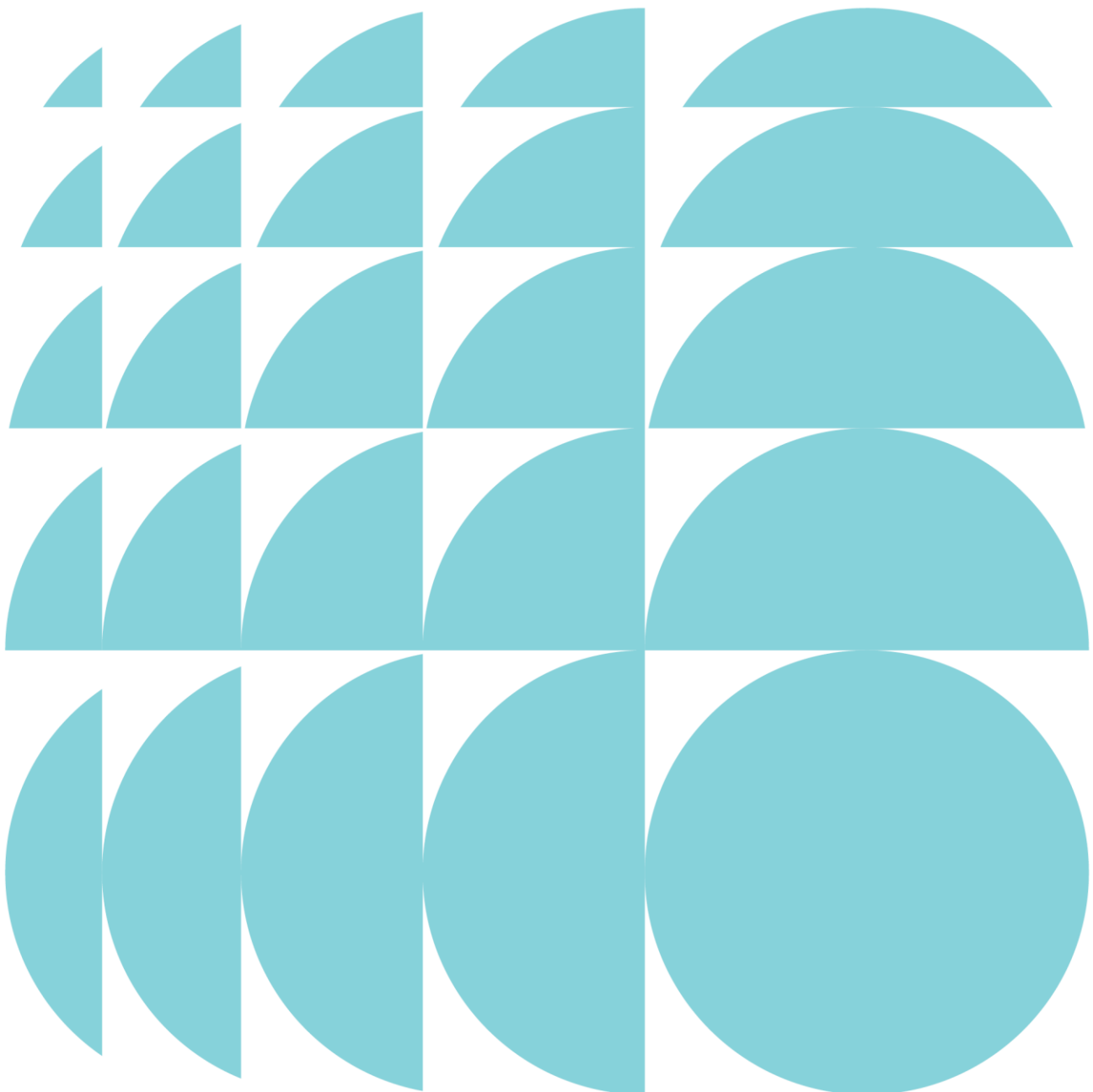


## Social Impact Statement

182-198 Victoria Road & 28-30 Faversham Street,  
Marrickville  
Mixed Use Development

Submitted to Inner West Council  
On behalf of TOGA Wicks Park Development Pty  
Ltd

12 February 2019 | 218520



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#### CONTACT

Allison Heller	Director	aheller@ethosurban.com	(02) 9133 0390
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This document has been prepared by:

This document has been reviewed by:

Lucy Fokkema	12.02.2019	Allison Heller	12.02.2019
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Ethos Urban Pty Ltd  
ABN 13 615 087 931.  
www.ethosurban.com  
173 Sussex Street, Sydney  
NSW 2000 t 61 2 9956 6952

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# Contents

1.0	Introduction	1
2.0	Proposed development	3
2.1	Description of proposed development	3
2.2	Site context	5
3.0	Strategic policy context	7
4.0	Local social context	9
4.1	Population profile	9
4.2	Local character	13
4.3	Local social issues and trends	15
4.4	Local social infrastructure context	16
4.5	Community and stakeholder consultation	21
4.6	Implications for social impact analysis	22
5.0	Delivering local social benefits	24
6.0	Social Impact Analysis	25
6.1	Social impact analysis framework	25
6.2	Social impact analysis – key findings	25
6.3	Social impact analysis	27
7.0	Concluding comments	32

# Contents

## Figures

Figure 1	Photomontage of proposed development	4
Figure 2	Ground floor, proposed development	4
Figure 3	Site context	5
Figure 4	Site aerial	6
Figure 5	Age structure, 2016 (%)	10
Figure 6	Forecast age structure, Marrickville	12
Figure 7	Industrial uses, Victoria Road	13
Figure 8	Pedestrian environment, Faversham Street and Victoria Road	13
Figure 9	Creative spaces, Faversham Street and Victoria Road	14
Figure 10	Street murals, Faversham Street and Victoria Road	14
Figure 11	Wicks Park	17
Figure 12	Wicks Park	17
Figure 13	Henson Park	18
Figure 14	Annette Kellerman Aquatic Centre and Marrickville Bowling and Recreation Club	18
Figure 15	Addison Road Community Centre	19
Figure 16	Local social infrastructure context	20

## 1.0 Introduction

This Social Impact Statement (SIS) has been completed by Ethos Urban to accompany a development application (DA) for a mixed use development comprising 270 residential apartments, ground floor retail, with potential to accommodate a small-scale supermarket/grocer. The proposed development also includes and a publicly accessible pedestrian through-site link along the site's eastern boundary connecting Wicks Park that will partly contribute toward the delivery of a through site link between Wicks Park and Chalder Avenue.

This document provides a concise analysis of potential social impacts – both positive and negative – associated with the proposed development at 182-198 Victoria Road and 28-30 Faversham Street, Marrickville. It also sets out proposed responses to these impacts, with a view to enhancing benefits and mitigating negative impacts.

This SIS is required to address the assessment specifications set out in the Inner West Council's Development Application Document Requirements, which states that:

*“A social impact assessment or comment should outline the envisaged positive and negative impacts that the development or land use changes may have on people's way of life and provide appropriate strategies to mitigate, minimise and resolve any negative impacts.”*

The *Marrickville Development Control Plan (DCP) 2011* identifies two levels of social impact assessment – Social Impact Comment and Social Impact Statement. As this proposed development comprises more than 50 dwellings and substantial retail floorspace as part of a mixed-use development, a Social Impact Statement (SIS) is required to accompany this DA.

The Marrickville DCP 2011 specifies a number of requirements for a SIS:

- A SIS must be undertaken by appropriately trained and qualified person using rigorous social science methodologies and with a high degree of public involvement.
- The SIS must include evidence of qualifications and experience of the person(s) involved in its preparation.
- The SIS must include a thoroughly researched baseline, must demonstrate that effective engagement has been undertaken with those individuals and groups affected, and must be robust and complete in addressing the impacts identified.
- Consideration must be given to mitigation measures or strategies to address potential social impacts. Those measures must take the form of a management or mitigation plan that will form part of any approved development.

To assess the social impacts of the proposed development, this document considers and analyses the:

- Strategic policy context, including relevant state and local government social strategies;
- Local social context, including the demographic profile of the area, local character, social issues and trends, local social infrastructure context, and outcomes of community consultation undertaken to date;
- Potential social impacts of delivering the proposed development at this location, including during construction,
- Opportunities for mitigation and enhancement measures for potential social impacts associated with the development, and
- Opportunities to deliver social benefits including infrastructure through the scheme.

Significant community consultation took place during the public exhibition of the Victoria Road Precinct Planning Proposal, which has been drawn on to inform this SIS.

This Social Impact Statement demonstrates that the proposed development 182-198 Victoria Road and 28-30 Faversham Street, Marrickville meets community needs in the local area, including increased housing choice and diversity in a location close to social infrastructure and other amenities, open space improvements, improved pedestrian amenity and new economic and employment opportunities. Potential negative social impacts identified as associated with this development can be mitigated through a robust Construction Management Plan and high quality design.

## 2.0 Proposed development

### 2.1 Description of proposed development

This Social Impact Statement (SIS) has been prepared to accompany a DA for the proposed redevelopment of the site at 182-198 Victoria Road and 28-30 Faversham Street, Marrickville. The DA seeks approval for:

- Demolition of all existing structures, select tree removal and site preparation
- Construction of a mixed-use development comprising:
  - a building that transitions from a 6 storey street wall height fronting Victoria Road to 14 storeys at the eastern end of the site,
  - 270 residential apartments comprising:
    - 101 1 bedroom apartments,
    - 156 2 bedroom apartments,
    - 13 3 bedroom apartments,
  - 2,368m<sup>2</sup> of retail floorspace, located on the ground level and comprising a variety of tenancies.
- The construction of a two level basement for resident, staff and visitor use, incorporating:
  - 214 car parking spaces for the residential component,
  - 92 car spaces for the retail premises and residential visitors,
  - 16 motorbike parking spaces and 175 bicycle parking spaces,
  - Ancillary storage and building plant.
- Public domain improvements and landscaping works, including:
  - a publicly accessible share way along the site's northern boundary between Victoria Road and Hans Place / Faversham Street as envisaged in Part 9.47 Victoria Road Precinct of the Marrickville DCP 2011,
  - provision of a publicly accessible pedestrian through-site link connecting to Wicks Park. This will contribute toward the delivery of a through site link connecting to the publicly accessible share way between Victoria Road and Faversham Street, and Wicks Park,
  - a publicly accessible open arcade providing pedestrian access to ground floor retail uses and a thoroughfare between Wicks Park and the proposed publicly accessible share way,
  - plantings throughout the site.

It is noted that the demolition of the buildings on site at 28-30 Faversham Street is being undertaken to enable construction of the through-site link, and vehicle and machinery access to the site during construction of the proposal. The proposal does not use any available GFA from 28-30 Faversham Street, which will be the subject of a future, separate DA for its redevelopment.

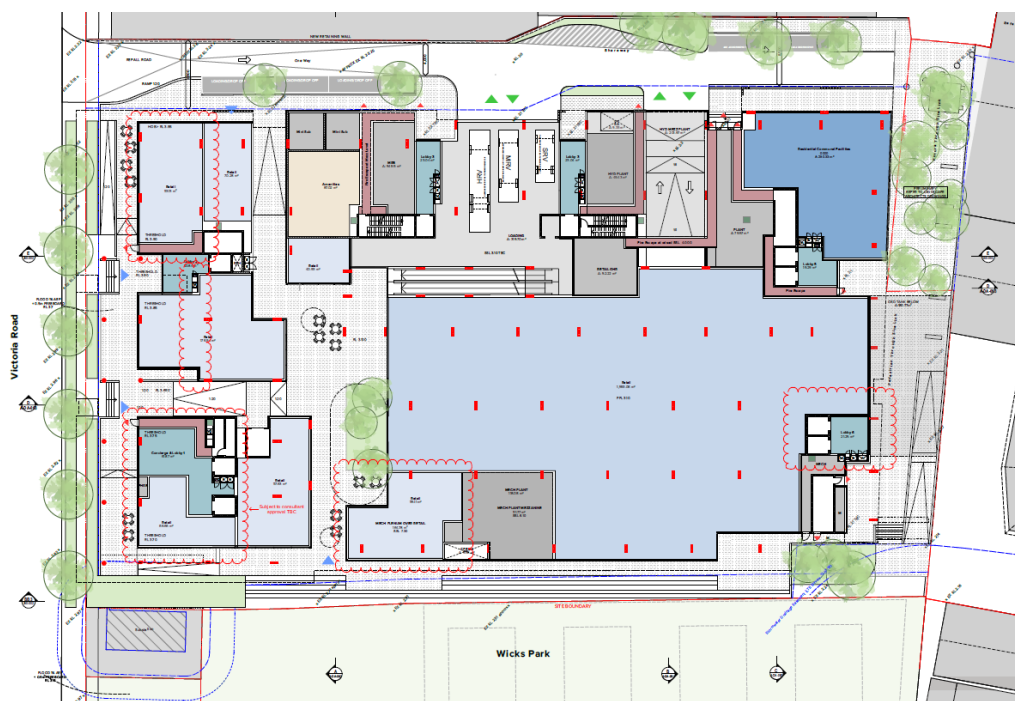
**Figure 1** shows a photomontage of the proposed development.



**Figure 1** Photomontage of proposed development

Source: Virtual ideas.

**Figure 2** shows the plans for the ground floor of the proposed development, featuring retail spaces of various sizes, small-scale supermarket/grocer, communal facility for residents, through-site link, landscaping and connection to Wicks Park.



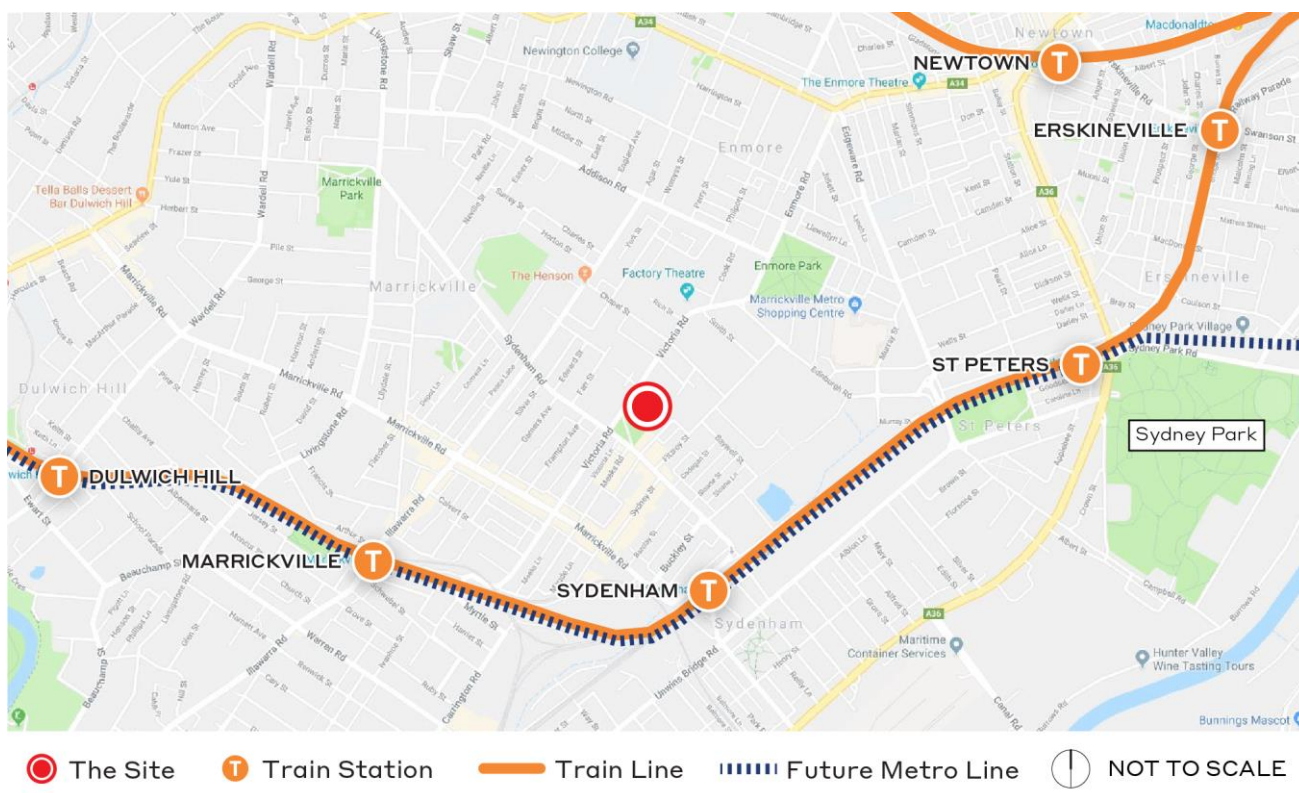
**Figure 2** Ground floor, proposed development

Source: Turner Architects.

## 2.2 Site context

The site is located at 182-198 Victoria Road and 28-30 Faversham Street, Marrickville within the Inner West Council Local Government Area. The site's locational context is shown at **Figure 3**. The site is approximately 850 metres walking distance north of Sydenham Station and is approximately 250 metres from four different bus stops located both to the north and south of the subject site on Victoria Road.

Sydenham Station and Marrickville Station will be converted to accommodate the new Sydney Metro City and Southwest line which is due to commence operations in 2024. The new metro service will provide for a significant increase in rail service frequency and capacity, and development work to Sydenham Station as part of this package will include a new pedestrian concourse and station entrance located approximately 150-200 metres closer to the subject site than the current existing entrance.



**Figure 3 Site context**

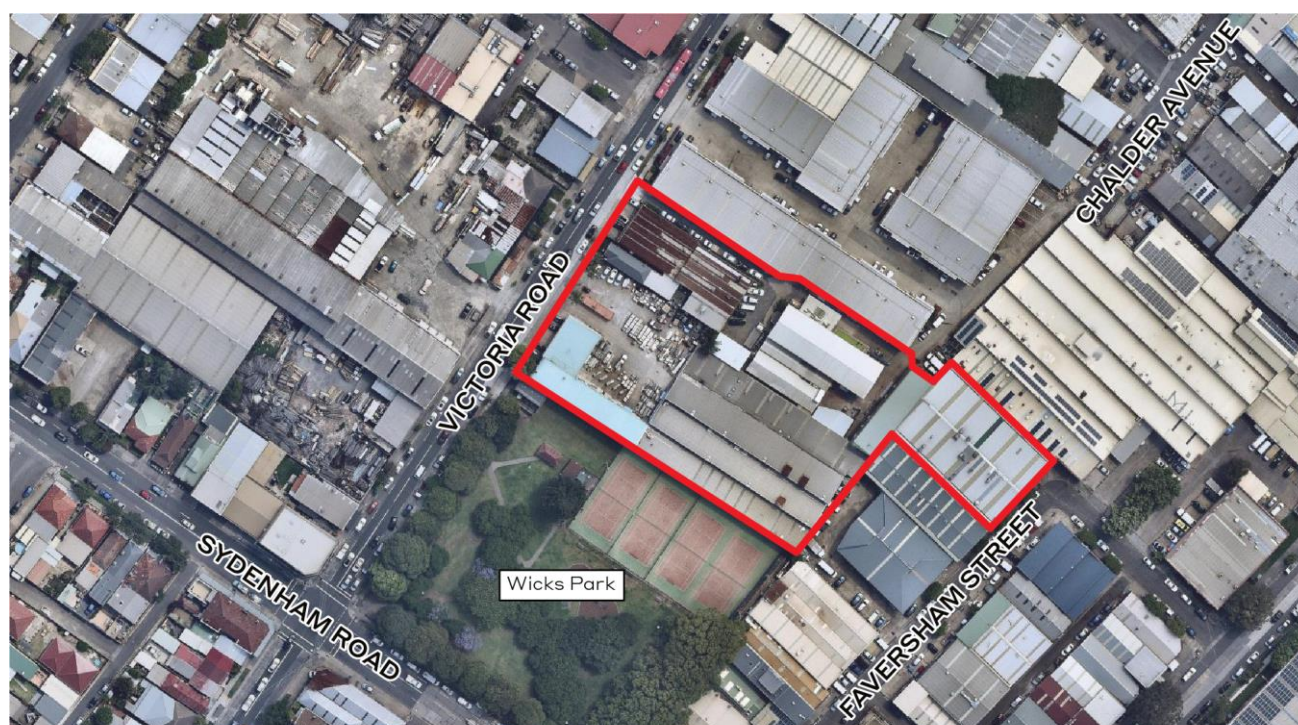
Source: Google Maps and Ethos Urban

The site is located within the north-western portion of the Sydenham-Marrickville industrial precinct, and sits within a sub-precinct known as the Victoria Road Precinct. The site's locational context is shown in at **Figure 4**.

The site is comprised of four separate lots, as identified in **Table 1**. The site is currently occupied by light industrial uses.

**Table 1** Site description

Lot	Deposited Plan	Current use
6	226899	Manufacturing and associated light industrial uses.
100	1239681	Vehicle body repair workshop
1	74200	Tile and stone display area
10	701368	Tile and stone showroom and associated light industrial facilities
4	226899	Manufacturing



Legend

The Site



NOT TO SCALE

**Figure 4** Site aerial

Source: Nearmap and Ethos Urban

### 3.0 Strategic policy context

The following section identifies the key social drivers for this site, based on a review of the key state and local policies and strategies relevant to the proposed development. A summary of the key themes of this review is provided in **Table 2** below. The comprehensive analysis can be found in **Appendix A** of this report.

The following plans and/or strategies that relate to the site have been reviewed:

- *Eastern City District Plan* (Greater Sydney Commission, March 2018)
- *The Draft Sydenham to Bankstown Urban Renewal Corridor Strategy: Sydenham Station Precinct* (NSW Department of Planning and Environment, June 2017)
- *Our Inner West 2036: A community strategic plan for the Inner West community* (Inner West Council, June 2018)
- *Marrickville Cultural Action Plan 2016 – 2020* (former Marrickville Council, 2016)
- *Affordable Housing Policy* (Inner West Council, March 2017)
- *Section 9.47 Victoria Road (Precinct 47) of the Marrickville DCP 2011* (Inner West Council, September 2018).

**Table 2 Strategic policy review - overview**

Policy theme	Key implications for community needs
Population growth, diversity and demographic change	<ul style="list-style-type: none"> <li>• The suburbs of Sydenham and Marrickville, and the wider Inner West LGA, are undergoing significant growth and change, due to increased population, infrastructure investment and urban renewal. Areas surrounding the site have been earmarked for future growth, including Sydenham Station Precinct, which has been identified as the location of transit-oriented development associated with the Sydenham to Bankstown Urban Renewal Corridor. Increased population is placing increased pressure on existing social infrastructure and the urban fabric.</li> <li>• The site is also located within the Victoria Road Precinct, which has been identified in the Marrickville DCP 2011, as a precinct that will undergo a long term transition into a vibrant, and sustainable mixed use precinct, increased built form, high quality public spaces, improved connectivity and increased housing and employment opportunities that will make the precinct a highly desirable place to work and live.</li> <li>• Inner West LGA has a growing population of residents and workers, with significant diversity in terms of age groups, cultural and linguistic backgrounds and income levels. The demographics of the area have shifted significantly, from a working class community with a high proportion of residents born overseas, to a more affluent community, also with a high level of diversity.</li> </ul>
Thriving local centres and liveability	<ul style="list-style-type: none"> <li>• Developing and retaining unique, liveable and connected neighbourhoods is a community priority across the Inner West LGA. Increased development should improve the quality and accessibility of local areas while retaining and enhancing the existing character of the area – which is creative, inclusive and diverse.</li> <li>• State and local aspirations for the precinct include a transition of the area from an industrial area into a vibrant, mixed use precinct with improved connectivity, amenity and liveability standards. The area should provide a mix of uses, including businesses, industry, cafes, bars, restaurants, live music venues and creative spaces.</li> <li>• The precinct is currently dominated by industrial uses, constrained by high levels of traffic, limited permeability and connectivity and poor quality pedestrian and cycle links. The renewal of the precinct offers an opportunity to improve the public realm.</li> </ul>
Creativity	<ul style="list-style-type: none"> <li>• Sydenham and Marrickville, along with Inner West LGA as a whole, has a reputation as a creative hub. This creative identity is important to the community. Ensuring that creativity and culture is valued and supported, including via provision of affordable creative spaces, is a Council priority.</li> <li>• Creative businesses and the arts within the Inner West LGA, Sydenham and Marrickville should be supported to thrive. Spaces for live music, creative expression</li> </ul>

Policy theme	Key implications for community needs
	and nightlife are planned for the Sydenham Creative Hub, adjacent to Sydenham Station.
Access to open space and social infrastructure	<ul style="list-style-type: none"> <li>• To support population growth, the use of existing open spaces should be maximised. High density dwellings in the area should be located in close proximity to open space to support health and wellbeing.</li> <li>• Public open spaces across Inner West LGA should be high quality, welcoming and well-integrated with the surrounding neighbourhood. Private developments should contribute positively to surrounding public spaces.</li> <li>• The community should have excellent access to surrounding services and facilities, including recreation and learning opportunities.</li> </ul>
Housing choice and affordability	<ul style="list-style-type: none"> <li>• Inner West LGA is an increasingly high cost housing area, and increased social, community and affordable housing is required to retain the socio-economic diversity of the area.</li> <li>• New developments across the Inner West LGA should have a diversity of dwelling type, tenure and price to encourage diversity within the community, including provision of smaller dwellings that are comparatively affordable to lower income households.</li> <li>• Increased residential development within the precinct will help to activate the area, and support the growth of local businesses, cafes and creative uses.</li> </ul>

## 4.0 Local social context

The following section analyses the local social context of the proposed development, including demographic characteristics, local social issues and trends, local social infrastructure available to the site and the outcomes of community consultation to date.

### 4.1 Population profile

The following community profile of Marrickville (suburb) uses population and employment data from multiple sources. The results of the 2016 ABS Census of Population and Housing, sourced from Inner West Council's Community Profile (<https://profile.id.com.au/inner-west>) have been used to identify key socio-economic and demographic characteristics of the Marrickville community.

#### Population and age structure

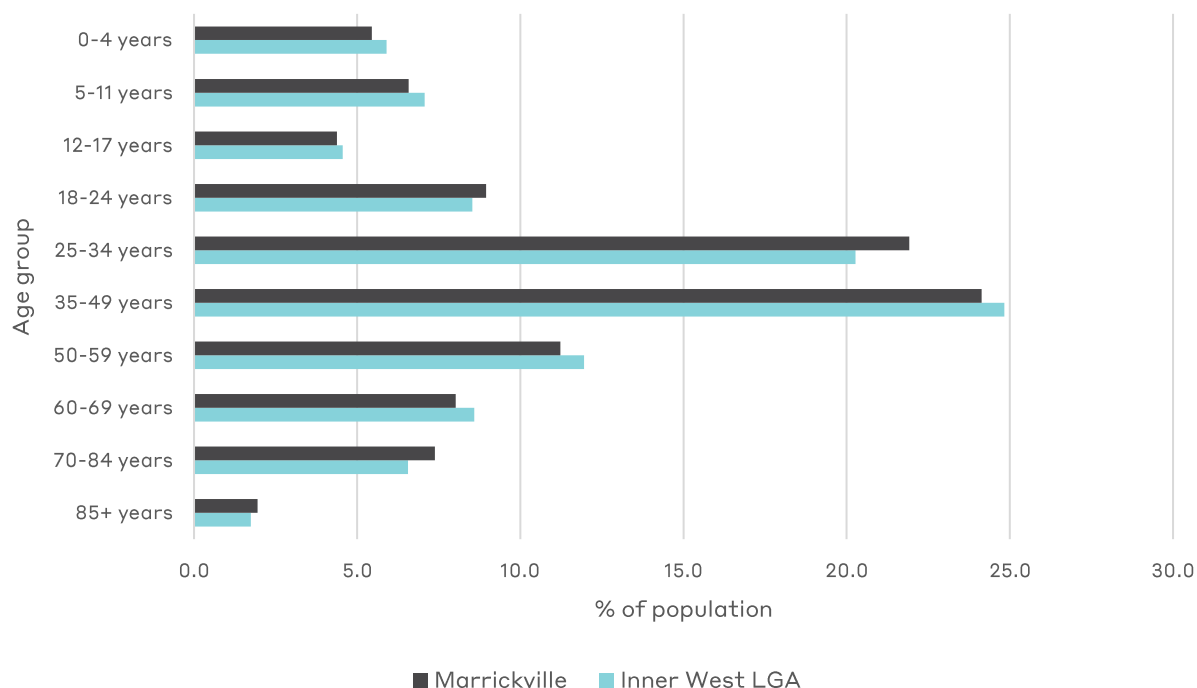
Between 2011 and 2016, Marrickville underwent significant population and dwelling growth.

In 2016, the usual resident population of Marrickville was 26,602 residents, compared with 24,599 residents in 2011. This represents an increase of 2,003 residents, or 8.1% over five years. In comparison, the Inner West LGA grew by 7.2% over five years, from 169,799 residents in 2011 to 182,043 residents in 2016.

Marrickville has a similar age profile compared to the Inner West LGA as a whole:

- In 2016, the median age in Marrickville was 36 years, the same as the median age across the Inner West LGA.
- Compared with the Inner West LGA as a whole, Marrickville has a slightly lower proportion of children:
  - 5.4% of residents are aged 0-5 years, compared with 5.9% across the LGA;
  - 6.6% of residents are aged 5-11 years, compared with 7.1% across the LGA; and
  - 4.4% of residents are aged 12-17 years, compared with 4.6% across the LGA
- In Marrickville, there is a slightly higher proportion of residents aged 25-34 years (21.9%) compared with 20.3% across the LGA. Of all age groups in Marrickville, this age group has grown the most between 2011 and 2016 (+989 residents).
- In Marrickville, there is a slightly lower proportion of 35-49 year olds (24.1%) and 50-59 year olds (11.2%) compared with the Inner West LGA average (24.8% and 12.0% respectively). However, there is a slightly higher proportion of people aged 85 years and over (2.0%, compared with 1.7% across the LGA).

**Figure 5** shows the age structure of the Marrickville population in 2016, in comparison to the Inner West LGA.



**Figure 5 Age structure, 2016 (%)**

Source: ABS Census 2016, compiled and presented by .id demographic consultants.

### Household and dwelling characteristics

In 2016, Marrickville had a similar household profile to the Inner West LGA average, with a higher proportion of one parent families and group households:

- The largest household group was lone person households (24.6% of households in Marrickville, compared with 25.5% across the Inner West LGA)
- 23.7% of households in Marrickville were couples with children, compared with 25.3% across the Inner West LGA
- 23.4% of households in Marrickville were couples without children, compared with 23.8% across the Inner West LGA
- 9.7% of households in Marrickville were one parent families, compared with 7.9% across the Inner West LGA
- 10.5% of households in Marrickville are group households, compared with 8.6% across the Inner West LGA.

The average household size in Marrickville was 2.42 people per dwelling in 2016, in line with 2.44 people per dwelling in 2011. This is slightly higher than the average household size across Inner West LGA, of 2.35 people per dwelling.

Compared with the Inner West LGA average, there is a higher proportion of separate houses and high density dwellings in Marrickville:

- 31.8% of dwellings in Marrickville are separate houses, compared with 24.0% across the Inner West LGA
- 34.6% of dwellings in Marrickville are medium density, compared with 46.6% across the Inner West LGA
- 31.4% of dwellings in Marrickville are high density, compared with 26.8% across the Inner West LGA.

## Tenure and housing costs

In 2016, there were a mix of tenure types in Marrickville:

- 42.2% of households in Marrickville were renting compared with 40.9% across the Inner West LGA. 5.4% of households in Marrickville were living in social housing, compared with 3.5% across Inner West LGA
- 22.9% of households in Marrickville fully own their home, compared with 23.1% of households across the Inner West LGA
- 25.4% of households in Marrickville have a mortgage, compared with 26.5% of households across the Inner West LGA.

In 2016, the median rental payment in Marrickville was \$458 per week, compared with \$489 per week across the Inner West LGA. 9.6% of households in Marrickville were experiencing housing stress,<sup>1</sup> compared with the Inner West LGA average of 8.7%. Of all households renting in Marrickville, 17.0% are in rental stress, compared with 18.0% across the Inner West LGA.

## Weekly household income

Marrickville has a slightly lower median weekly household income compared with the Inner West LGA. In 2016, the median weekly household income in Marrickville was \$1,802, compared with \$2,042 per week across the Inner West LGA. However, the median weekly household income in Marrickville is higher than the Greater Sydney average of \$1,745 per week.

In 2016, 28.7% of household were high income (earning more than \$2,500 per week), compared with 35.0% across the Inner West LGA. 14.2% of households in Marrickville were low income (earning less than \$650 per week), compared with 13.1% across the Inner West LGA.

## Cultural and linguistic diversity

Marrickville is a culturally and linguistically diverse community, with a high proportion of residents that speak a language other than English at home compared with the Inner West LGA average:

- 37.2% of Marrickville residents speak a language other than English at home, compared with 28.3% of Inner West LGA residents. However, the proportion of residents that speak a language other than English in Marrickville has declined significantly between 2011 and 2016, from 43.1% in 2011 to 37.2% in 2016. The number of residents speaking English only has increased from 51.2% in 2011 to 55.7% in 2016.
- The top languages other than English spoken in Marrickville are:
  - Greek (7.5% of Marrickville residents)
  - Vietnamese (7.3%)
  - Arabic (3.0%)
  - Portuguese (1.9%)
  - Cantonese (1.8%)
- 37.0% of Marrickville residents were born overseas, compared with 34.2% across the Inner West LGA. Of all Marrickville residents born overseas, 17.5% arrived in Australia in the last five years.
- The top countries of birth, other than Australia, for Marrickville residents were:
  - Vietnam (5.9% of Marrickville residents)
  - Greece (4.2%)
  - United Kingdom (3.5%)

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<sup>1</sup> Housing stress is measured in terms of the proportion of households paying more than 30% of their gross household income on housing costs (rent or mortgage), with the latter constituting a truer measure.

- New Zealand (2.0%)
- China (1.7%).

### Educational attainment

Compared with the Inner West LGA average, Marrickville residents are less likely to have a university qualification and are more likely to have no qualifications. Key findings, include:

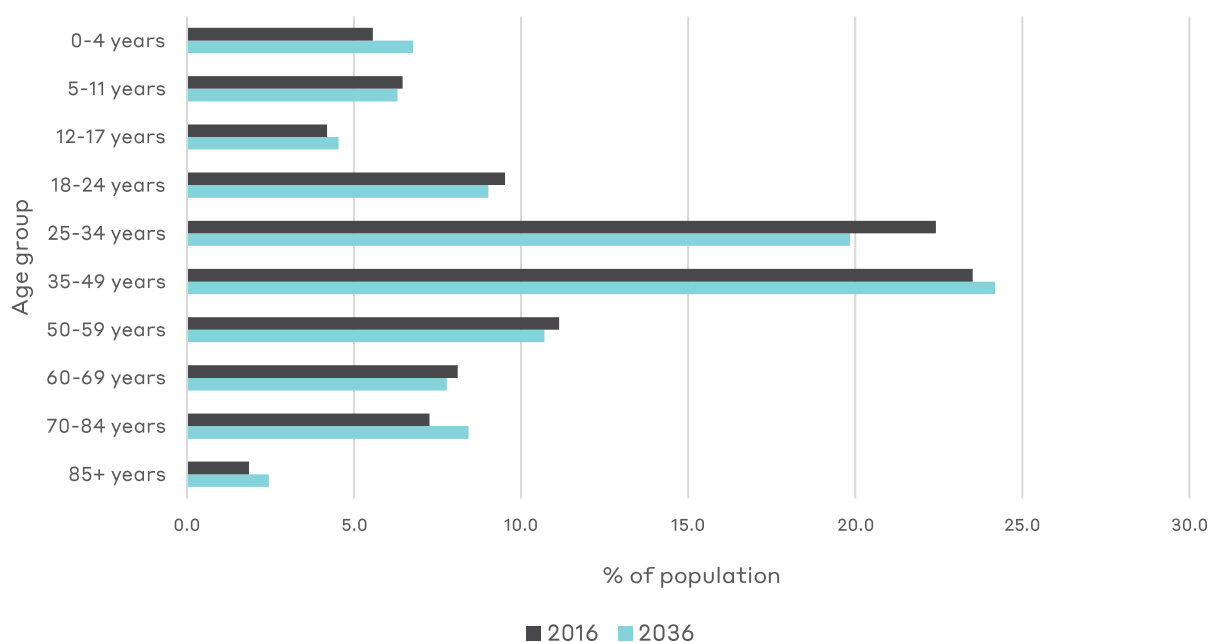
- More than a third of Marrickville residents have a university qualification (35.4%), compared with 41.7% of Inner West LGA residents. The proportion of residents with a university qualification in Marrickville has increased significantly, from 29.6% in 2011 to 35.4% in 2016.
- 34.9% of Marrickville residents have no qualifications, compared with 29.0% across the Inner West LGA.

### Forecast population growth and change

Marrickville is forecast to grow significantly over the next two decades.

According to Inner West Council's population forecast,<sup>2</sup> the population of Marrickville is forecast to increase from 28,810 residents in 2019 to 37,585 by 2036, an increase of 30.46% between 2019 and 2036. This is almost twice the forecast growth rate of the Inner West LGA (forecast to increase by 15.61% between 2019 and 2036).

As shown in **Figure 6**, the largest age group in 2036 is forecast to be 35-49 years. There is also significant forecast growth in the 0-4 years and 70-84 years age groups – indicating a continued high degree of diversity in age groups across Marrickville.



**Figure 6 Forecast age structure, Marrickville**

Source: Population and household forecasts, 2016 to 2036, prepared by .id, November 2017.

<sup>2</sup> Forecast ID 2018, Inner West Council – population forecast, <<https://forecast.id.com.au/inner-west>>

## 4.2 Local character

The following section provides a brief overview of the local character of the area surrounding the site, including industrial and creative uses.

### Industrial uses

The Victoria Road Precinct has a mix of residential, commercial and retail uses, but is currently dominated by industrial land uses (see **Figure 7**). Inner West Council's draft amendments to the Marrickville DCP 2011 note that many of the existing industrial buildings are older, predominantly built of brick, and with small openings for vehicles. There are also some more modern industrial developments which are larger and house a range of tenants, with a single access point and on-site parking.

Traffic congestion is considered a main issue within the precinct, due to the concentration of small, older industrial sites in the area – many of which do not meet the requirements of loading and unloading. Due to the land use of existing surrounding development, many vehicles passing through this area are heavy vehicles, utes and large vans. Additionally, the access to many of these industrial sites is provided via cul-de-sacs and laneways, leading to congestion.

For pedestrians and cyclists, amenity is limited, as the precinct is lacking in permeability, landscaping and public domain improvements. Footpaths are generally narrow and in poor condition, and there is heavy car and truck traffic on roads (see **Figure 8**).



**Figure 7 Industrial uses, Victoria Road**

Source: Ethos Urban.



**Figure 8 Pedestrian environment, Faversham Street and Victoria Road**

Source: Ethos Urban.

## Creative and cultural uses

There is creative vibrancy that has naturally evolved in the area, attracting a range of creative and cultural uses to the Victoria Road Precinct. There are a number of creative spaces within close proximity to the site, including:

- Red Rattler Theatre, a live music venue on Faversham Street.
- Soundworks Studios, which provides music rehearsal spaces, a recording studio and production-related services, also located on Faversham Street.
- Marrickville Bowling and Recreation Club, which frequently hosts live music as well as bowls and recreation activities.
- Factory Theatre, a live music and theatre venue on Victoria Road.
- Depot Theatre, a small performing arts venue located within the Addison Road Community Centre precinct.

The proposed Rich Street Creative Hub, a commercial precinct with workspace for artists and creative professionals, is also proposed as part of the Victoria Road Precinct, and, if approved is likely to activate the area with further creative uses (see **Figure 9**).



**Figure 9** Creative spaces, Faversham Street and Victoria Road

Source: Ethos Urban.

Additionally, across the Victoria Road precinct, there are numerous murals and examples of street art, which enhance the area's creative identity and reputation for the creative arts (see **Figure 10**).



**Figure 10** Street murals, Faversham Street and Victoria Road

Source: Ethos Urban.

### 4.3 Local social issues and trends

The following section provides a brief overview of the local social issues and trends impacting the site, including changing community demographics, the pace of change and population growth, increasing housing costs and the creative identity of the area.

#### Pace of change and population growth

The population of Marrickville is growing rapidly due to new housing development. Between 2011 and 2016, the population of Marrickville grew significantly (from 24,599 residents in 2011 to 26,602 residents in 2016) and the number of dwellings increased from 10,470 dwellings in 2011 to 11,321 in 2016 (an increase of 851 dwellings in five years). By 2036, the population is forecast to increase to 37,585 residents (an increase of 41% over twenty years).

Across Marrickville, there are currently large-scale urban renewal precincts in various planning stages, including on Livingstone Road and Carrington Road, as well as the broader Victoria Road Precinct, where the site is located. These precincts will redevelop existing industrial lands to deliver housing, retail and commercial spaces and social infrastructure.

The pace and scale of change across Marrickville has raised concerns among some residents regarding the outcomes of development. For example, the “Save Marrickville” resident action group has formed to take “positive action to ensure that the growth of our suburb is planned properly for our community, the environment and future residents.”<sup>3</sup> Save Marrickville’s website states that they want to make sure that development is well-designed, sensitive to local character and heritage, and supported by improvements to social infrastructure.

#### Changing community demographics

Population and housing growth has significantly changed the demographic profile of Marrickville and the Inner West LGA. Inner West Council notes:

*“Continued gentrification has substantially influenced the demographics and character of Inner West. Traditionally industrial and working class, and subject to several waves of immigration, Inner West is still ethnically diverse but shifting. While the number of residents born overseas remains steady, where they are coming from is changing.”*<sup>4</sup>

Council also notes in the Community Strategic Plan that while the area currently has a high proportion of persons aged 25 to 49 years, the population of Inner West LGA is forecast to age significantly, with a high proportion of persons over the age of 60. The area is also becoming more affluent, and the number of couple only households (likely to be empty nesters or couples with no children) is forecast to grow. Council notes that these households “tend to have higher disposable income to support cafes, retail and bars in the area”.<sup>5</sup>

Inner West LGA is also a centre for same sex couples. More than 17% of same sex female couples, and more than 12% of same sex male couples in Greater Sydney live in the Inner West LGA.

#### Increasing housing costs

Compared with the Greater Sydney average, Inner West is a high cost housing area. Almost one in ten households in Inner West is experiencing housing stress. Over the past decade, the housing market in the Inner West has become characterized by “rapid gentrification and displacement of more disadvantaged and vulnerable people from the Inner West LGA...and [the] inability to accommodate very low, low and moderate income workers in an increasingly expensive housing market”.<sup>6</sup>

<sup>3</sup> Save Marrickville 2018, < <https://www.savemarrickville.com.au/> >

<sup>4</sup> Inner West Council 2018, *Our Inner West 2036*, p. 27 < <https://www.innerwest.nsw.gov.au/about/the-council/corporate-planning-performance-budget/community-strategic-plan> >

<sup>5</sup> Inner West Council 2018, *Our Inner West 2036*, p. 27 < <https://www.innerwest.nsw.gov.au/about/the-council/corporate-planning-performance-budget/community-strategic-plan> >

<sup>6</sup> Inner West Council 2017, *Affordable Housing Policy – Background Paper*, p.1 < <https://www.innerwest.nsw.gov.au/live/community-well-being/affordable-housing> >

Inner West Council has recently adopted an Affordable Housing Policy (March 2017) which applies to the Inner West LGA to try to increase the provision of affordable rental housing across the Inner West LGA. Inner West Council notes:

*“The need for affordable housing puts pressure on the area’s social and community housing, making housing particularly difficult for younger and older people, single parent families, people with a disability, Aboriginal and Torres Strait Island people, people from culturally and linguistically diverse communities, and workers on lower incomes.”<sup>7</sup>*

### Creative identity

Inner West LGA has a reputation for creativity and diverse cultural uses, and this identity is strongly valued by the community and Council. The Inner West Council notes:

*“The creative and performing arts industry is 8.8% of Inner West’s workforce compared to 6% of Greater Sydney. It contributes to the strong local economy with more people employed in the arts and recreation sector in Inner West, 2.3%, than the share employed in Greater Sydney at 1.6%. The industry also plays a significant role in the increase of visitors to the area, up 34% from 2012.*

*Support for artists and the creative industry is important to the community; a recent community survey showed they are considered key contributors to the unique quality and vibrancy of the area.”<sup>8</sup>*

## 4.4 Local social infrastructure context

A desktop review of the existing local social infrastructure has been undertaken to inform this Social Impact Statement, taking into account both current and planned facilities.

This assessment has identified and mapped social infrastructure within a local catchment of 400m and 800m from the site, a distance equivalent to a 10-15 minute walk (see **Figure 16**) Due to the concentration of other local social infrastructure on the periphery of this catchment area, additional key social infrastructure has also been mapped and identified.

Social infrastructure has been grouped into six categories as follows:

- Open space
- Sport and recreation facilities
- Local community facilities
- Libraries
- Education facilities
- Childcare
- Public transport
- Cultural facilities.

As the site is located in a predominantly industrial area, social infrastructure within walking distance is limited. A summary of the key infrastructure within each category is provided below and local social infrastructure is mapped at **Figure 16**.

<sup>7</sup> Inner West Council 2018, *Our Inner West 2036*, p. 27 < <https://www.innerwest.nsw.gov.au/about/the-council/corporate-planning-performance-budget/community-strategic-plan> >

<sup>8</sup> Inner West Council 2018, *Our Inner West 2036*, p. 27 < <https://www.innerwest.nsw.gov.au/about/the-council/corporate-planning-performance-budget/community-strategic-plan> >

## Public open space

The site is located within walking distance of a range of public open spaces. It is adjacent to Wicks Park, a reasonably sized park with four tennis courts, a playground and public toilets (see **Figure 11** and **Figure 12**). Upgrades to the public toilets in Wicks Park are planned to be completed in 2019.

The site is also within walking distance to a range of larger open spaces, including Enmore Park (co-located with Annette Kellerman Aquatic Centre), Henson Park (includes an AFL oval with grandstand, tennis courts and off-leash dog area, see **Figure 13**) and Fraser Park (includes a number of synthetic soccer fields).



**Figure 11** Wicks Park

Source: Ethos Urban.



**Figure 12** Wicks Park

Source: Ethos Urban.



**Figure 13 Henson Park**

Source: Ethos Urban.

### Recreation and sport facilities

The site is located in close proximity to Marrickville Bowling and Recreation Club, which includes a bowling green and performance space (see **Figure 14**). This venue also regularly hosts live music. The site is also located within walking distance of Annette Kellerman Aquatic Centre, which is co-located with Enmore Park (see **Figure 14**) and synthetic soccer fields at Fraser Park (adjacent to Sydenham Station).



**Figure 14 Annette Kellerman Aquatic Centre and Marrickville Bowling and Recreation Club**

Source: Ethos Urban.

### Local community facilities

The site is located within walking distance of a range of community facilities, including Marrickville Bowling and Recreation Club, Marrickville Youth Resource Centre, Sydney Portugal Community Club, St Peters Town Hall and Portugal Madeira Social Sports Club.

Addison Road Community Centre, a major concentration of community organisations serving the Inner West LGA, is also on the periphery of the walking catchment for the site. This community centre hosts a range of regular markets and community events and workshops, as well as a childcare centre (see **Figure 15**).



**Figure 15 Addison Road Community Centre**

Source: Ethos Urban.

## Libraries

The St Peters Sydenham Library is located on the periphery of the walking catchment of the site, approximately 1km south east of the subject site.

## Education facilities

The subject site is located close to Marrickville Public School, approximately 400m north west of the subject site (which is adjacent to the Victoria Road Precinct), and within walking distance of Marrickville High School.

## Childcare

The site is within walking distance to six childcare centres, including Goodstart Early Learning Marrickville (adjacent to Marrickville Public School) and iKid Early Learning Centre, which are within a 400m walking catchment of the site.

## Public transport

Victoria Road is a major bus route connecting the subject site to the Sydney CBD and other local centres and includes the following routes:

- 426 – Dulwich Hill to City Martin Place;
- 423 – Kingsgrove to City Martin Place;
- M30 – Sydenham to Taronga Zoo; and
- 412 – Campsie to City Martin Place via Earlwood.

The site is within walking distance to Sydenham Station (approximately 800m south-east of the subject site), and Marrickville Station is slightly outside the walking catchment. These stations will be upgraded as part of the Sydney Metro City and Southwest project.

## Cultural facilities

As previously mentioned, the site is located within walking distance of a number of cultural facilities, including Red Rattler Theatre, Factory Theatre and Depot Theatre. There are also numerous bars and restaurants in the area which host live music.



**Figure 16** Local social infrastructure context

Source: Ethos Urban.

## 4.5 Community and stakeholder consultation

The outcomes of previous community consultation processes undertaken to inform the Victoria Road Planning Proposal (where the site is located) were analysed to inform this Social Impact Statement. This review was augmented through a stakeholder interview with Inner West Council's Community and Cultural Planning Coordinator.

### 4.5.1 Consultation during the Gateway Planning Process for the Victoria Road Planning Proposal

#### Consultation activities undertaken

The Proponent of the Planning Proposal (Danias Holdings) and project team were engaged with a range of government agencies, infrastructure authorities, stakeholders, businesses and community members during the progression of the Victoria Road Precinct Planning Proposal.

Extensive community consultation and formal feedback periods were carried out during the preparation of the Victoria Road Precinct Planning Proposal. These included two community drop-in sessions conducted by the Proponent's project team, who are also responsible for this DA, as well as a formal 60-day public exhibition period during which 541 individual submissions were received, as well as eight petitions with 68% of total submissions being in support of the urban renewal of the precinct. In addition to the above, the proponent undertook the following activities over a period of nearly three years:

- Established a project website ([www.victoriaroadprecinct.com](http://www.victoriaroadprecinct.com)) that contains comprehensive details of the project and planning process. This website has been continuously updated as the Planning Proposal has progressed through the assessment process;
- Letterbox-dropped the entire precinct and immediate surrounds informing the community about the project;
- Attended public meetings about the project;
- Offered to meet with the local community group;
- Discussed the proposal with the Marrickville Public School and the P&C;
- Doorknocked every landowner in the Planning Proposal precinct;
- Responded to all local media enquiries;
- Met with numerous authorities and agencies including DIRD, SACL and RMS; and
- The Proponent continues to meet with landowners, business operators and local residents about the planning proposal.

#### Consultation outcomes to date

The Victoria Road Precinct Planning Proposal was placed on public exhibition between 23 September 2016 and 23 November 2016.

The Planning Proposal attracted significant community attention. A total number of 534 submissions were made on the Planning Proposal. According to Council's Engagement Report for the Planning Proposal:<sup>9</sup>

- 58% of submissions were supportive without amendment (320 submissions)
- 8% of submissions were supportive with amendment (42 submissions)
- 31% of submissions were not supportive (172 submissions).

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<sup>9</sup> Inner West Council 2017, Victoria Road Precinct Planning Proposal Public Exhibition – Community Engagement Report, dated January 2017  
<<https://yoursay.innerwest.nsw.gov.au/21842/documents/49998>>

A number of petitions were also received:

- 98 signatories were supportive of the development
- 43 signatories were not supportive of the development.

Submissions that were supportive of the Planning Proposal highlighted:

- The Planning Proposal will improve the area, including amenity, facilities, local businesses, traffic, parking and open space; and
- The Planning Proposal will improve housing options in the area.

Objections were on the basis of:

- Traffic impacts, and the perception that the Proposal will negatively affect traffic and parking conditions in and around the precinct;
- Building heights and density, and the perception that proposed buildings are too high and dense, and should be reduced;
- Perceived loss of precinct character and reduced liveability in and around the precinct, in particular for surrounding properties;
- Perceived negative impacts on local amenities, creative activities, start ups and established industrial businesses within the precinct; and
- Additional pressure on public transport, local school capacity, parking and open space.

These are critical issues picked up on in this SIS and addressed in the **Section 6** - Social impact analysis.

#### **Feedback from Inner West Council's social planner**

To inform this Social Impact Statement, Inner West Council's Community and Cultural Planning Coordinator was contacted. She identified that Inner West Council's vision and aspirations for the area are identified in the Community Strategic Plan, which has been reviewed to inform this SIS (see **Section 6**).

#### **4.6 Implications for social impact analysis**

The review of the local social context of the proposed development highlights the following considerations for the proposed development:

- The population profile of Marrickville is diverse, including a wide range of age groups, household types, income levels and cultural backgrounds. Compared with the Inner West LGA, there is a high proportion of 25-34 year olds and 18-24 year olds living in Marrickville, and a high proportion of group and one parent households. Approximately 40% of households in Marrickville are renting, and there is a mix of high, medium and low density housing across the suburb.
- The demographic profile of Marrickville has changed significantly over the last two decades, from a working class community to a more affluent suburb, with higher household incomes and housing costs than the Greater Sydney average.
- The Victoria Road Precinct, where the site is located, is characterized by industrial uses, which generate a high level of heavy vehicle traffic, congestion and noise. Many of the existing industrial uses are housed in large buildings, and there are low levels of walkability across the precinct due to limited permeability, traffic and poor footpaths. There are also a number of creative uses located in the local area, including Red Rattler Theatre and Soundworks Studios, and colourful public murals across the area.
- There are a number of local social issues and trends that have a bearing on the proposed development. The area has a changing population profile, due to continued gentrification, and there has been rapid housing and population growth in Marrickville. The pace of change has caused concerns among some residents, leading to

the development of resident action groups, including Save Marrickville, which advocates for high quality urban renewal that enhances local character and amenity.

- Increasing housing costs and the displacement of lower income households from the area is also a concern, and the Inner West Council has developed an Affordable Housing Policy to increase provision of affordable housing in the area.
- Marrickville is also home to a high proportion of creative workers and spaces, many of whom occupy spaces in industrial areas. The Inner West community strongly values the creative identity of the area, and aspires to maintain and enhance creative uses.
- The site is accessible to a broad range of social infrastructure within walking distance, including schools, open space, childcare centres, cultural facilities, recreation facilities, community centres and public transport. Due to the industrial history of the precinct, however, there is a limited range of social infrastructure located within the immediate Victoria Road Precinct.
- Community engagement undertaken during the public exhibition of the Victoria Road Planning Precinct indicated a mix of responses to the change of use and increased density within the precinct. While some submissions supported the likely improved amenity in the precinct, and increased housing options, a range of objections were also raised, including increased traffic, perceived loss of local character and negative impacts on amenities, creative uses and established industrial businesses in the area.

## 5.0 Delivering local social benefits

A Preliminary Planning Agreement offer is proposed by TOGA Wicks Park Development Pty Ltd to be provided alongside the Development Application. The public benefit offer is proposed to include the following upgrades to Wicks Park:

- Upgraded park lighting and way finding signage,
- Upgraded perimeter fencing around the park,
- Upgrades to the tennis court fencing and clubhouse,
- Upgrades to landscaping where considered necessary.

These proposed improvements to Wicks Park will the quality of the park, improving its accessibility and connectivity for local users.

Upgrades to open space in this location will support community wellbeing and enhance social sustainability for established and emerging communities in the locality. For individuals, high quality green and open spaces offer opportunities to live healthy, active and connected lives and engage in recreation, relaxation and mental restoration. For communities, parks provide spaces to gather together, meet each other and connect – strengthening the wellbeing of the community as a whole.

It is important to note that the offer is preliminary at this stage and is intended to initiate discussions on the possibility of a Voluntary Planning Agreement for the proposed development.

The extent and total value of these works in kind will be estimated as part of the ongoing negotiations between TOGA Wicks Park Development Pty Ltd and Inner West Council.

Should development consent be granted for the Development Application for 182-198 Victoria Road and 28-30 Faversham Street, Marrickville this offer will be consolidated into a Voluntary Planning Agreement with the Council. The agreement will comply with the requirements of the *Environmental Planning and Assessment Act and Regulations 2000*, and will contain mechanisms and timing for payment of the agreed contributions.

## 6.0 Social Impact Analysis

### 6.1 Social impact analysis framework

This Social Impact Statement provides a concise response to the intent, objectives and principles outlined in the International Association for Impact Assessment's (IAIA) International Principles for Social Impact Assessment guideline (2003). This framework has been applied to the identification, consideration and assessment of the social impacts associated with the proposed development at 184-198 Victoria Road, Marrickville.

The IAIA's SIA guidelines set out a series of principles to guide consideration of social elements, within the practice of environmental impact assessment. The document defines Social Impact Assessment as:

*“The process of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.”*

The document identifies eight key factors as a means of identifying, conceptualising and defining social impacts of a project, these being:

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

This SIA seeks to respond to the intent, objectives and principles outlined by the IAIA. The social factors identified above have therefore guided the identification, consideration and assessment of the social impacts associated with the project.

### 6.2 Social impact analysis – key findings

The following section highlights the potential social impacts of the development – positive and negative – both during construction of and operation of the proposed development, which comprises a mixed use development including 270 residential apartments, ground floor retail (with potential for a supermarket/grocer) and a ground floor communal space for residents. Additionally, the development includes:

- A pedestrian through-site link along the site's eastern boundary linking to Wicks Park;
- A publicly accessible shared zone along the northern boundary of the site that will partly contribute toward the delivery of a publicly accessible shared zone between Victoria Road, Faversham Street and Chalder Avenue;
- Direct pedestrian connection to Wicks Park via publicly accessible steps along the site's southern boundary; and

- Plantings throughout the site.

This summary analysis primarily focuses on the following social impact themes:

- Improvements to open space;
- Housing choice and diversity;
- Economic and employment opportunities;
- Amenity impacts associated with construction; and
- Improvements to pedestrian amenity.

It is noted that the social impacts of the development will be experienced differently by different parts of the community. Key affected communities include:

- Local residents surrounding the site;
- Future residents of the proposed development; and
- Workers and other visitors to the Victoria Road Precinct.

It is noted that this Social Impact Statement has been developed via a desktop review, complemented by an interview with Council's Community and Cultural Planning Coordinator to confirm Council and community priorities for the area.

### 6.3 Social impact analysis

The following section is an assessment of the key potential positive and negative impacts of the proposal.

#### Improvements to open space

The location of the proposed development, adjacent to Wicks Park, provides an opportunity to enhance the quality of the park, and improve its accessibility and connectivity for local users. Wicks Park is currently inaccessible from the north and eastern sides, with poor quality facilities and limited accessibility after hours due to poor perceptions of safety.

#### Potential impacts

- Increased opportunities to access Wicks Park due to provision of a through-site link along the eastern border of the site, and a direct connection to retail facilities along the southern edge of the site via publicly accessible steps. This has the potential to increase the accessibility of the park for pedestrians, including residents of the future development who are walking to Sydenham Station or local centres.
- Increased activation and passive surveillance of Wicks Park due to co-location with supermarket and ground floor retail activities, which are likely to attract people to the immediate area of the park and increase the vibrancy and activity in the area.
- Positive social impacts associated with potential upgrades to Wicks Park, delivered through a Planning Agreement.

#### Responses / mitigation measures

- The proposed development provides an opportunity to contribute towards upgrades in Wicks Park to enhance the quality and utilisation of the park. These upgrades are to be part of ongoing negotiations with Inner West Council as part of a Voluntary Planning Agreement, but are likely to include:
  - Provision of upgrades to park lighting and way finding signage within Wicks Park;
  - Provision of upgrades to perimeter fencing of Wicks Park;
  - Provision of upgrades to Wicks Park Tennis Court fencing and clubhouse; and
  - Provision of upgrades to landscaping where considered necessary.

#### Summary

<b>Overall impact</b>	Positive
<b>Duration</b>	Long
<b>Extent</b>	Surrounding locality
<b>Potential to mitigate/enhance</b>	High
<b>Likelihood</b>	High

## Housing choice and diversity

The proposed development includes 270 residential apartments, including one, two and three bedroom apartments.

### Potential impacts

- Increased provision of apartment dwellings to meet housing needs in Marrickville. The strategic policy context for the site indicates that housing choice is a key concern across the LGA. This area that has been earmarked for housing growth by state and local government, and a diversity of dwelling types and sizes are required to meet the diverse demographic profile of the area. There is currently a high proportion of separate houses in Marrickville, and the delivery of high density housing at this location is likely to increase housing choice, and provide opportunities for residents to downsize or access new housing at a range of price points.
- Potential positive social impacts associated with the delivery of high quality, high density housing in an area within walking distance to social infrastructure, local centres (Sydenham and Marrickville) and public transport. Future residents of this area are likely to be able to access a range of facilities, services and employment opportunities within walking distance.
- Potential changes to the social composition of the community due to new dwelling types in the Marrickville area. Inner West LGA has transitioned from a lower income area to a more affluent LGA with higher cost housing, which has displaced some lower income households. The provision of new, high quality, high density housing in this area may contribute towards this broader demographic shift.
- Likely changes to the character of the area due to the renewal of industrial land, changes to density, character and land uses, and potential community impacts associated with this change. This change in the character of the area will also lead to new housing and retail uses in the area, which are likely to activate the precinct after hours, increase passive surveillance and perceptions of safety, and reduce truck movement in the area.
- Potential positive social impacts associated with diversified housing options in Marrickville, including increased numbers of smaller dwellings (studio, one and two bedroom apartments) that are more affordable to lower income households compared with separate houses and medium density dwellings.

### Responses / mitigation measures

- Ensure that new housing forms are high quality and diverse to meet the needs of existing Marrickville residents, and reflect community value and aspirations.
- The proposed development includes a ground floor communal facility for residents' use. This space will provide opportunities to bring residents of the development together and increase social connectedness and cohesion within the proposed development. The positive social impacts of this communal facility for residents can be maximized by:
  - Working with Inner West Council, strata committees and apartment residents to implement targeted vertical community-building strategies, e.g. 'vertical block parties';
  - Exploring resident-led opportunities to activate this communal facility, e.g. birthday parties, yoga classes and strata committee meetings; and
  - Incorporating storage space within the facility to accommodate a range of activities.

### Summary

<b>Overall impact</b>	Mixed
<b>Duration</b>	Long
<b>Extent</b>	Future residents of the proposed development, surrounding locality
<b>Potential to mitigate/enhance</b>	Medium
<b>Likelihood</b>	High

## Economic and employment opportunities

The proposed development includes seven ground-floor retail spaces of various sizes (from 40sqm to 170sqm) and a large retail space (1,553sqm) designed for a supermarket. These retail functions will be supported by the provision of a ground-floor through-site link on the eastern boundary of the site, and shared amenities.

### Potential impacts

- Potential positive impacts associated with diversified employment opportunities on the site due to the change of use from industrial to retail uses. The site is currently occupied by light industrial uses, and the provision of retail spaces of various sizes will attract a broader range of businesses to the site.
- Potential positive impacts associated with provision of ground floor retail at the site, including increased economic vibrancy of the local area and local employment opportunities. This is likely to support existing retail uses in the area, and enhance the commercial offer of the local centre. According to the strategic context for the site, state and local government aspirations are to transform the area from an industrial precinct into a vibrant, mixed use precinct with a mix of uses, including businesses, industry, cafes, bars and restaurants, live music venues and creative spaces.
- Potential positive social impacts associated with increased activation of Victoria Road and Wicks Park due to provision of ground floor retail spaces. The provision of retail spaces along Victoria Road is likely to lead to increased numbers of pedestrians and shoppers accessing the site, including by walking through Wicks Park. In turn, this is likely to improve perceptions of safety in the area and overall vibrancy of the precinct.
- Improved convenience for local residents and visitors associated with creation of a supermarket at the site, which will increase the range of local amenities available within walking distance of the Victoria Road precinct. The increased population in the area will also improve the viability of existing and future businesses due to increased patronage.

### Responses / mitigation measures

- Enhance opportunities for retail spaces included in the development to attract and support creative uses. For example by:
  - Ensuring that retail spaces located on the site are designed to accommodate a range of uses, including creative uses; and
  - Exploring opportunities for short-term activation of retail spaces by creative uses, in the event that retail spaces are not immediately let by private businesses.

### Summary

<b>Overall impact</b>	Positive
<b>Duration</b>	Long
<b>Extent</b>	Surrounding locality
<b>Potential to mitigate/enhance</b>	High
<b>Likelihood</b>	Very high

## Amenity impacts associated with construction

The construction of the proposed development at the site is likely to generate a range of amenity impacts in the area.

### Potential impacts

- Potential social impacts associated with traffic changes during construction, including:
  - Possible changes to mode of transport for students accessing Marrickville Public School (opposite the site),
  - Time inconvenience associated with increased traffic due to construction activities/vehicles,
  - Traffic, road safety and parking impacts associated with construction activity at the site.
- Potential health and wellbeing impacts for local residents and workers in close proximity to the site (including at Marrickville Public School), related to increased noise, dust and disruption during construction works.

### Responses / mitigation measures

- The change in amenity due to construction work will be minimal, due to the existing industrial character of the area, which is already characterized by heavy vehicle movements, noise and dust associated with the operation of industrial businesses.
- A Construction Management Plan will be developed to minimise the disruptive impact of construction on site.

### Summary

<b>Overall impact</b>	Negative
<b>Duration</b>	Medium
<b>Extent</b>	Surrounding locality
<b>Potential to mitigate/enhance</b>	Medium
<b>Likelihood</b>	High

## Pedestrian amenity

The proposed development has the potential to improve pedestrian amenity in the area via provision of:

- A through-site link to the eastern edge of the site, connecting to Illawarra Road via Wicks Park;
- A new connection to Wicks Park via a series of steps connecting the proposed retail spaces and supermarket with the open space/tennis courts along the southern edge of the site;
- A publicly accessible shared zone along the northern boundary of the site that will partly contribute toward the delivery of a publicly accessible shared zone between Victoria Road, Faversham Street and Chalder Avenue; and
- Landscaping and ground floor retail along Victoria Road, at the western edge of the site.

### Potential impacts

- Increased pedestrian accessibility to and through the site due to provision of through-site links, a shared path, and a pathway through the ground floor of the proposed development.
- Increased permeability of the site, due to provision of through-site links, increasing opportunities for residents of the site and the broader locality to walk to access facilities in the area.
- Increased walkability of the broader locality due to provision of through-site links at the site, which will increase the permeability of the precinct as a whole for pedestrians seeking to access Illawarra Road, Sydenham Station or surrounding amenities.
- Increased pedestrian amenity associated with landscaping and ground floor retail activation along Victoria Road, which has the potential to encourage increased walking and cycling and improve perceptions of safety in the area.
- Potential improved perceptions of safety for pedestrians accessing the site due to increased activation of Wicks Park and surrounding streets.

### Responses / mitigation measures

- To enhance the positive benefits of new through-site links associated with the proposed development, they should be of a high design quality, and be well-linked to existing pedestrian links and amenities. This will increase the potential of through-site links to act as active transport links between the site and local centres.
- To enhance the positive benefits of a connection between ground floor retail uses and Wicks Park, ensure that this connection is of a high design quality, to encourage pedestrians to use and activate the entrance via Wicks Park.
- To enhance the utilisation of the through-site link incorporated within the proposed development, ensure that it is well-connected to planned pedestrian links to be delivered in future stages of the Victoria Road Precinct, including the future publicly accessible shared zone between Victoria Road, Faversham Street and Chalder Avenue.

### Summary

<b>Overall impact</b>	Positive
<b>Duration</b>	Long
<b>Extent</b>	Surrounding locality / site users
<b>Potential to mitigate/enhance</b>	High
<b>Likelihood</b>	High

## 7.0 Concluding comments

The Social Impact Statement that has been undertaken to accompany this Development Application demonstrates that the scheme will bring a mixture of positive and negative impacts.

However, potential adverse impacts identified within this assessment – predominantly associated with the construction phase of the development – can be mitigated through the implementation of a Construction Management Plan and ensuring local residents are kept well informed of the process.

The scheme will generate long term social benefits in the locality and contribute positively to local character and amenity, including through the provision of new social infrastructure – both for residents of the scheme and wider community – and improvements to existing social infrastructure, notably upgrades to Wicks Park. These upgrades, to be delivered via a Planning Agreement, are proposed to include improvements to park lighting, wayfinding signage and landscaping, upgrades to perimeter fencing and upgrades to Wicks Park Tennis Court fencing and clubhouse.

The scheme will also contribute to improved pedestrian amenity through landscaping, streetscape upgrades and the creation of new through-site links – all benefits to local character aligned with the area's transition from an industrial to residential/ mixed-use neighbourhood.

There are further social benefits associated with increased activation of Wicks Park and improved safety through passive surveillance – through the development of the proposed ground floor retail adjoining the park.

Further, the scheme will increase housing diversity and choice in a locality historically dominated by single detached dwellings and terraces, providing for a range of growing and changing housing needs in the Marrickville community. the scheme proposes new, high quality apartments in a location close to social infrastructure, public transport and local centres.

The mixed-use nature of the scheme will bring positive contributions to local economic vibrancy and diversity, including opening up diversified employment opportunities in this historically industrial location.

## Appendix A. Strategic policy context

Eastern City District Plan	
Greater Sydney Commission, March 2018	
<b>Purpose &amp; vision</b>	<p>The <i>Eastern City District Plan</i> provides strategic direction for the Eastern City District (including Inner West LGA, where the site is located) over the next twenty years. The purpose of the plan is to manage growth in the context of economic, social and environmental change and to guide the decisions of other stakeholders, including local councils, State agencies and the private sector.</p> <p>The Greater Sydney Commission's (GSC) vision for the district is articulated in the Plan. The district is earmarked for growth, and Inner West LGA has a housing target of 5,900 new dwellings to be delivered between 2016 and 2021. The GSC also advocates for increased housing diversity and choice to meet the needs of a range of households, and increased affordable and social housing provision. Marrickville and Sydenham has been identified as the location of future transit oriented development associated with the Sydenham to Bankstown Urban Renewal Corridor.</p> <p>The GSC emphasises the importance of maintaining and improving liveability in the context of growth and change, and aims to support forecast population growth with housing, infrastructure and services to meet community needs.</p> <p>The Plan also identifies that the District includes a range of lively centres, including Marrickville, in close proximity to the site. Marrickville is home to culturally and socio-economically diverse communities, and hosts a mix of industrial, commercial, cultural and residential uses. Although Marrickville is home to an important industrial area, it is also emerging as a focus of small-scale cultural and arts experiences and boutique breweries, coffee roasters and artisans which "have the potential to add a new and unique face to the tourist economy" (p.94). The GSC emphasises that a place-based approach to urban renewal that enhances local identity, public spaces and connections to open space, is required to maintain the area's attractiveness as a place to live, work and visit as it grows. Additionally, the GSC identifies place-based planning principles for centres, including:</p> <ul style="list-style-type: none"> <li>• Provide public realm and open space focus</li> <li>• Protect or expand retail and/or commercial floorspace</li> <li>• Integrate and support arts and creative enterprises and expression</li> <li>• Increase residential development in, or within walkable distance of, the centre (p.49)</li> </ul>
<b>Key actions</b>	<p>The following key actions of the Eastern City District Plan are relevant to the proposed development:</p> <ul style="list-style-type: none"> <li>• <i>Planning Priority E3 – Providing services and social infrastructure to meet people's changing needs</i></li> <li>• <i>Planning Priority E4 – Fostering healthy, creative, culturally rich and socially connected communities, including:</i> <ul style="list-style-type: none"> <li>– <i>Action 10 – Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:</i> <ul style="list-style-type: none"> <li>– <i>A. providing walkable places at a human scale with active street life</i></li> <li>– <i>B. prioritising opportunities for people to walk, cycle and use public transport</i></li> <li>– <i>C. co-locating schools, health, aged care, sporting and cultural facilities</i></li> <li>– <i>D. promoting local access to healthy fresh food and supporting local fresh food production</i></li> </ul> </li> <li>– <i>Action 11 – Incorporate cultural and linguistic diversity in strategic planning and engagement</i></li> <li>– <i>Action 12 – Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations</i></li> <li>– <i>Action 13 – Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Councils to better understand and support their economic aspirations as they relate to land use planning.</i></li> <li>– <i>Action 14 – Facilitate opportunities for creative and artistic expression and participation, wherever feasible, with a minimum regulatory burden, including:</i> <ul style="list-style-type: none"> <li>– <i>A. arts enterprises and facilities and creative industries</i></li> <li>– <i>B. interim and temporary uses</i></li> <li>– <i>C. appropriate development of the night time economy</i></li> </ul> </li> </ul> </li> </ul>

## Eastern City District Plan

- Action 15 – Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places
- Planning Priority E5 – Providing housing supply, choice and affordability with access to jobs, services and public transport, including:
  - Action 16 – Prepare local or district housing strategies that address the following:
    - A. the delivery of five-year housing strategies for each local government area
    - B. the delivery of 6-10 year (when agreed) housing supply targets for each local government area
    - C. capacity to contribute to the longer term 20-year strategic housing target for the District
    - D. the housing strategic requirements outlined in Objective 10 of A Metropolis for Three Cities that include:
      - i. creating capacity for more housing in the right locations
      - ii. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area
      - iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure
      - iv. supporting the role of centres
  - Action 17 – Prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.
- Planning Priority E6 – Creating and renewing great places and local centres, and respecting the District's heritage, including:
  - Action 18 – Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:
    - A. prioritising a people-friendly public realm and open spaces as a central organising design principle
    - B. recognising and balancing the dual function of streets as places for people and movement
    - C. providing the fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres
    - D. integrating social infrastructure to support social connections and provide a community hub
    - E. recognising and celebrating the character of a place and its people
  - Action 21 – Use place-based planning to support the role of centres as a focus for connected neighbourhoods
  - Action 22 – Use flexible and innovative approaches to revitalise high streets in decline
- Planning Priority E18 – Delivering high quality open space, including:
  - Action 67 – Maximise the use of existing open space and protect, enhance and expand public open space by:
    - A. providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow
    - B. investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space
    - C. requiring large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved
    - D. planning new neighbourhoods with a sufficient quantity and quality of new open space
    - E. delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses
    - F. delivering or complementing the Greater Sydney Green Grid
    - G. providing walking and cycling links for transport as well as leisure and recreational trips

**Sydenham to Bankstown Urban Renewal Corridor Strategy: Sydenham Station Precinct****NSW Department of Planning & Environment, June 2017**

<b>Purpose &amp; vision</b>	<p>The Sydenham to Bankstown Urban Renewal Corridor Strategy outlines a vision for land use in the area to support forecast transit oriented development along the route of the future Sydney Metro City and Southwest project. The site is located within the Sydenham Station Precinct within the corridor, and adjacent to the Marrickville Station Precinct Corridor. The Strategy aims to enhance the liveability of precincts along the corridor by:</p> <ul style="list-style-type: none"> <li>• Valuing and respecting neighbourhood character</li> <li>• Providing improved open spaces</li> <li>• Renewing town centres</li> <li>• Providing community services and facilities.<sup>10</sup></li> </ul> <p>The draft Strategy was placed on public exhibition between October 2015 and February 2016, and the following key issues were raised regarding the Sydenham Station precinct:</p> <ul style="list-style-type: none"> <li>• Protecting Sydenham's unique creative character and concern about the loss of creative industries and artist spaces in the area</li> <li>• Recognising the role of local industrial areas in providing local employment including small businesses and creative industries</li> <li>• Continuing support for local independent shops and businesses</li> <li>• Improving connectivity for pedestrians and cyclists between Sydenham, Marrickville and Tempe railway stations</li> <li>• Improving public spaces and the streetscape to enhance liveability</li> <li>• Managing the impacts of higher density residential development, including design quality, scale, overshadowing and privacy</li> </ul> <p>In 2017, the Strategy was revised to reflect engagement outcomes, and DP&amp;E identified the following vision for the Sydenham Station Precinct:</p> <ul style="list-style-type: none"> <li>• A creative and dynamic centre that increases and diversifies employment opportunities with new and exciting businesses and industries, cafes, bars, restaurants and venues for live music</li> <li>• Pockets of residential development, including live/work spaces to help bring a wider range of activity to Sydenham</li> <li>• Retain the industrial warehouse buildings that contribute to the character of the area and adaptively re-use them in new development</li> <li>• Improve the quality of the public realm with new footpaths, street trees and street lighting to create a great place to live and work. (p.22)</li> </ul>
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**Our Inner West 2036: A community strategic plan for the Inner West community****Inner West Council, June 2018**

<b>Purpose &amp; vision</b>	<p><i>Our Inner West 2036</i> is Inner West Council's Community Strategic Plan (CSP), setting out the community's vision for the area over the next two decades, and identifies key strategies and goals to achieve this vision. The CSP is based on extensive community consultation undertaken in 2016 and 2017.</p> <p>Council's vision has been shaped by current challenges facing the area, including increasing population density, environmental and economic challenges, and the strengths of the community, including high levels of social cohesion, diversity and creativity. Council's vision for the area is:</p> <p>"We are Inner West, land of the Gadigal and Wangal peoples, whose rich cultures, heritage and history we acknowledge and respect. We are defined by our diversity of people, places and ideas. We are an</p>
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<sup>10</sup> NSW DP&E 2018, Sydenham to Bankstown Urban Renewal Corridor <<https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Sydenham-to-Bankstown-Urban-Renewal-Corridor>>

**Our Inner West 2036: A community strategic plan for the Inner West community**

	inclusive, vibrant, caring and progressive community where everyone is welcome, people and nature live in harmony and creativity is a way of life." (p.12)
<b>Key actions</b>	<p>The following key strategic directions and outcomes included in the Inner West CSP are relevant to the proposed development:</p> <ul style="list-style-type: none"> <li>• Strategic direction 2: Unique, liveable, networked neighbourhoods <ul style="list-style-type: none"> <li>– 2.1 Development is designed for sustainability and makes life better, including: <ul style="list-style-type: none"> <li>– Pursue integrated planning and urban design across public and private spaces to suit community and local environment needs</li> <li>– Identify and pursue innovative and creative solutions to complex urban planning and transport issues</li> <li>– Improve the quality, and investigate better access and use of community assets</li> </ul> </li> <li>– 2.2 The unique character and heritage of neighbourhoods is retained and enhanced, including: <ul style="list-style-type: none"> <li>– Manage change with respect for place, community history and heritage</li> </ul> </li> <li>– 2.3 Public spaces are high-quality, welcoming and enjoyable places, seamlessly connected with their surroundings, including: <ul style="list-style-type: none"> <li>– Ensure private spaces and developments contribute positively to their surrounding public spaces</li> <li>– Advocate for and develop planning controls that retain and protect existing public and open spaces</li> </ul> </li> <li>– 2.4 Everyone has a roof over their head and a suitable place to call home, including: <ul style="list-style-type: none"> <li>– Ensure the expansion of social, community and affordable housing distributed across Inner West, facilitated through proactive policies</li> <li>– Encourage diversity of housing type, tenure and price in new developments</li> </ul> </li> <li>– 2.5 Public transport is reliable, accessible, connected and enjoyable</li> <li>– 2.6 People are walking, cycling and moving around Inner West with ease</li> </ul> </li> <li>• Strategic direction 3: Creative communities and a strong economy: <ul style="list-style-type: none"> <li>– 3.1 Creativity and culture are valued and celebrated, including: <ul style="list-style-type: none"> <li>– Grow Inner West's reputation as a leading creative and cultural hub, celebrating and supporting diverse creative industries and the arts</li> <li>– Create opportunities for all members of the community to participate in arts and cultural activities</li> </ul> </li> <li>– 3.2 Inner West is the home of creative industries and services, including: <ul style="list-style-type: none"> <li>– Position Inner West as a place of excellence for creative industries and services and support them to thrive</li> <li>– Facilitate links to programs and services to help businesses grow, innovate and improve their competitiveness</li> <li>– Facilitate the availability of affordable spaces for creative industries and services</li> </ul> </li> <li>– 3.3 The local economy is thriving, including: <ul style="list-style-type: none"> <li>– Support business and industry to be socially and environmentally responsible</li> <li>– Strengthen economic viability and connections beyond Inner West</li> <li>– Promote Inner West as a great place to live, work and invest in</li> </ul> </li> <li>– 3.4 Employment is diverse and accessible, including: <ul style="list-style-type: none"> <li>– Support local job creation by protecting industrial and employment lands</li> <li>– Encourage social enterprises and businesses to grow employment</li> </ul> </li> <li>– 3.5 Urban hubs and main streets are distinct and enjoyable places to shop, eat, socialise and be entertained, including: <ul style="list-style-type: none"> <li>– Promote unique, lively, safe and accessible urban hubs and main streets – day and night</li> <li>– Enliven community life by delivering and supporting events, public art, cultural celebrations and entertainment</li> <li>– Pursue a high standard of planning, urban design and development that supports urban centres</li> <li>– Promote the diversity and quality of retail offerings and local products</li> </ul> </li> </ul> </li> <li>• Strategic direction 4: Caring, happy, healthy communities <ul style="list-style-type: none"> <li>– 4.1 Everyone feels welcome and connected to the community, including:</li> </ul> </li> </ul>

**Our Inner West 2036: A community strategic plan for the Inner West community**

- Foster inclusive communities where everyone can participate in community life
- Embrace, celebrate, respect and value difference by building awareness and appreciation of Inner West's diversity
- Empower and support vulnerable and disadvantaged community members to participate in community life
- Increase and promote awareness of the community's history and heritage
- 4.2 The Aboriginal community is flourishing and its culture and heritage continues to strengthen and enrich Inner West
- 4.3 The community is healthy and people have a sense of wellbeing, including:
  - Provide the facilities, spaces and programs that support wellbeing and active and healthy communities
  - Provide opportunities for people to participate in recreational activities they enjoy
- 4.4 People have access to the services and facilities they need at all stages of life, including:
  - Plan and provide services and infrastructure for a changing and ageing population
  - Ensure the community has access to a wide range of learning spaces, resources and activities
  - Support children's education and care services to ensure a strong foundation for lifelong learning

**Marrickville Cultural Action Plan 2016-2020****Marrickville Council (now Inner West Council), 2016**

<b>Purpose &amp; vision</b>	<p>The former Marrickville Council's Cultural Action Plan identifies the Council's vision for the creative and cultural ecosystem of the area, and sets out key actions for achieving this vision. The aims of the Plan are to:</p> <ul style="list-style-type: none"> <li>• Help individuals and communities pursue their chosen creative life</li> <li>• Value independent voices, support grassroots and community culture</li> <li>• Maintaining the Marrickville area as a place where people are able to express their ideas, beliefs and way of life.</li> </ul> <p>Community consultation undertaken to develop the Action Plan highlighted:</p> <ul style="list-style-type: none"> <li>• Street art and art in the public domain is key to our area's identity</li> <li>• The need for artists' spaces, including help to establish venues, is a top priority</li> <li>• Marrickville's communities love live music, community festivals and events</li> <li>• Makers are increasingly calling Marrickville home</li> <li>• We need more opportunities for kids and young people to participate in the arts and nurture their creativity</li> <li>• Marrickville needs strong, distinctive arts events with greater Sydney appeal</li> <li>• The new Marrickville Library should be interactive and a hub for the community, including creating oral and local histories and celebrating the community.</li> </ul>
<b>Key priorities</b>	<p>The following key priorities of the Marrickville Cultural Action Plan are relevant to the proposed development:</p> <ul style="list-style-type: none"> <li>• CL3 – Independent artists and makers are supported to practice and innovate</li> <li>• CE1 – Marrickville's creative diversity and street life are magnets for cultural tourism</li> <li>• CE2 – Creatives have spaces to work and present</li> <li>• CE3 – Marrickville's live music sector is supported to keep its character</li> </ul>

**Affordable Housing Policy****Inner West Council, March 2017**

<b>Purpose &amp; vision</b>	<p>Inner West Council's Affordable Housing Policy was adopted in March 2017, and outlines Council's commitment to delivering affordable housing across the LGA due to "the large, disproportionate and growing number of local people in housing stress; the displacement of historical populations through ongoing gentrification and non-replacement of affordable housing lost; current and projected levels of unmet need for affordable housing including for very low, low and moderate income households together with other more vulnerable groups; and the amount of unearned land increment (land value uplift) created through the operation of Council's planning and approvals processes, some of which may reasonably be contributed to affordable housing as key infrastructure or a public purpose under a voluntary planning agreement or other legal mechanism."</p> <p>Over the last two decades, across the Inner West LGA, significant numbers of lower income households have been displaced by rising housing costs, and the Policy notes that the market is not creating affordable accommodation for very low, low and moderate income households. In particular, the following target groups have been identified as having particular housing needs in the LGA:</p> <ul style="list-style-type: none"> <li>• "Very low and low income renting households;</li> <li>• Very low, low and moderate income workers, including shift workers;</li> <li>• Asset poor older people, including long-term residents of the LGA;</li> <li>• Young people, including those with a social or economic association with the LGA;</li> <li>• Lower income families including sole parent families and those totally priced out of the housing market;</li> <li>• People with special housing or access needs, including people with a disability, frail aged people, those at risk of homelessness, Aboriginal and Torres Strait Islanders and people from culturally and linguistically diverse communities." (p.15)</li> </ul> <p>The Policy commits to "strong interventions through the planning system and the direct creation of affordable housing on public land through development and management partnerships as these are virtually the only way to create affordable housing in most areas of Inner West Council area."</p>
<b>Key actions</b>	<p>Inner West Council's Affordable Housing Policy sets out a range of affordable housing priority strategies, including:</p> <ol style="list-style-type: none"> <li>1. To research and develop strategies to increase affordable housing supply;</li> <li>2. To encourage the provision of affordable, adaptable and diverse housing for very low, low and moderate income households, including those with special housing and access needs;</li> <li>3. To pursue planning controls that support existing and new supplies of affordable housing;</li> <li>4. To advocate for, and build partnerships to increase, affordable and liveable housing;</li> <li>5. To resist the loss of affordable housing and encourage the retention of existing affordable housing to maintain the socio-economic diversity within the LGA;</li> <li>6. To support people living in residential care and boarding houses and ensure boarding houses provide clean and healthy living environments;</li> <li>7. To raise awareness of affordable housing needs and issues to facilitate action. (p.15-16)</li> </ol>

**Victoria Road Precinct, Amendments to the Marrickville DCP 2011 (Draft)****Inner West Council, April 2018**

<b>Purpose &amp; vision</b>	<p>In April 2018, Inner West Council released draft amendments to the Marrickville DCP 2011 that identifies detailed controls and provisions for the Victoria Road Precinct, where the site is located. These amendments describes the existing character of the precinct, highlighting the following characteristics:</p> <ul style="list-style-type: none"> <li>• The precinct has a mix of residential, commercial and retail uses, but is dominated by industrial land uses. Many of these existing industrial buildings are older, predominantly built of brick, and with small openings for vehicles. There are also some more modern industrial developments which are larger, with a number of tenants, single access point and on-site parking.</li> </ul>
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**Victoria Road Precinct, Amendments to the Marrickville DCP 2011 (Draft)**

- Traffic is an issue in the precinct, due to the concentration of small, older industrial sites in the area – many of which cannot cater for modern loading and unloading requirements. Additionally, the access to many of these industrial sites is provided via cul-de-sacs and laneways, leading to congestion.
- For pedestrians and cyclists, amenity is limited, as the precinct is lacking in permeability, landscaping and public domain improvements. Footpaths are generally narrow and in poor condition, and there is heavy car and truck traffic on roads.
- The precinct is currently very accessible to public transport, within walking distance to Sydenham Station. Victoria Road is a major bus corridor for services to the Sydney CBD and other strategic centres.
- There are three major social infrastructure assets in, or close to the precinct:
  - Marrickville Public School, on the edge of the precinct,
  - Wicks Park, adjacent to the site. This park includes passive and active recreation areas, including a tennis court, seating and children's play equipment, and
  - Marrickville Bowling and Recreation Club, at the Western corner of Sydenham Road and Fitzroy Street.

The amendments also identify the desired future character of the Victoria Road precinct:

"The vision for the Victoria Road Precinct is to support the long term transition of the precinct into a vibrant, and sustainable mixed use precinct, that provides interesting and appropriate built form, high quality public spaces, improved connectivity and increased employment opportunities that will make the precinct a highly desirable place to work and live.

Victoria Road will be an active mixed-use corridor and the heart of the precinct, providing a connection between the established village centres of King Street, Newtown (to the north of the precinct) and Marrickville Road, Marrickville (to the south). The commercial corridor will achieve this through built form and design measures that will give a distinctive identity to the neighbourhood by providing a strong edge to the public domain.

New, higher density residential areas will be established in areas near existing residential areas, open space and community facilities which will ensure dwellings are co-located near compatible uses with higher amenity.

Mixed uses will increase opportunities for residents to work locally and use local retail and leisure facilities. Active uses such as cafes, studios and small retail opportunities which line the streets and face open spaces will assist in increasing activity levels and pedestrian traffic in the area. Showrooms will enhance and develop the theme of home improvement offerings and complement existing retail centres. New opportunities will be created for commercial and office uses, particularly in the northern part of the precinct.

New streets, laneways, shared zones and through-site links will improve permeability within the precinct and in certain locations will become the focus of activity with non-residential uses on the ground floor. To further encourage pedestrian activity within the Precinct, improvement to the streetscape, public domain landscaping and design of ground floor uses will provide a high quality domain encouraging greater pedestrian traffic and active ground floor uses that open towards and spill out onto the public domain (such as café tables and chairs) and which results in a lively, attractive and activated streetscape. Active transport within the precinct will be encouraged through new on-road cycle routes that will link with the existing cycle network within the surrounding area." (p.6)

**Key actions**

The following key objectives of the draft Victoria Road Precinct DCP amendments are relevant to the proposed development:

1. To create an active commercial corridor along Victoria Road by encouraging active ground floor commercial uses such as cafes, small retail opportunities, boutique retail showrooms and professional business space.
2. To enhance existing streets and incorporate new streets and shared zones to encourage pedestrian activity.
3. To create new roads and shared zones to enhance permeability throughout the precinct that increases the connectivity between each sub-precinct for all modes of transport.
4. To enhance the streetscape by incorporating green streets and pathways throughout the precinct that form part of a wider green network that connects local activities, parks, public spaces and schools and provide opportunities for incidental, casual social interaction.

## Victoria Road Precinct, Amendments to the Marrickville DCP 2011 (Draft)

5. To enable a broader mix of businesses that meet the requirements of the local employment profile and changing demographics of the Inner West LGA.
6. To foster the transition of industrial uses to cleaner and modern, light and creative industries to improve the amenity of the precinct, while retaining employment opportunities.
7. To create a vibrant hub for Marrickville's creative industries that complements the existing arts and cultural premises in the Chapel Street Sub-precinct and the proposed Sydenham Station Creative Hub in the adjacent precinct.
8. To encourage the conversion of existing warehouses to support the creation of a hub within the Chapel Street Sub-precinct for home renovation and food production businesses, that promotes active or display ground floor uses such as ancillary showrooms and cafes.
9. To create a liveable residential environment within the Victoria Road Precinct with good access to the new Victoria Road Commercial Corridor, transport, and existing and new amenity areas.
10. To protect and adapt existing heritage items within the precinct by incorporating items in the design of new buildings within the precinct.
11. To develop the right combination, scale and design of new buildings to provide significant housing and employment spaces for Sydney, while balancing the impacts on surrounding lower-density residential properties.
12. To ensure development is compatible with the operations of Sydney Airport.
13. To encourage the provision of social infrastructure such as for child care, school expansion and community halls as part of the ongoing growth and evolution of the Victoria Road Precinct.
14. To ensure a high level of residential amenity for development within the precinct and reduce potential amenity impacts on existing residential areas.
15. To ensure the interface between conflicting land uses are managed appropriately through design and siting measures.
16. To support the upgrade of existing parks and the provision of new pocket parks/squares to provide useful open space and landscaped areas.