800	5.9	5.5	814	6.5	5.5	-14
Elderly aged (85 and over)	214	1.6	1.2	101	0.8	1.1	+113
Total population	13,526	100.0	100.0	12,484	100.0	100.0	+1,042

Housing and households

Analysis of the household/family types in Leichhardt in 2011 compared to Leichhardt LGA shows that there was a similar proportion of couple families with child(ren) as well as a higher proportion of one-parent families. Overall, 25.1% of total families were couple families with child(ren), and 9.0% were one-parent families, compared with 25.0% and 7.3% respectively for Leichhardt Council area.

There were a lower proportion of lone person households and a lower proportion of couples without children. Overall, the proportion of lone person households was 26.4% compared to 27.8% in Leichhardt Council area while the proportion of couples without children was 24.3% compared to 25.4% in Leichhardt Council area.

The number of households in Leichhardt increased by 218 between 2006 and 2011. The largest changes in family/household types in Leichhardt suburb between 2006 and 2011 were:

- Couples with children (+215 households)
- One parent families (+66 households), and
- Lone person (+53 households).

Table 3 Household type Leichhardt 2006 to 2011 (source: profile.id)

Leichhardt	2011			2006			Change
Households by type	Number	%	Leichhardt LGA%	Number	%	Leichhardt LGA %	2006 to 2011
Couples with children	1,439	25.1	25.0	1,224	22.2	21.3	+215
Couples without children	1,391	24.3	25.4	1,407	25.5	25.7	-16
One parent families	514	9.0	7.3	448	8.1	7.2	+66
Other families	109	1.9	1.5	98	1.8	1.5	+11
Group household	498	8.7	7.2	462	8.4	7.3	+37

Leichhardt	2011			2006			Change
Households by type	Number	%	Leichhardt LGA%	Number	%	Leichhardt LGA %	2006 to 2011
Lone person	1,511	26.4	27.8	1,458	26.5	28.7	+53
Other not classifiable household	216	3.8	4.7	349	6.3	7.2	-132
Visitor only households	50	0.9	1.2	64	1.2	1.1	-14
Total households	5,729	100.0	100.0	5,511	100.0	100.0	+218

Household income

Analysis of household income levels in Leichhardt suburb in 2011 compared to Leichhardt LGA shows that there was a smaller proportion of high income households (those earning \$2,500 per week or more) and a higher proportion of low-income households (those earning less than \$600 per week). However, comparatively the Leichhardt suburb median household income of \$1,931 is significantly higher than Greater Sydney at \$1,447 weekly.

Overall, 35.6% of the households earned a high income and 14.8% were low income households, compared with 41.9% and 13.5% respectively for Leichhardt Council area.

Median rentals

At \$457 weekly, median rental costs in Leichhardt suburb were higher than Greater Sydney (\$351) in 2011.

3.3. Post development population

The applicant proposes a total of 320 dwellings on the site. Based on Leichhardt suburb's average household size in 2011 of 2.28 persons per household, this would indicate a maximum of 730 residents. Based on 2011 proportions of residents by service this would indicate the following population change by age group and a total population increase of 5%.

Table 4 Post development population of Leichhardt South by service age group

Service age	2011 Leichhardt	Proposed development	Total post development
0 to 4 years	1,200	61	529
5 to 11 years	864	44	380
12 to 17 years	430	23	200
18 to 24 years	1,021	64	551
25 to 34 years	2,764	164	1418
35 to 49 years	3,841	210	1818
50 to 59 years	1,365	64	551
60 to 69 years	1,028	50	428
70 to 84 years	800	45	386
85 years and over	214	6	43
TOTAL	13,526	731	14,258

4. Social infrastructure supply

This section provides an audit of social infrastructure currently (July 2016) within the suburb of Leichhardt and within 800 metres of the site.

Quality social infrastructure and open spaces play an important role in supporting and facilitating community harmony and connectedness.

Community facilities are those indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing. Participation in programs, activities and events held at community facilities can have multiple benefits including improved health and wellbeing, community cohesion, and learning outcomes. Well-being and health studies point to the need for human connection to support good mental health and sense of purpose.

Open space refers to parks, public squares/gathering places and outdoor recreation facilities. From a social sustainability perspective, quality, well-planned local open space has a multitude of benefits for a community.

4.1. Social infrastructure and open space audit

Social infrastructure within suburb of Leichhardt

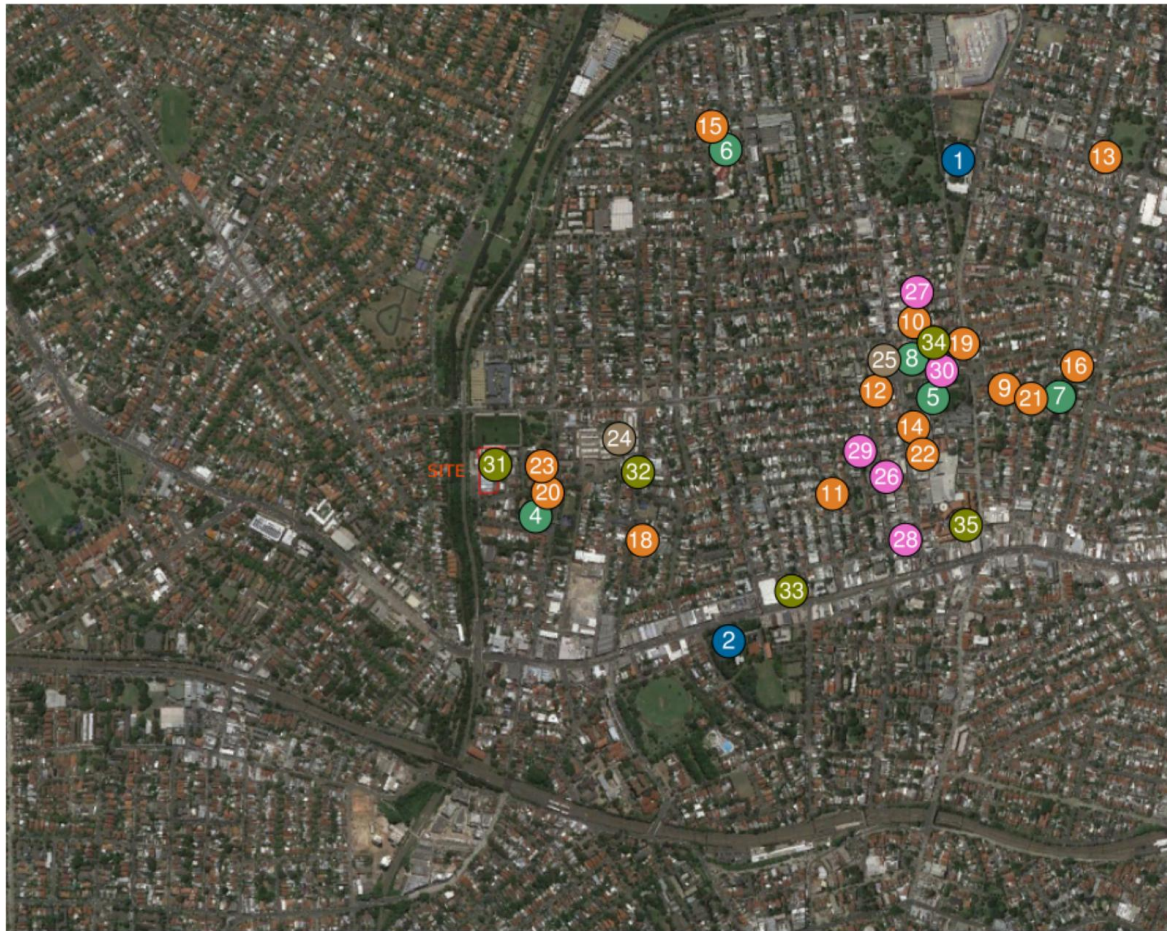
As shown in Figure 3 (overpage), within 800 metres of the site there is:

- 1 creative arts facility and artist's studios (Art Est. located on the site)
- 1 secondary school (Fort Street Selective School)
- 1 public primary school and OSHC (Kegworth Public School and OSHC)
- 3 Early Education and Care Centres (including 1 preschool), and
- 1 community room.

Within the suburb of Leichhardt, but more than 800 metres from the site there are:

- 1 secondary school (Sydney Secondary College Leichhardt Campus)
- 3 primary schools with OSHC services
- 1 OSHC service (Whoosh at Leichhardt Town Hall)
- 12 Early education and care centres (including 1 preschool)
- 3 medical centres, 1 women's community health centre and 1 Early Childhood Health Centre, and
- 1 community centre/venue – Leichhardt Town Hall.

Figure 2 Map of social infrastructure within 800 metres of site and within Leichhardt suburb



Secondary Schools

1. Sydney Secondary College Leichhardt Campus
2. Fort Street High School

Primary Schools and OSCH

4. Kegworth Public School & OSHC
5. Leichhardt Public School & OSHC
6. St Columba's Catholic Primary School & OSHC
7. St Fiacre's School & OSHC
8. Whoosh Care Leichhardt Town Hall

Early Education and Care

9. Leichhardt Children's Centre
10. Leichhardt Little Stars
11. Little Ark Preschool
12. Little Learning School Leichhardt
13. My Stepping Stones
14. Only About Children Leichhardt
15. Only About Children Leichhardt Elswick Street
16. Styles Street Children's Community LDC
17. Rose Cottage Child Care
18. Explore and develop Leichhardt
19. Jenny's Kindergarten and Early Learning Centre
20. Kegworth Public School Preschool
21. KU Leichhardt Preschool
22. Leichhardt Montessori
23. Paisley Park Early Learning Centre Leichhardt

Community Facilities

24. Leichhardt Marketplace Community Room
25. Leichhardt Town Hall

Hospitals and Medical

26. Norton Street Medical Centre
27. Leichhardt Medical and Dental Centre
28. Leichhardt Medical Centre
29. Leichhardt Women's Community Health Centre
30. Leichhardt Early Childhood Health Centre

Art Facilities

31. Art Est Art School
32. Boomalli Aboriginal Artists Co-operative
33. Articulate Project Space
34. Demountable Art Studio (subsidised studio spaces)
35. Skyrise Studio (Renew Sydney)

Community facilities/social infrastructure outside Leichhardt suburb

There are no hospitals in the suburb of Leichhardt. The nearest hospitals are:

- Royal Prince Alfred Hospital, Missenden Road Camperdown (4.5km)
- RPAH Medical Centre, Carillon Avenue Newtown (4.9km)
- Balmain Hospital, Booth Street Balmain (5.7km)
- Wesley Hospital Ashfield, Milton Road Ashfield (3.8km)

The nearest Ambulance Station is:

- Eveleigh Ambulance Station, Eveleigh Street Eveleigh (7.0km)

The nearest Police Stations are:

- Leichhardt LGA, Talfourd Street, Glebe (4.7km)
- Balmain Police Station, Darling Street, Balmain (5.8km).

Open space within Leichhardt suburb

There are a number of parks close to the site and the site borders Lambert Park with the public portion of Lambert Park accessible from Davies Street. Hawthorne Canal Reserve is located to the north, Ashfield Park to the east and Petersham Park to the south. All these parks cater for both active and passive recreation.

4.2. Facility and service capacity and utilisation

Early childhood education and care

There are a total of 782 early childhood education and care places (ECEC) within the suburb of Leichhardt and 135 places within 800 metres of the site, including one new centre (operational since 2015) Paisley Park Early Learning Centre which is in close proximity at 51-55 Lords Road Leichhardt.

Table 5 Total places and vacancies Early Childhood Education and Care services Leichhardt suburb July 2016 (source: ACECQA, MyChild, CareforKids)

Centre name	Address	Total places	ACECQA rating	Type	Vacancies/ Utilisation July 2016
Within 800 metres of site					
Explore and develop Leichhardt	33 Flood Street Leichhardt	90	Not assessed	LDC	Yes Monday, Tue, & Fri
Kegworth Public School Preschool	60 Tebbutt Street Leichhardt	20	Not assessed	Preschool	Yes all days
Paisley Park Early Learning Centre Leichhardt	51-55 Lords Road, Leichhardt	25	Not Assessed	LDC	Monday and Friday only (opened April 2015)
		135			

Centre name	Address	Total places	ACECQA rating	Type	Vacancies/ Utilisation July 2016
Within the suburb of Leichhardt (more than 800 metres from site)					
Leichhardt Children's Centre	19 Leichhardt Street, Leichhardt	45	Not assessed	LDC	Thursday and Friday only
Leichhardt Little Stars	10 Wetherill Street, Leichhardt	29	Working toward	LDC	Yes, all days
Little Ark Preschool	32 Thornley Street Leichhardt	37	Exceeding	LDC	No vacancies
Little Learning School Leichhardt	2 Marion Street Leichhardt	44	Meeting	LDC	Yes
My Stepping Stones	75 Moore Street, Leichhardt	54	Not assessed	LDC	No vacancies
Only About Children Leichhardt	Shop 2, Norton Plaza, 55 Norton Street, Leichhardt	101	Exceeding	LDC	Yes
Only About Children Leichhardt Elswick Street	215 Elswick Street Leichhardt	75	Exceeding	LDC	Yes
Styles Street Children's Community LDC	62-64 Styles Street Leichhardt	60	Not assessed	LDC	None
Rose Cottage Child Care	1 Coleridge Street, Leichhardt	39	Working toward	LDC	None
Jenny's Kindergarten and Early Learning Centre	112 Balmain Road Leichhardt	48	Not assessed	LDC	Yes all days
KU Leichhardt Preschool	8 Prospect Street Leichhardt	25	Not assessed	Preschool	Monday only
Leichhardt Montessori Academy	67 Norton Street Leichhardt	90	Not assessed	LDC	Yes
Total places within 800 metres and suburb of Leichhardt		782			

Out of School Hours Care

There are a total of 297 Out of School Hours Care (OSHC) places in the suburb of Leichhardt. Currently, Kegworth Public School OSHC has vacancies.

Table 6 Total places and vacancies OSHC services Leichhardt suburb July 2016 (source: ACECQA, MyChild)

Service name	Address	Total places	ACECQA quality rating	Vacancies/utilisation July 2016
Within 800 metres of the site				
Kegworth Public School & OSHC	60 Tebbutt Street Leichhardt	105 OSHC	Working toward	Yes
Within the suburb of Leichhardt (more than 800 metres to the site)				
Leichhardt Public School & OSHC	Marion Street Leichhardt	180	Not assessed	No vacancies
St Columba's Catholic Primary School & OSHC	215 Elswick Street Leichhardt	40	Working toward	Yes
St Fiacre's School & OSHC	92 Catherine Street Leichhardt	51	Meeting	Yes
Whoosh Care Leichhardt Town Hall	107 Norton Street Leichhardt	26	Not assessed	
Total OSHC within 800 metres of site and in suburb of Leichhardt		297		

Schools (primary and secondary)

Table 7 Leichhardt suburb primary school enrolments (source: My School website and research completed for this SIA)

Table 7 Enrolments and capacity (source: MySchool Australian Government website)

School	Address	Enrolment 2015	Capacity
Kegworth public School	60 Tebbutt Street Leichhardt	308	Has capacity. The schools enrolments have remained consistent since 2011 (from 302 to 308)
Leichhardt Public School	Marion Street Leichhardt	610	Near capacity. Enrolments have increased since 2011 from 513 in 2011 to 613 in 2013 and 674 in 2015.
St Columba's Catholic Primary School	21 Elswick Street, Leichhardt	160	Has capacity. Enrolments have not increased substantially between 2011 (145) to 2015 (160).

School	Address	Enrolment 2015	Capacity
St Fiacre's School	92 Catherine Street, Leichhardt	129	Has capacity. Enrolments have remained steady from 2011 (132) to 2016 (129).

School (secondary)

The local public secondary school is Sydney Secondary College Leichhardt Campus. Both the Leichhardt Campus and Balmain Campuses are at or near capacity. However, public secondary schools must take all in-area enrolments. There are plans by the NSW Department of Education for a new secondary school in the Sydney CBD which will take pressure of Sydney Secondary College when it is built.

Table 8 High schools in and near Leichhardt suburb (source: My School website)

School	Type	Enrolment 2015	Capacity
Fort Street High School	Parramatta Road Petersham (18minutes walk or 1.8km)	941 (fully selective)	This is a selective school and students come from across Sydney.
Sydney Secondary College Leichhardt Campus	Leichhardt (24 minutes walk or 1.8km from site)	849	Public high schools in inner Sydney are at or near capacity. Enrolments at Leichhardt Campus have increased from 666 in 2011 to 849 in 2015.

5. Social infrastructure demand

This section provides an analysis of demand for social infrastructure and services resulting from the proposed development including community facilities, open space, health and emergency services.

5.1. Social infrastructure and services benchmarking

Early Childhood Education and Care (ECEC)

In 2013, Leichhardt Council commissioned a study into early childhood education needs of its residents, the *2013 Review of Early Education and Care Service Delivery for Children under school age*. This study identified that Leichhardt is one of the suburbs within the LGA anticipated to have the highest demand for additional ECEC places.

Since the original planning proposal for this site in 2013, three new early childhood education and care centres have been approved, built and are now operating, providing 253 additional places in the suburb of Leichhardt, including one new service in close proximity at 51 – 55 Lords Road Leichhardt. This has meant that supply in the area is now meeting demand.

67 to 73 Lords Street, Leichhardt

Applying the formula of 80% of all children needing 2.5 days per week (or 0.5 of 1 place)³, the forecast population of children aged 0 to 5 years (71 children) indicates a demand for 28 places for residents post development.

Leichhardt suburb

The suburb of Leichhardt is forecast have a population of approximately 1,450 children aged 0 to 5 years (1379 in Leichhardt + 71 on site) post development. Applying the formula, this indicates demand for 580 places. As at July 2016 there are 782 ECEC places in Leichhardt suburb indicating that supply is meeting current and future demand. Many of these services have vacancies, however the services closest to the site, do not.

Out of School Hours Care

Increasing numbers of children has meant that local OSHC and Vacation Care Programs in the suburb of Leichhardt are nearing capacity. However, unlike suburbs such as Rozelle, there is still some capacity in these services. According to Leichhardt Council⁴ families are facing genuine challenges in accessing OSHC services. This is largely due to changing demographics in the Leichhardt LGA, and more young families moving into and/or staying in the area. Currently there are OSHC places available at nearby Kegworth Primary School and local private primary school OSHC services.

67 to 73 Lords Street, Leichhardt

There will be 44 children aged 5 to 11 years living within the proposed development. Applying the planning benchmark formula of 1 place for every 5 children this indicates demand for an additional 9 OSHC places for the development alone. These additional places can be met through existing provision.

³ Cred Consulting, A review of Early Education and Care Delivery for children under school age in the Leichhardt LGA, 2013

⁴ <http://www.leichhardt.nsw.gov.au/Community/Children/Out-of-School-Hours-Care--OOSH-/Out-of-School-Hours-Care-OOSH>

Leichhardt suburb

In 2011, there were 865 children aged 5 to 11 years living in the Leichhardt suburb. Applying the formula of 1 place for every 5 children aged 5 to 11 years, this indicates demand for 173 places. There are currently 297 OSHC places within the suburb of Leichhardt indicating supply at July 2016 is meeting current and future demand. In addition, there are vacancies at Kegworth Public School OSHC.

Primary school

The proposed development will result in demand for an additional 44 primary school places across years K to 6 (or 6 students per year) which can be met within the current supply of places at nearby primary schools including Kegworth Public School and local private primary schools, which are not at capacity.

Secondary school

Although the population of children of secondary school aged 12 to 17 year olds has remained relatively stable (see Table 5), there is still high demand for secondary schools in the area. According to the *Leichhardt Community and Cultural Plan 2011 to 2021*, with increasing mortgage rates, more local families are choosing to send their children to local public high schools, whereas in the past private schools would have been the preference for the majority of local residents. Leichhardt suburb has one public high school – Sydney Secondary College Leichhardt Campus. There is also one fully selective high school and one private school just outside of Leichhardt suburb boundaries. Table 10 shows the high schools nearby the site and their capacity for growth.

The proposed development will result in additional demand for 23 secondary school places including 10 public secondary school places (approximately 40% of Leichhardt young people attend public school) which could be met through the existing supply of high school places.

Community and cultural facilities

Based on benchmarks (see Appendix 1), the additional population of the proposed development does not indicate any demand for additional multipurpose community centres or community rooms.

However, the proposed development could result in the displacement of the highly utilised creative arts facility Art Est, which is located on the site. The facility provides creative arts space, low cost artist's studios and an art gallery to service the Inner West. *The Leichhardt Community and Cultural Plan* Strategic Objective 4 is *Enlivening the Arts and Cultural Life* identifies arts and cultural facilities and artist's studios as a strategic priority for the Leichhardt area. The loss of this facility would impact on the provision of creative arts space, and affordable artist's studios in inner city, which are in high demand. It should be noted that there are a number of other subsidised artist's studios and spaces in Leichhardt including Articulate Artist's Project Space, The Demountable, and Skyfire Studios.

Health services

The potential total population of 730 additional residents indicates demand for a maximum 2 additional hospital beds which could be met through the existing supply in hospitals located within 5km of the site.

There are five health and medical facilities located within the suburb of Leichhardt (including 1 Early Child Health Centre and 1 Women's Health Centre). However, the nearest is 1.5km or 5 minute's drive (19 minutes' walk) from the site and all these services are high utilised. There may be an opportunity for a medical centre closer to the site.

Emergency services

Based on planning benchmarks (Appendix 1) the potential population of 730 additional residents does not indicate demand for additional ambulance services or police stations.

The nearest Ambulance Station is:

- Eveleigh Ambulance Station, Eveleigh Street Eveleigh (7.0km)

The nearest Police Stations are:

- Leichhardt LGA, Talfourd Street, Glebe (4.7km), and
- Balmain Police Station, Darling Street, Balmain (5.8km).

The additional population is serviced by these emergency services in a highly populated inner city area, and based on planning benchmarks the additional residents will not impact on current supply.

6. Social impacts and mitigation measures

This section looks at the potential social impacts of the proposed development and suggests mitigation measures to address identified impacts.

6.1. What are social impacts?

Impact assessment is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made. Social impact Assessment (SIA) refers to the assessment of the potential social consequences (positive, negative or neutral) of a proposed decision or action.⁵ The International Association for Impact Assessment identifies social consequences or impacts as occurring in one or more of the following areas:

- People's way of life - how they live, work, play and interact with each other
- Their culture - their shared beliefs or customs
- Their community - its cohesion, stability, character, services and facilities
- The population - including increases or decreases in population numbers and population change
- Their political systems - the extent to which people are able to participate in decisions that affect their lives
- Their natural and built environment
- Their health and well-being
- Social equity and quality of life
- Access and mobility
- Their personal and property rights, and
- Their fears and aspirations and safety.⁶

6.2. Identified social impacts and mitigation measures

Table 9 provides a summary of social impacts including their likelihood and their impact type.

Mitigation measures are proposed and are in accordance with Liverpool City Council's SIA Policy (section 9.5.1), and meet the following criteria:

- a) Tangible - real, substantial, definite and capable of being assigned a value in monetary terms
- b) Deliverable - something that can be done and realistically expected, and
- c) Likely to be durably effective - longer-term lasting impact.

⁵ Planning Institute of NSW, SIA National Position Statement, June 2009

⁶ International Principle for Social Impact Assessment p.2, May 2003

⁷ RP Data, April 2015

Table 9 Identified social impacts and proposed mitigation measures

Identified social impact	Type	Frequency	Proposed mitigation/enhancement
The proposal will increase demand for 28 early childhood education and care (ECEC) places. However, this will not impact on local supply which is currently and forecast to meet demand. There are also vacancies at some centres in Leichhardt suburb, but the centre in close proximity to the site has no vacancies. In addition, the applicant proposes to provide a 60 place early childhood education and care centre onsite. Potentially, the additional ECEC could result in an oversupply in the local area.	Neutral	Permanent	Given that an additional 3 centres (providing 253 ECEC places) have commenced operating in the Leichhardt suburb since the original planning proposal in 2013, the applicant should review the feasibility of providing a 60 place ECEC on site.
Increased residential population of around 730 people will not impact on provision of health services (an additional 2 beds are indicated by benchmarks), access to primary or secondary school places, or emergency services in this highly populated and well serviced residential area.	Neutral	Permanent	Planning benchmarks do not indicate an impact on health and emergency services in the area.
Rezoning of land currently zoned light industrial to medium density residential will displace Art Est, a highly utilised creative arts facility, which includes in demand and affordable artist's studios. Given the high strategic priority given to arts and cultural facilities and services in the <i>Leichhardt Community and Cultural Plan 2011 to 2021</i> , and the high demand for affordable artist's studios in inner Sydney, the loss of this space could impact on local arts and creative activities and practitioners.	Negative	Permanent	The applicant should consider appropriate mechanisms to address the loss of this creative space.
Provision of 16 affordable housing dwellings will benefit key workers who would not be able to access housing in this area which has higher than average median rental prices	Positive	Permanent	Inclusion of affordable housing dwellings is a requirement of development consent.

Appendix 1 Social infrastructure and recreation infrastructure benchmarking

FACILITY	BENCHMARK
LOCAL/NEIGHBOURHOOD LEVEL (catchment of 6 - 20,000 people)	
Community meeting room/small hall/small community centre	1:6,000 to 15,000 people
Early Childhood Education and Care (0 to 5)	0.5 places for 80% of children aged 0 to 5 years (A review of Early Education and Care Delivery for children under school age in the Leichhardt LGA, 2013)
Playgrounds	1 playground per 500 children aged 0 to 4 years within 400m of all dwellings
	1 playground per 500 children aged 5 to 11 years within 400m of all dwellings
DISTRICT LEVEL FACILITIES (catchment of 20,000 to 50,000 people)	
Community exhibition space	1:20,000 to 30,000 people
Secondary School	1 government high school for up to 1,200 students
Primary School	1 primary school for 500 students aged 6 to 12 years
Multipurpose Community Centre	1:20,000 to 30,000 people

FACILITY	BENCHMARK
Function and conference centre	1:20,000 to 30,000 people
Seniors Centre	1:15,000 to 20,000 people
Youth Centre	1 for every 3,000 young people aged 13 to 19
Early Child health centre	Catchment defined by NSW Health. Outreach/home visits are now a common aspect of service delivery
Out of School Hours Care	1 place for every 5 children aged 5 to 11 years for After School Care (based on Leichhardt Council study)
REGIONAL FACILITIES (50,000 +)	
Library (central library)	National standard - 1:50,000 to 150,000 people
Indoor leisure centre (Dry)	1: 50,000 to 100,000 people
Indoor Leisure Centre (wet/pool)	1: 30,000 to 60,000 people
Aged care	88 places per 1,000 people aged 70+
Hospital	2.3 beds per 1,000 people
Primary Care (including mental health)	1 new primary care centre per 50,000 people
Fire stations	1 fire station for every 60,000 people

FACILITY	BENCHMARK
Police stations	1 police station for every 108,000 people
TAFE	1 TAFE per between 300,000 and 500,000 people
University	1 University for every 150,000 people
OPEN SPACE/PARKS	Total open space - Growth Centres - 2.83 hectares per 1,000 people
	Total open space - World Health Organisation - 9m2 per person
Rugby Field	1:7,000 people
Cricket Oval	1:4,000 people
Indoor courts (# of courts)	1:10,000
Netball courts (# of courts)	1:3,000
Soccer field	1:5,000
Tennis courts	1:1,800
Skate park/facility	1:6,000 to 10,000

