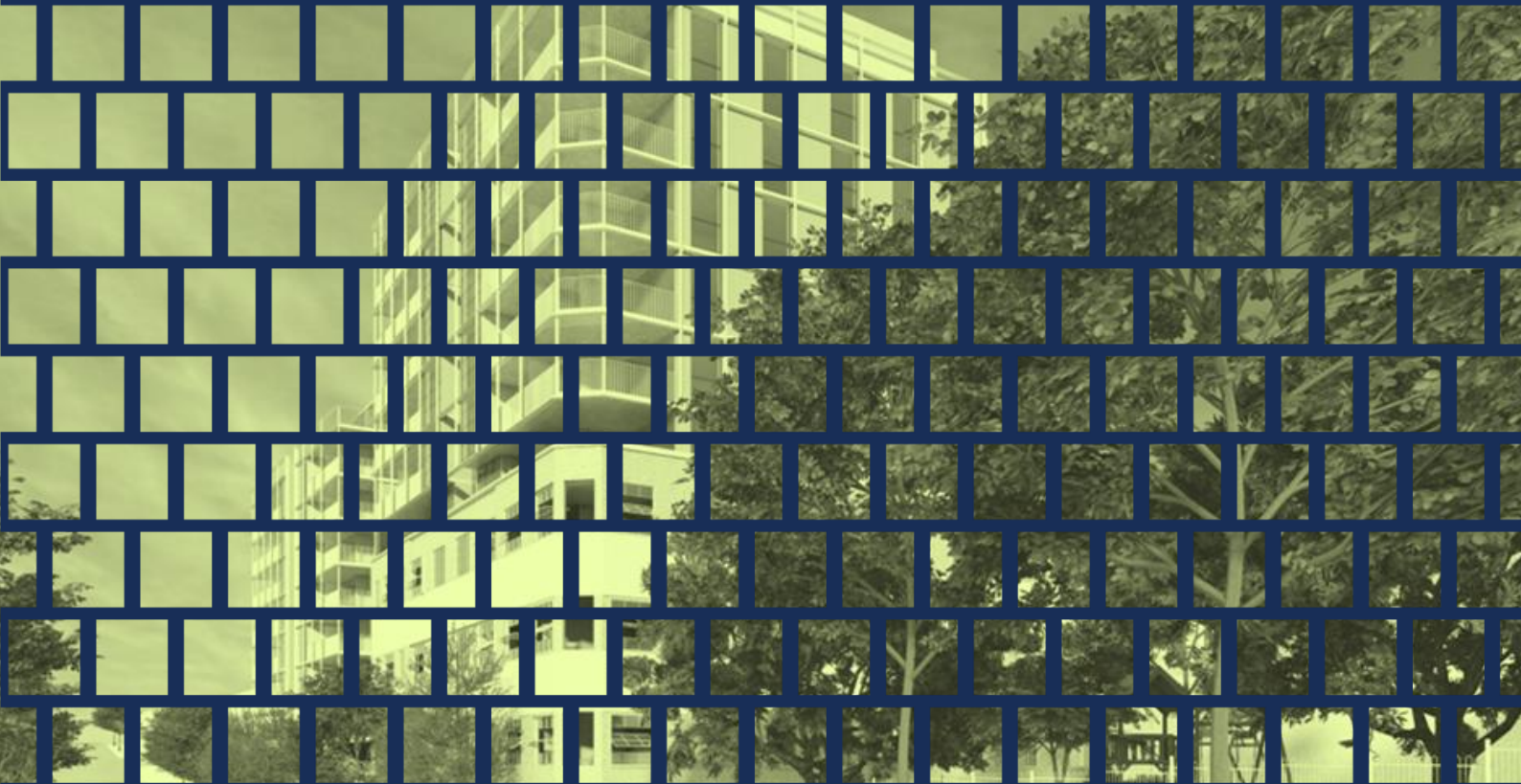


40-76 William Street, Leichhardt

Social Impact Assessment

SSD-119545240



Prepared for:

Anprisa

May 2026

Acknowledgment of Country

HillPDA acknowledges the Traditional Custodians of Country throughout Australia and their continuing connection to land, waters, culture, and community.

We acknowledge the Gadigal people of the Eora Nation and Wurundjeri Woi-wurrung and Bunurong / Boon Wurrung peoples of the Kulin Nation, the traditional owners of the land on which this report is prepared, and we show our respect for elders' past and present.

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INTRODUCTION

1.0 INTRODUCTION

This Social Impact Assessment (SIA) is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of the Applicant, Anprisa in support of a State Significant Development Application (SSDA) for a residential development at 40-76 William Street, Leichhardt (the site). The proposal is registered with the Department of Planning, Housing and Infrastructure (DPHI) under SSD-119545240.

1.1 Secretary’s Environmental Assessment Requirements

This SIA has been prepared in accordance with the requirements of DPHI, which are set out in the Secretary’s Environmental Assessment Requirements (SEARs) (SSD-119545240) for the proposal, issued on 6 May 2026. The SEARs identify matters which must be addressed in the Environmental Impact Statement (EIS). The SEARs indicate that this SIA must provide the following information, as outlined in Table 1.

Table 1: Extract from the SEARs for SSD-119545240

Issue	Assessment requirements	How it is addressed
18. Social impact	The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i> .	This SIA has been prepared to align with the <i>Guidelines</i> . It provides a social baseline and utilises a framework to evaluate and respond to social impacts.

1.2 Our approach

As outlined above, this SIA has been developed to align with industry best practice including NSW DPHI’s *Social Impact Assessment Guideline*.¹ This assessment includes an analysis of the existing social environment, as well as an assessment of the local open space, community infrastructure and other infrastructure needs of the proposal. It aims to consider potential positive, negative and cumulative social impacts associated with the proposal, and to identify or suggest mitigation and enhancement measures to minimise negative impacts and maximise social benefits to the community.

Demonstration of the compliance of this report with the SIA Guidelines is provided at Appendix C.

Figure 1: Overview of the social impact assessment process



¹ DPHI (2025), Social Impact Assessment Guideline

PROJECT OVERVIEW

2.0 PROJECT OVERVIEW

This section describes the site and its context and an overview of the proposed development.

2.1 The site

The site is 40-76 William Street, Leichhardt, comprises a single lot (Lot 2 DP 789576) with a total area of 6,930sqm. Under the Inner West Local Environmental Plan (LEP) 2022, the site is zoned R1 General Residential, with an FSR of 0.5:1. Figure 2 illustrates the site and its immediate surrounds. Current land uses on the site include a former factory building, converted into apartments and storage facilities.

Figure 2: The site



Imagery: Metromap (2025)

2.2 The proposal

The proposed development is a five-to-eleven storey residential flat building, that comprises:

- demolition and partial retention and adaptive reuse of the existing industrial warehouse facade
- Construction of a residential flat building including 203 units, inclusive of 5% affordable housing
- Two basement levels
- Public domain works.

A render of the proposed urban design concept is shown in Figure 3.

Figure 3: Concept render of proposed development



Source: Woods Bagot (2025)

SOCIAL LOCALITY

3.0 THE SOCIAL LOCALITY

DPHI's SIA Guideline requires that a social locality be established when undertaking social impact assessment. This chapter identifies and describes the social locality.

The term 'social locality' is used to define the area surrounding a project, proportional to both the nature of the project and its potential social impacts. Therefore, the social localities for two projects in the same location may vary significantly. Equally, a social locality is not sufficiently defined by direct proximity to a project, or whether it is within the same suburb or LGA. Once established, a social locality can be utilised to assess and consider the existing social environment and to anticipate how it may be impacted by changes arising from a project.

3.1 The surrounds

The site is in a predominantly residential area, approximately 250m south of the Leichhardt North Light Rail stop. Approximately 200m to its east is Norton Street, Leichhardt's primary commercial centre. Other land uses near the site include St Columbia's Catholic Primary School and Pioneers Memorial Park, discussed in section 3.3.

Surrounding land uses comprise a range of housing types, including one- to two-storey detached and semi-detached dwellings, and two-storey apartment buildings. A three-storey apartment building is located immediately to the east of the site, while a four- to six-storey residential building is situated to the south. There are also a few light industrial and commercial land uses (e.g. cafés) in the site's surrounds.

The site is located at the lowest point of William Street, on a gradient that generally rises north-to-south through Leichhardt.

Figure 4 illustrates the site's surrounds.

Figure 4: The surrounds



Source: DPHI. Imagery: Metromap

3.2 Transport and access

At present, direct access to the site is via William and North Streets. There is also a driveway linking Francis Street to a small on-site parking area. William, North and Francis Streets are two-way roads with footpaths on either side. William Street has road markings indicating its appropriateness for cycling.

The site is highly accessible within the local area, being within 400m of the Leichhardt North Light Rail stop and a main street. There are also several sets of bus stops approximately 200m away from the site at its nearest points. These include the following stops, serviced by the following routes:

- Bus stops on Norton Street – serviced by routes 445: Campsie to Balmain via MarketPlace Leichhardt, route 440: Bondi Junction to Rozelle, route 437: Five Dock to City QVB via City West Link
- Bus stops on Allen Street: serviced by route 445: Campsie to Balmain via MarketPlace Leichhardt.

The site is also located approximately 300m south of City West Link, a portion of the A44 Great Western Highway. City West Link provides connectivity towards the Sydney CBD and the North Shore region via Lilyfield to the east, and towards Parramatta and the Western Sydney region via Ashfield to the west.

The nearest railway station is Petersham Train Station, located approximately 1.7km south of the site.

3.3 Social/community infrastructure

Social/community infrastructure is important to a community as it provides the tangible infrastructure to support the safety, health and wellbeing of that community. A network of social/community infrastructure contributes to social identity, inclusion and cohesion and is invariably used by all at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all community members.

“Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities.”

– Infrastructure Australia (2019), Australian Infrastructure Audit 2019.

An audit of social/community infrastructure in the area surrounding the site has been conducted using GIS software and has drawn from a range of data sources, including:

- NSW DPHI Points of Interest Layer
- Australian Department of Education My School database
- Australian Children’s Education and Care Quality Authority (ACECQA) Starting Blocks database
- The National Health Services Database (NHSD).

This report has considered the following types of social/community infrastructure:

- Child care and education – child care, schools, tertiary facilities
- Health care – community medical centres, aged care facilities
- Community and culture – libraries and community centres
- Open space and recreation – such as parks, sporting ovals and social clubs, halls.

Whilst it is noted that some commercial or retail operations may offer various social benefits or services, these are not considered in this report. Such facilities can provide valuable social functions, however, their current and future provision is typically market-led and does not benefit from formal government funding.

Social/community infrastructure facilities generally operate at three levels of provision. These are local, district, and regional. The different scales of infrastructure service different sized catchments. Catchments refer to both geographical areas and the size of the population serviced. For example, a primary school is intended to serve

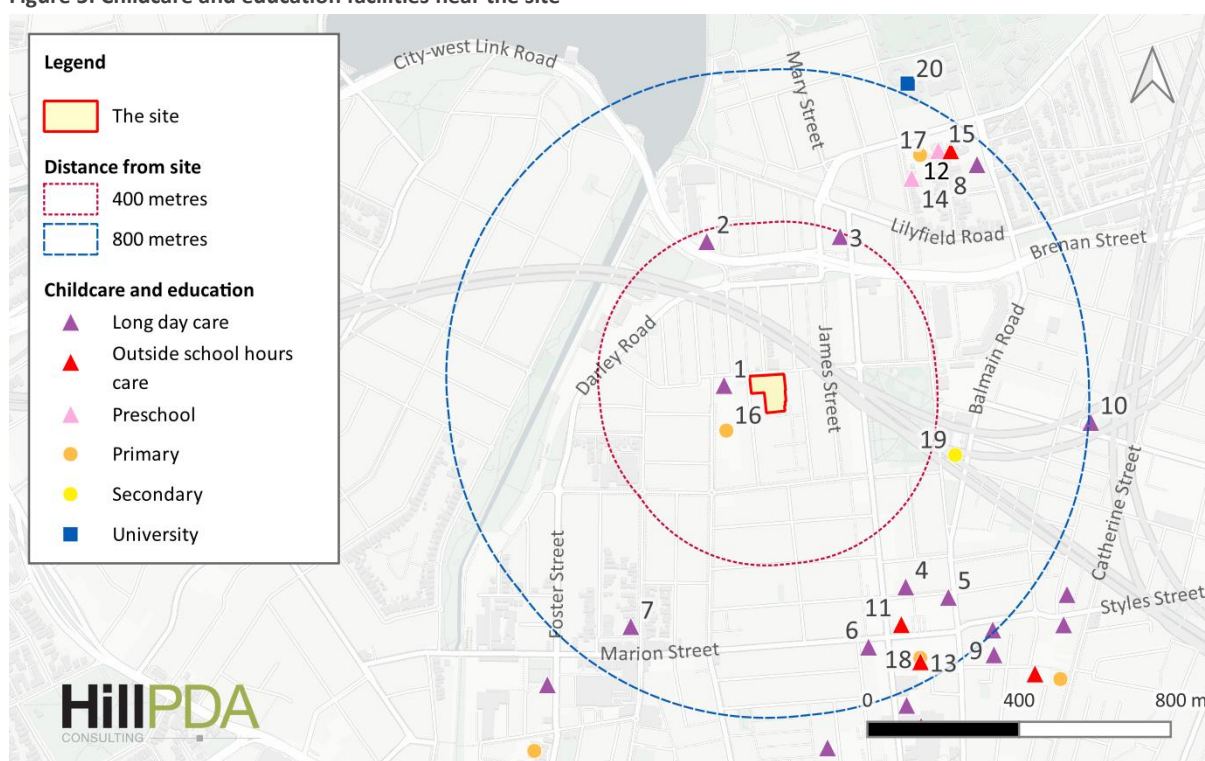
the local population, usually within walking distance. However, a university will cater for a much wider, regional population.

3.3.1 Childcare and education facilities

Our audit identified 15 childcare facilities, three primary schools, one high school and one university campus within 800m of the site. Two clusters of education facilities exist around the Norton Street and Marion Street centre, and around Orange Grove Public School to the northeast of the site.

Figure 5 maps the existing facilities in proximity to the proposal site.

Figure 5: Childcare and education facilities near the site



Source: ACECQA; DPHI (2025). Imagery: CARTO (2025).

Table 2: Education and childcare facilities near the site

Map ID	Type	Name of facility	Note	Distance from site (m)
1	Long day care (LDC)	Only About Children Leichhardt Elswick Street	75 places Vacancies: Yes	70
2	LDC	Guardian Childcare & Education Lilyfield	92 places Vacancies: Yes	370
3	LDC	Explore and Develop Lilyfield	56 places Vacancies: Yes	390
4	LDC	Leichhardt Little Stars Nursery and Early Learning Centre	29 places Vacancies: n/a	560
5	LDC	Jenny's Kindergarten & Early Learning Centre - Leichhardt	48 places Vacancies: Yes	650
6	LDC	Only About Children Leichhardt Marion Street	44 places Vacancies: Yes	660
7	LDC	FDC United Educators Scheme	Places n/a Vacancies: No	670
8	LDC	Bambini of Lilyfield	55 places Vacancies: n/a	750
9	LDC	Leichhardt Early Learning Centre	45 places Vacancies: Yes	790
10	LDC	My Stepping Stones Leichhardt	54 places	810

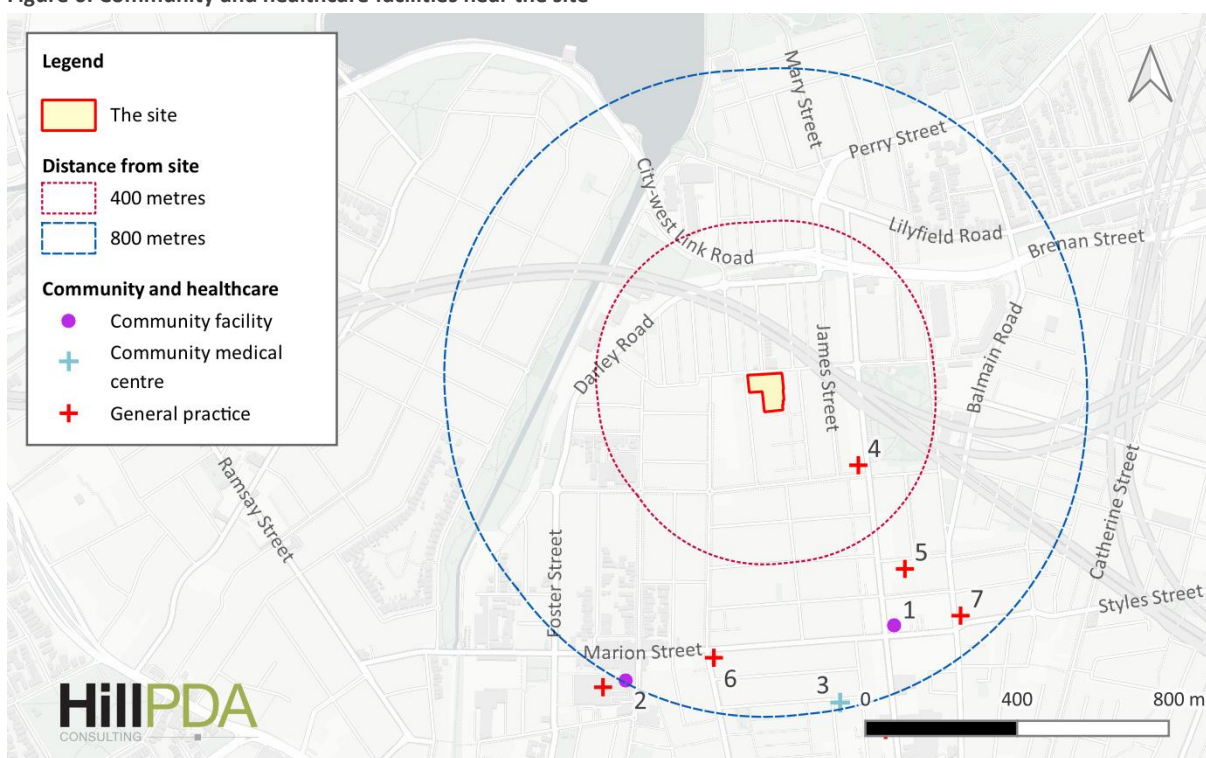
Map ID	Type	Name of facility	Note	Distance from site (m)
			Vacancies: No	
11	Outside school hours care (OSHC)	Whoosh Care Leichhardt Town Hall	30 places Vacancies: Yes	640
12	OSHC	TeamKids - Orange Grove Public School	191 places Vacancies: n/a	730
13	OSHC	Leichhardt OOSH	180 places Vacancies: Yes	750
14	Preschool	Emmerick Street Community Pre-School	29 places Vacancies: n/a	610
15	Preschool	Orange Grove Public School Preschool	20 places Vacancies: n/a	710
16	Primary	St Columba's Primary School	Private primary school.	120
17	Primary	Orange Grove Public School	Public primary school. Drawing school for the site.	680
18	Primary	Leichhardt Public School	Public primary school.	740
19	Secondary	Sydney Secondary College Leichhardt Campus	Public high school (7-10). Drawing school for the site.	460
20	University	University of Tasmania – Sydney campus	University offering nursing and paramedic courses.	800

3.3.2 Community and healthcare facilities

There are several community centres within 800m of the site. These include the Leichhardt Town Hall, which functions as a venue for large community events and meetings as well as a key entertainment venue for the area. The Leichhardt Library is just over 1km away from the site, offering classes for the community and another meeting place for community groups.

One community medical centre and four general practices were identified within 800m of the site. The nearest public hospital to the site is the Royal Prince Alfred Hospital in Camperdown, around 3km to the southeast.

Figure 6: Community and healthcare facilities near the site



Source: DPHI; Inner West Council; NHSD (2025). Imagery: CARTO (2025).

Table 3: Community and healthcare facilities near the site

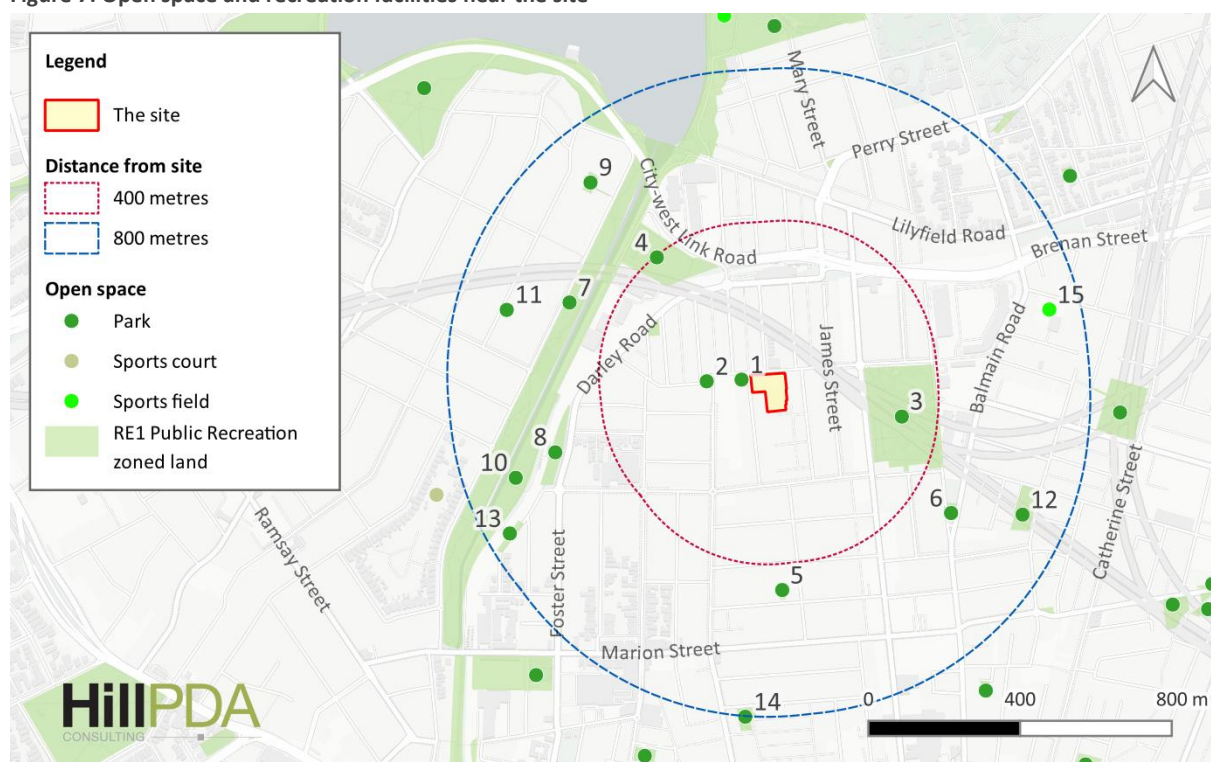
Map ID	Type	Name of facility	Notes	Distance from site (m)
1	Community facility	Leichhardt Town Hall	273m ² plus stage	640
2	Community facility	Leichhardt MarketPlace Community Room	25m ²	790
3	Community medical centre	Women's Community Health Centre	Mixed billing practice.	780
4	General practice	Leichhardt General Practice	Private billing practice.	250
5	General practice	Leichhardt Medical and Dental Centre	Mixed billing practice.	530
6	General practice	Leichhardt General Medical Practice	Bulk billing practice.	660
7	General practice	Your Doctors - Leichhardt	Private billing practice.	720

Royal Prince Alfred Hospital is nearest general hospital to the site, located roughly 3.0km southeast of the site.

3.3.3 Open space and recreation facilities

There is fairly even distribution of open space and recreation facilities surrounding the site. The nearest to the site is a small park with a playground immediately to the west of the site. Pioneers Memorial Park is located two street blocks to the east, containing several recreational functions and spaces. Figure 7 indicates facilities in proximity to the proposal site.

Figure 7: Open space and recreation facilities near the site



Source: DPHI (2025). Imagery: CARTO (2025).

Table 4: Open space and recreation facilities near the site

Map ID	Type	Name of facility	Notes	Distance from site (m)
1	Park	North Street Playground	Contains playground and picnic tables.	30
2	Park	Unnamed park	Contains seating.	120
3	Park	Pioneers Memorial Park	Contains playground, toilets, drinking fountain, and dog off leash area.	310
4	Park	Blackmore Oval	Contains rugby/cricket oval and 3 cricket nets.	400
5	Park	Marlborough Street Playground	Contains playground.	470
6	Park	Ibrox Park	Contains seating.	510

Map ID	Type	Name of facility	Notes	Distance from site (m)
7	Park	Richard Murden Reserve	Contains inclusive playground, 3 multi-purpose courts, 6 netball courts, 4 tennis courts, picnic tables, outdoor fitness station, cycle path, toilets, and forested area.	510
8	Park	Shields Playground	Fenced; contains playground and picnic table.	540
9	Park	Hawthorne Parade Reserve	Contains playground and drinking fountain.	660
10	Park	Hawthorne Canal Reserve	Contains toilers, picnic tables and dog off leash area.	660
11	Park	Tillock Street Reserve	Contains seating.	670
12	Park	36th Battalion Park	Contains playground, basketball half court, soccer goal, BBQ facilities and picnic tables.	680
13	Park	Darley Road Reserve	Small reserve.	740
14	Park	Marr Reserve	Contains playground, drinking fountain and picnic tables.	800
15	Sports field	Leichhardt Bowling Club	Contains 2 bowling greens.	720

SOCIAL BASELINE

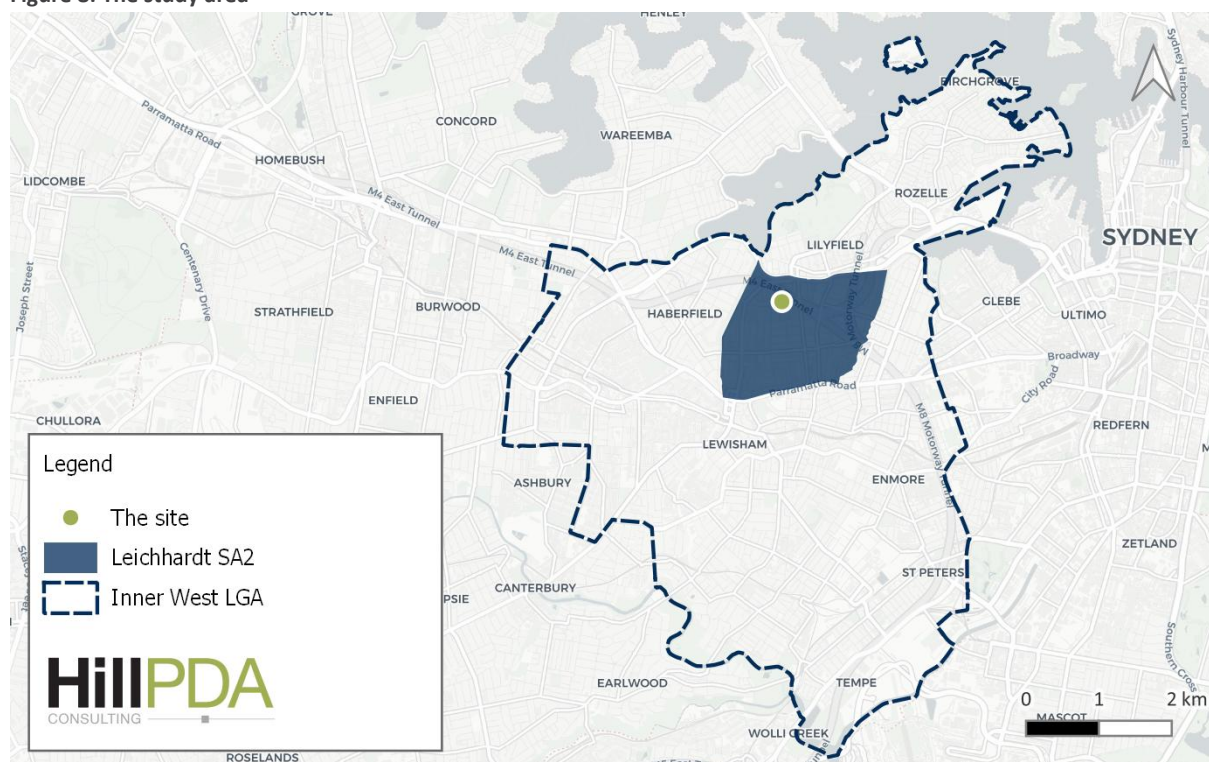
4.0 SOCIAL BASELINE

This chapter describes the study area and local demographic characteristics.

4.1 The study area

Based on the previous chapter's review of the social locality and a review of available geographic boundaries, HillPDA have selected Leichhardt Statistical Area Level 2 (SA2) as the demographic study area for this chapter. Figure 8 illustrates the study area in relation to the site and the Inner West Local Government Area (LGA).

Figure 8: The study area



Source: DPHI. Imagery: CartoDB

This SIA also compares the social locality with comparator areas (where relevant). The comparator areas selected for this SIA are Greater Sydney (Greater Capital City Statistical Area) and the Inner West LGA.

4.2 Resident profile

The table below summarises resident characteristics of the study area and the Inner West LGA. Where relevant, these characteristics are compared to the Greater Sydney Greater Capital City Statistical Area (GCCSA).

Table 5: Resident profile for Leichhardt SA2, Inner West LGA and Greater Sydney GCCSA

 Population	- At the 2021 Census, there were 17,532 residents in Leichhardt (SA2), representing 10% of the LGA's total population - At the 2021 Census, 1.3% of residents in Leichhardt (SA2) identified as Aboriginal and/or Torres Strait Islander, equal to the LGA, but less than Greater Sydney (1.7%).
 Age profile	- At the 2021 Census, Leichhardt (SA2)'s median age was 38 years, equal to that of the Inner West LGA, and slightly older than Greater Sydney (37) - There were 2,208 people over the age of 65 living in Leichhardt (SA2) in 2021, comprising around 13% of its population. This was a lower proportion than the LGA (14%), but higher than Greater Sydney (12%).

 Language spoken at home	- At the 2021 Census, 25% of households in Leichhardt (SA2) spoke a language other than English at home, a smaller proportion than across the LGA (31%) and Greater Sydney (42%) - Of non-English languages spoken at home Leichhardt (SA2), the most common were Italian (3.7%), Mandarin (1.8%) and Spanish (1.7%).
 Education	At the 2021 Census, 49% of Leichhardt (SA2) residents aged 15+ had a bachelor degree or above, similar to across the LGA (48%) and higher than across Greater Sydney (33%).
 Income	In 2021, the median weekly household income of Leichhardt (SA2) was \$2,721, higher than that of the LGA and Greater Sydney, at \$2,340 and \$2,077 respectively.
 Employment	- In 2021, the three most common industries for working residents in Leichhardt (SA2) were Professional, Scientific and Technical Services (17%), Health Care and Social Assistance (12%) and Education and Training (11%), the same industries as across the LGA (16%, 13% and 11% respectively). - The most common occupations in 2021 in Leichhardt (SA2) were professionals (42%), followed by Managers (22%) and Clerical and Administrative Workers (11%), the same as across the LGA (41%, 19% and 12% respectively).
 Need for assistance	At the 2021 Census, 4.0% of Leichhardt (SA2) residents reported needing assistance with daily tasks, a lower proportion than across the LGA (4.8%) and Greater Sydney (5.2%).

Source: Australian Bureau of Statistics (2024), *QuickStats; TableBuilder*

4.3 Household profile

The table below presents a summary of the salient characteristics of households in the study area.

 Occupancy	- In 2021, Leichhardt (SA2) residents lived in 7,825 private dwellings, with an average household size of 2.4 people, larger than the LGA average of 2.3, but smaller than that of Greater Sydney (2.7). - On Census night in 2021, 90.4% of private dwellings in Leichhardt (SA2) were occupied, compared to 90.1% in the LGA and 91.7% across Greater Sydney.
 Household composition	- In 2021, the most common household type in Leichhardt (SA2) was family households (68%), a higher proportion than across the LGA (62%), but lower than Greater Sydney (73%) - In 2021, the most common family type in Leichhardt (SA2) was couple families with children, at 46% of families, compared to 41% and 48% across the LGA and Greater Sydney respectively - At 26.0% and 5.8% respectively, Leichhardt (SA2) had a lower proportion of lone person and group households when compared to the LGA (30.3% and 7.5%) but a higher proportion than Greater Sydney (23.2% and 4.2%).
 Dwelling structure	Flats or apartments represented 28.8% of dwellings in Leichhardt (SA2) in 2021, lower than Greater Sydney (30.7%) and much lower than the LGA (42.4%). - Leichhardt (SA2) had a higher proportion of both separate houses (39.3%) and semi-detached dwellings (31.2%) compared to the LGA (28.8% and 27.1%, respectively). - The average number of bedrooms per dwelling in Leichhardt (SA2) at the 2021 Census was 2.5, the same as the LGA and much lower than Greater Sydney (3.0).
 Tenure and costs	At the 2021 Census, 39.4% of dwellings were rented in Leichhardt (SA2), less than the LGA (43.8%) but higher than Greater Sydney (35.9%). The median weekly rent in Leichhardt was \$600, higher than both the LGA (\$500) and Greater Sydney (\$470). 31% of Leichhardt (SA2) households had rental payments that exceeded 30% of household income, equal to the LGA and lower than Greater Sydney (35%)

- 34.3% of dwellings in Leichhardt were **owned with a mortgage**, compared to 29.0% in the LGA and 33.3% across Greater Sydney. The **median monthly mortgage payment** in Leichhardt (SA2) was the highest of all regions at \$3,447, compared to \$3,000 in the LGA and \$2,427 across Greater Sydney. **Mortgage payments exceeded 30% of income** for 14% of mortgage households, lower than both the LGA (15%) and Greater Sydney (20%).

Source: Australian Bureau of Statistics (2024), *QuickStats*; *TableBuilder*

4.4 Projected population

The population projections below utilise data from DPHI's Main Projection dataset. The population projections shown in Table 6 reflect the growth set to take place in Leichhardt to 2041. The DPHI projections indicate that the population is projected to increase by 28 per cent over the next twenty years, reaching over 22,500 by 2041, with an average annual population growth of 1.4 per cent per annum. The largest numerical growth is expected in those aged between 25 and 34 years. The biggest growth, percentage wise, will be seen in those aged 70 years and over, while the population aged under 15 years will see a decline. This suggests a broader shift towards an older demographic and ageing population, necessitating new infrastructure be provided that caters to wide range of future needs.

Table 6: Leichhardt SA2 population growth forecast by age, 2021-2041

Age group	Leichhardt SA2 (2021)		Leichhardt SA2 (2021)		Change (2021-2041)	
	Count	Percentage	Count	Percentage	Count	Percentage
0-4	1,195	6.8%	1,173	5.2%	-22	-1.8%
5-9	1,167	6.6%	1,019	4.5%	-148	-12.7%
10-14	1,047	5.9%	1,006	4.5%	-41	-3.9%
15-19	770	4.4%	961	4.3%	191	24.8%
20-24	938	5.3%	1,233	5.5%	295	31.4%
25-29	1,294	7.3%	1,794	7.9%	500	38.6%
30-34	1,476	8.4%	1,957	8.7%	481	32.6%
35-39	1,644	9.3%	1,891	8.4%	247	15.0%
40-44	1,538	8.7%	1,828	8.1%	290	18.9%
45-49	1,473	8.4%	1,719	7.6%	246	16.7%
50-54	1,199	6.8%	1,557	6.9%	358	29.9%
55-59	944	5.4%	1,343	5.9%	399	42.3%
60-64	777	4.4%	1,108	4.9%	331	42.6%
65-69	688	3.9%	1,004	4.4%	316	45.9%
70-74	582	3.3%	878	3.9%	296	50.9%
75-79	364	2.1%	754	3.3%	390	107.1%
80-84	242	1.4%	635	2.8%	393	162.4%
85+	292	1.7%	721	3.2%	429	146.9%
Total	17,630	100.0%	22,581	100.0%	4,951	28.1%

Source: DPHI (2024), *2024 NSW Common Planning Assumption Projections*. Projected Population by Sex and 5-year Age Group (persons).

4.5 Social advantage and disadvantage

The Socio-Economic Indexes for Areas (SEIFA) are rankings of relative socio-economic status (advantage and disadvantage) for different geographic areas, within each state and nationally. The indexes rank areas against others of the same geographic type (e.g. SAL, LGA or equivalent statistical area) based on specific socio-economic metrics, selected based on the particular SEIFA index.

Each SEIFA index ranks areas based on a weighted sum of selected variables. SEIFA variables are derived from Census data, and cover a range of socio-economic dimensions including housing, income, education, employment and occupation, housing, and others.

The following sections contain analysis of national rankings of Statistical Area Level 1 areas (SA1s) near the site on two of the four SEIFA indexes:

- The Index of Relative Socio-economic Disadvantage (IRSD)

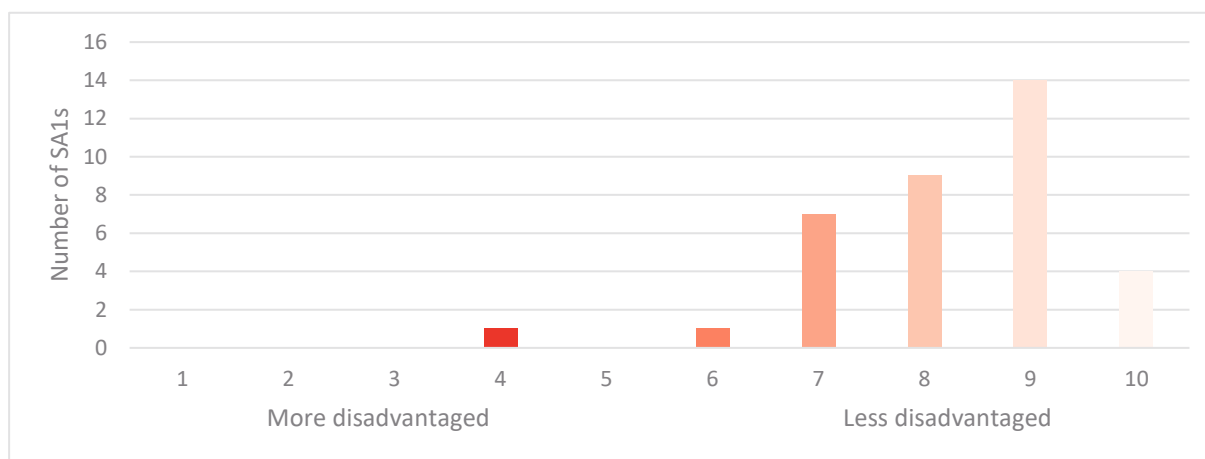
- The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD).

4.5.1.1 Relative disadvantage

The IRSAD examines factors such as unemployment, proportion of lower income households, and lower education levels, to compare overall levels of disadvantage between areas.

At the 2021 Census, all SA1s in the study area were in the six deciles of least disadvantage, except for one SA1 in the fourth decile. This indicates generally low levels of disadvantage compared to the national average.

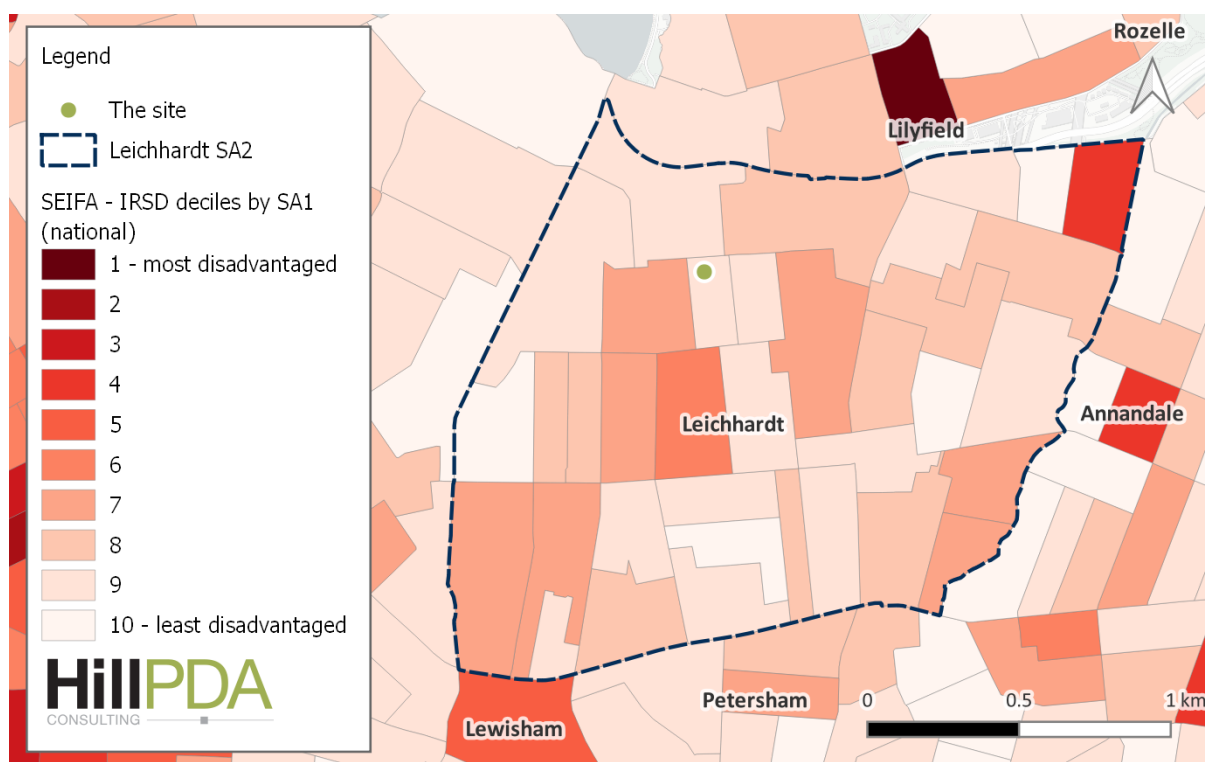
Figure 9: Distribution of SA1s in the study area on the IRSAD, by decile (nationally ranked)



Source: Australian Bureau of Statistics (2021). SA1s for which no score is recorded (low population or insufficient data) have been excluded.

Figure 10 illustrates SA1s throughout the study area by IRSAD SEIFA score. As it indicates, there is a pocket of relative disadvantage towards the north-east of the study area, with other segments of the study area generally exhibiting low relative disadvantage.

Figure 10: Distribution of SA1s by IRSAD in study area



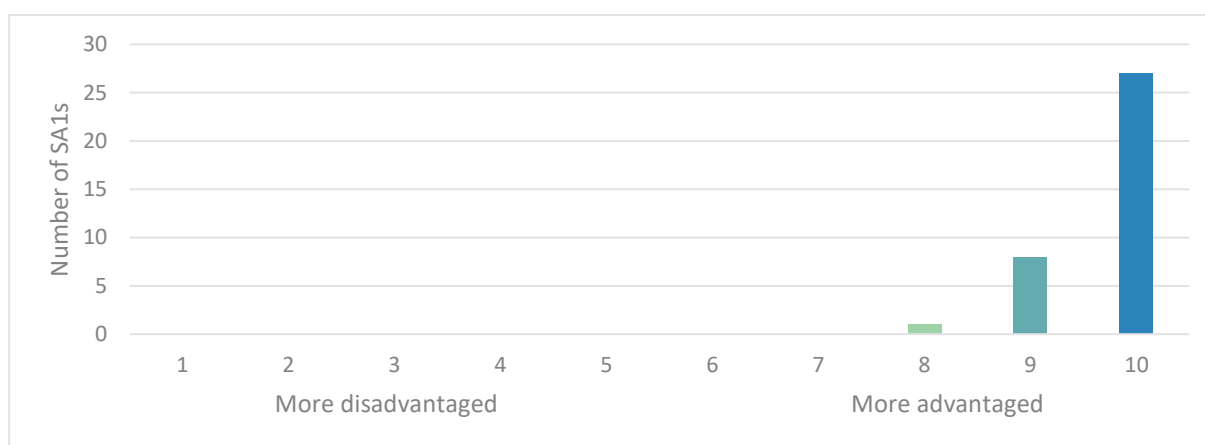
Source: HillPDA; Australian Bureau of Statistics (2021). Imagery: CartoDB

4.5.1.2 Relative advantage and disadvantage

The IRSAD examines the socio-economic disadvantage indicators outlined above, as well as factors indicating socio-economic advantage, which include people in professional occupations, high household income, higher education attainment, higher mortgages and rents, and larger dwellings.

At the 2021 Census, all SA1s in the study area were in the three most advantaged deciles. Of these, three quarters were in the most advantaged decile. This represents very high advantage and low disadvantage relative to the national average.

Figure 11: Distribution of SA1s in the study area on the IRSAD, by decile (nationally ranked)



Source: Australian Bureau of Statistics (2021). SA1s for which no score is recorded (low population or insufficient data) have been excluded.

Figure 12 illustrates the distribution of SA1s throughout the study area, by IRSAD score. As it shows, there is generally high advantage throughout the entire area. The site itself is within an area in the most advantaged/least disadvantaged decile.

Figure 12: Distribution of SA1s by IRSAD in study area



Source: HillPDA; Australian Bureau of Statistics (2021). Imagery: CartoDB

As the data shows, the study area generally has low levels of disadvantage and very high levels of advantage. This may lead the population to have less vulnerability to certain potential social impacts, compared to the national average.

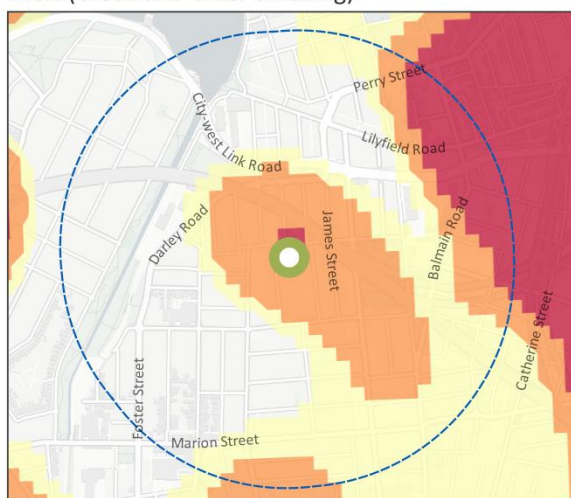
4.6 Crime

The NSW Bureau of Crime Statistics and Research (BOCSAR) prepares a range of crime statistics, including their 'crime hotspots' mapping. BOCSAR's hotspots represent areas with elevated levels of crime, and this data is available across a selection of crime types. We have reviewed the hotspots data, revealing the presence of crime hotspots near the site for most of the available crime types.

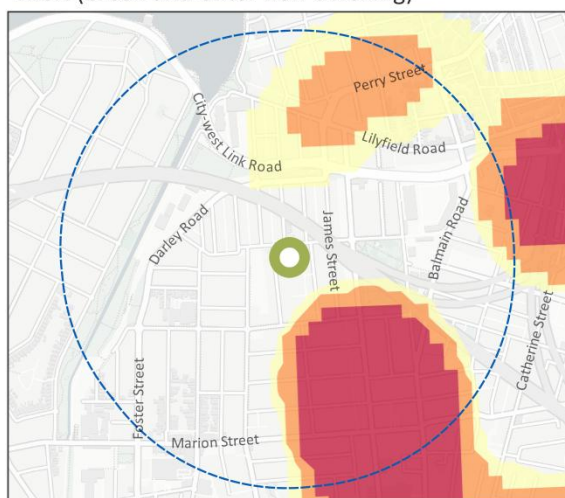
The following figures show crime hotspots near the site.

Figure 13: Selected crime hotspots near the site (April 2022-March 2025)

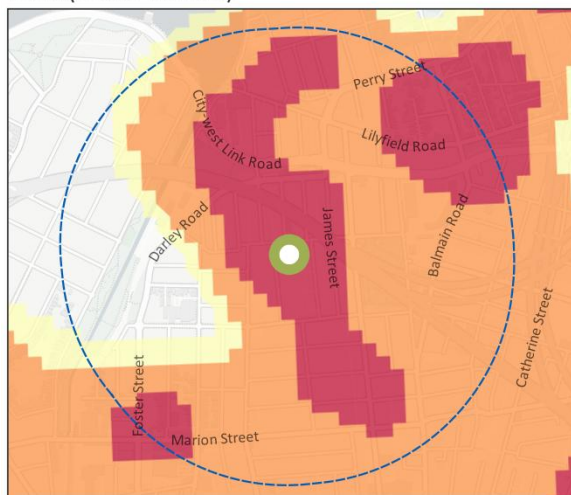
Theft (break and enter dwelling)



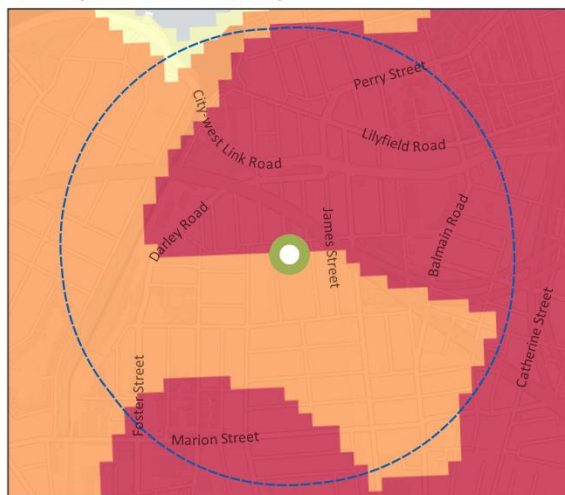
Theft (break and enter non-dwelling)



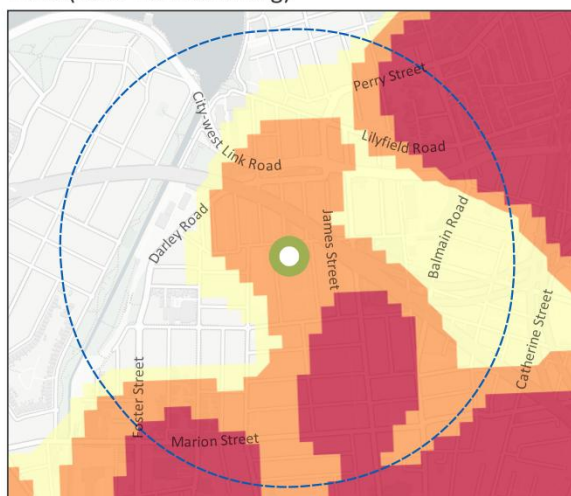
Theft (motor vehicle)



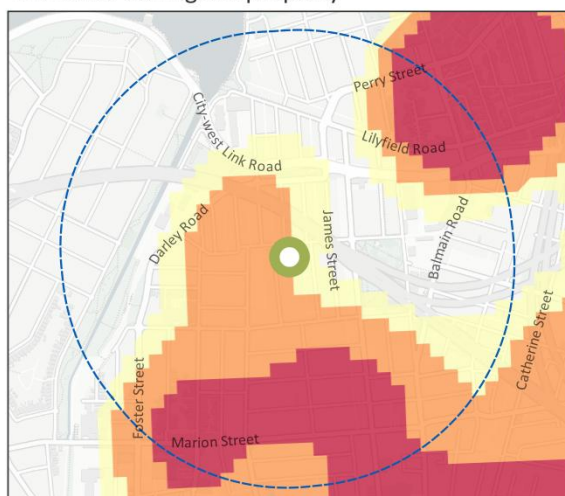
Theft (steal from vehicle)



Theft (steal from dwelling)



Malicious damage to property



Legend

The site 800 metres buffer

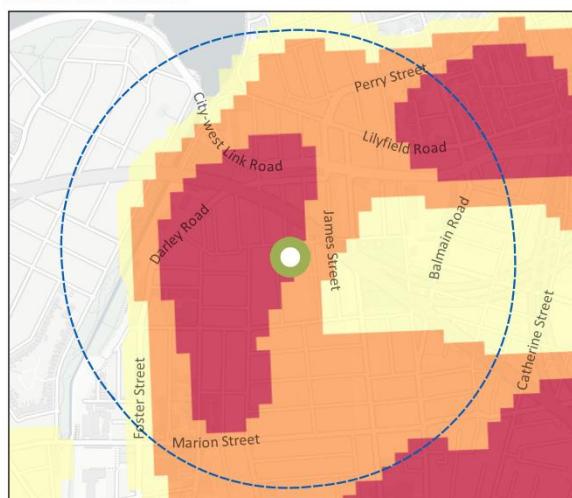
Crime density (April 2022 to March 2025)

High Medium Low

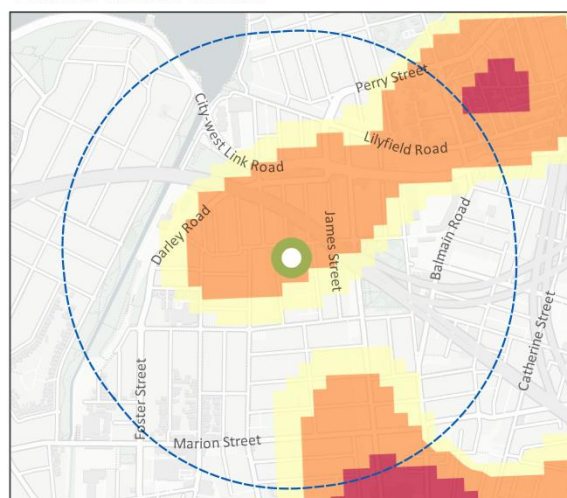
Source: NSW BOCSAR (2025)

Figure 14: Selected crime hotspots near the site (April 2022-March 2025)

Domestic assault



Alcohol-related assault



Legend

The site 800 metres buffer

Crime density (April 2022 to March 2025)

High Medium Low

Source: NSW BOCSAR (2025)

The crime hotspots data is useful to gain an understanding of whether crime is present in an area or not, however, to consider this issue further, it is necessary to investigate the underlying rates of crime. Table 7 shows the count and rate (per 100,000 population) of the crime offence types shown above, across the suburb of Leichhardt (which contains the site), the wider Inner West LGA, and New South Wales as a whole.

Table 7: Count and occurrence rate (per 100,000 population) of selected crimes (April 2023 - March 2025)

Year to:		March 2025	March 2024		March 2023	
Crime	Area	Trend (2 year)	Count	Rate	Count	Rate
Theft (break and enter dwelling)	Leichhardt SAL	Not calculated (n.c.)	21	135.6	14	90.4
	Inner West LGA	Stable	292	155.1	318	168.9
	NSW	Stable	20,425	244.8	18,787	225.2
Theft (break and enter non-dwelling)	Leichhardt SAL	n.c.	13	84.0	10	64.6
	Inner West LGA	Stable	147	78.1	128	68.0
	NSW	Stable	8,661	103.8	8,176	98.0
Theft (steal from dwelling)	Leichhardt SAL	Stable	26	167.9	33	213.1
	Inner West LGA	Stable	451	239.5	473	251.2
	NSW	Stable	16,104	193.0	15,768	189.0
Theft (motor vehicle theft)	Leichhardt SAL	n.c.	27	174.4	17	109.8
	Inner West LGA	Stable	264	140.2	272	144.4
	NSW	Stable	14,590	174.9	15,002	179.8
Theft (steal from motor vehicle)	Leichhardt SAL	Stable	36	232.5	50	322.9
	Inner West LGA	Stable	539	286.2	618	328.0
	NSW	Down 9.1% per year	28,704	344.1	26,086	312.7
Malicious damage to property	Leichhardt SAL	Stable	82	529.6	70	452.1
	Inner West LGA	Stable	968	514.0	950	504.4
	NSW	Stable	49,611	594.7	48,114	576.7
Domestic assault	Leichhardt SAL	Stable	36	232.5	47	303.5
	Inner West LGA	Stable	558	296.3	516	274.0
	NSW	Up 3.6% per year	36,779	440.9	38,108	456.8
Alcohol-related assault	Leichhardt SAL	n.c.	18	116.2	32	206.7
	Inner West LGA	Stable	322	171.0	332	176.3
	NSW	Stable	18,083	216.8	17,081	204.8

Source: NSW BOCSAR (2024)

In general, Leichhardt recorded lower or similar incidence rates compared to the Inner West LGA and NSW as a whole. Additionally, all crime types in Leichhardt were either stable over the two-year period to March 2025 or

recorded too few incidences for a trend to be calculated. This indicates the area surrounding the site does not have elevated crime rates compared to the wider area.

4.7 Key insights

The study area is notable for:

- Higher levels of educational attainment, with nearly half of residents hold a bachelor's degree or higher, suggesting a highly skilled and professional population.
- Higher median household incomes compared to both the Inner West LGA and Greater Sydney
- Fewer residents reporting a need for assistance with daily activities
- More family households and fewer lone person or group households compared to the Inner West LGA
- A comparatively low proportion of flats and apartments, and a higher proportion of separate houses and semi-detached dwellings compared to the Inner West LGA
- High rents and mortgage repayments, though lower proportions of households paying more than 30% of household income on housing costs
- Projected population growth of around 28 per cent by 2041, with strong proportional growth in older residents and a corresponding decline in the proportion of children
- Very high levels of socio-economic advantage. IRSAD scores show most residents are in the top national deciles for advantage, highlighting a community with high education, high incomes, and professional occupations. This potentially suggests a population with less vulnerability to certain potential social impacts, compared to the national average.
- Stable levels of crime, with incidence rates generally lower than those across the Inner West LGA and New South Wales. Combined with high socio-economic advantage, this suggests a relatively safe and stable community environment.

ENGAGEMENT

5.0 ENGAGEMENT

This chapter provides an overview of the stakeholder engagement activities undertaken in relation to the proposed development. As outlined in the SIA Guideline, community engagement forms a fundamental component of social impact assessment. Understanding the views of the community and its various groups is critical to analysis how potential social impacts may be felt or perceived. It also provides a deeper understanding of which issues are important to the community and how potential impacts should be considered and assessed.

HillPDA has prepared an Engagement Report under a separate cover to summarise the consultation and communication activities undertaken in relation to the proposed development. The report was prepared to be consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, as per the SEARs requirement. This chapter provides an overview of the community engagement works undertaken, key feedback received, and how feedback was incorporated in the design of the proposed development.

5.1 Method

A detailed Engagement Plan was developed in consultation with the proponent and in line with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*. It committed to the delivery of a considered, open and evidence-based approach to the engagement.

Key components of the engagement plan are summarised below.

Table 8: Engagement overview

Attribute	Detail
Purpose of engagement	- To inform stakeholders of the proposed development - To provide an opportunity for stakeholders to have input to the development of the proposal at an early stage in the development process. - To satisfy the requirements of the SEARs
Principles of engagement	- Relationships - we act in an honest and open way at all times to build strong relationships, partnerships and trust with our client and stakeholders within the confidentiality requirements of the project - Clarity of purpose - we are clear about why and how we are engaging with the community and our stakeholders - Timely - we will contact stakeholders early on and provide sufficient time for stakeholders to provide input - Coordinated - we will work with the proponent to collaborate to ensure our engagement activities are coordinated and within the project scope.

5.2 Stakeholder identification

Stakeholders were identified through desktop research, based on consideration of the site and its surrounding context, and potential impacts of the proposed development. This is consistent with DPHI's engagement requirements for SIAs.

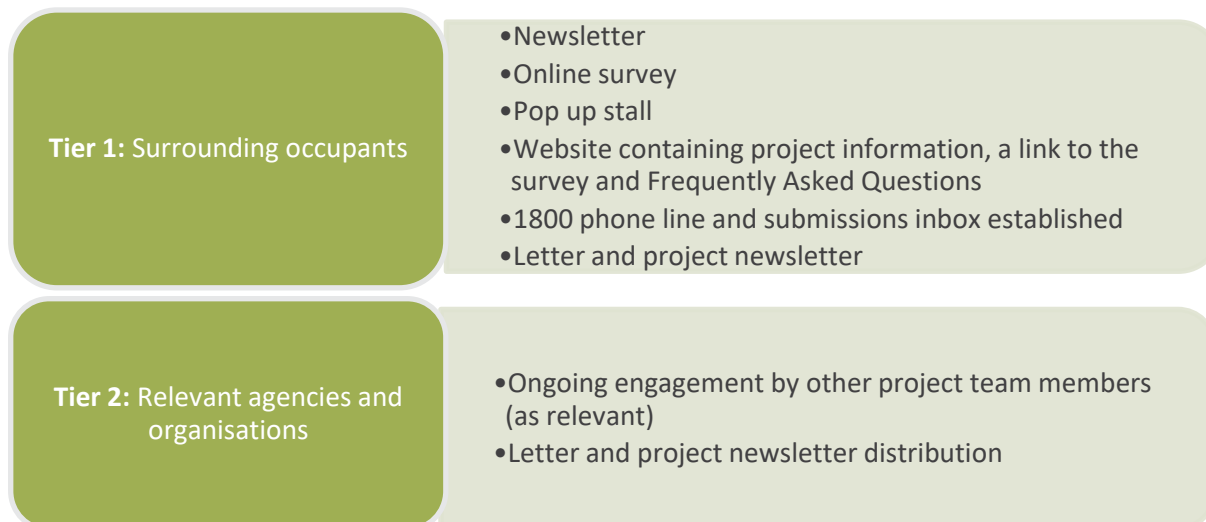
Stakeholders were identified and compiled into two tiers:

- Tier 1: The local community and potential sensitive receivers
- Tier 2: Relevant agencies and organisations.

Each stakeholder tier was analysed in detail to ensure that the engagement approach was proportionate to the scale, potential impact and appropriate communication needs of each group. Engagement methods were tailored to each stakeholder group, as not all stakeholders require the same level of engagement and different approaches are suited to each group.

Figure 15 displays the tiered approach to the engagement method, ensuring that those with the highest potential to be affected by the proposal are given ample information and opportunity to provide feedback. Selected engagement methods are outlined below.

Figure 15: Engagement methods by stakeholder tier



5.3 Outcomes

Key themes arising from community feedback has been summarised below in Table 9.

Table 9: Key themes from community engagement

Issue type	Detail	Project response
During construction		
Traffic and access	• Concerns about increased traffic, blocked streets and limited road capacity during construction	• Addressed in Preliminary Construction Traffic Management Plan (CTMP), prepared by Traffic
Noise	• Anticipated disruption from construction noise, including excavation and machinery	• Construction and noise vibration impacts addressed in Noise and Vibration Impact Assessment, prepared by PWNA Pty Ltd
Parking	• Limited on-street parking and increased demand from construction workers and vehicles	• Parking considered in preliminary CTMP.
Dust and pollution	• Worries about dust, dirt and general air pollution during demolition and building	Asbestos: • Addressed in Remediation Action Plan, prepared by eiaustralia. • The appointment site contractor to prepare Construction Environmental Management Plan (CEMP) • Where asbestos removal is required, the contractor must be appropriately licenced to perform such works. • Asbestos Management Plan will be required if the concentration exceeds relevant criteria. Noise: • Considered in NVIA report. Dust and pollution: • Construction Management Plan would be finalised prior to
Safety / health and wellbeing	• Concerns about asbestos removal and general safety during demolition and construction • Potential health concerns from prolonged exposure to noise, dust, and pollution	

Issue type	Detail	Project response
		commencement of construction works at the site.
Flooding / water table	Concerns about impact on water table and potential flooding	Flood Impact Risk Assessment prepared by Mott MacDonald Australia Pty Ltd
Duration of works	Long construction timeline (1–5 years) seen as disruptive to daily life	These impacts will be carefully managed in accordance with a Construction Traffic Management Plan (CTMP) and a Construction Noise and Vibration Management Plan (CNVMP).
General disruption	Overall negative impact on residents due to scale and intensity of construction activity	- Noise and vibration levels during construction considered in NVIA. - Access impacts considered in CTMP.
During operation		
Bulk and scale	- Perception that the development is too large and not in keeping with the area's character - Too large, too much traffic, overshadowing, not appropriate for future character - Number of units is excessive - Should remain within existing building envelope. - Area lacks space for such a large development despite central location	- The proposal is being submitted as a concurrent rezoning application and is consistent with the applicable planning controls for the area. - It reflects the desired outcomes of the area's strategic planning objectives. - The EIS will be accompanied by a Design Report, which will demonstrate consideration of bulk and scale.
Capacity of existing social infrastructure and open space facilities	- Insufficient green space and recreational areas in the area to support increased population - Development will place strain on infrastructure - Development is too large for local infrastructure and roads - Local infrastructure such as schools, transport, and services may not support increased population	Benchmarking found the proposed development size alone will not / generate need for provision additional facilities.
Public transport access	Inadequate public transport access for construction workforce and future residents	The Project Team acknowledges concerns regarding limited public transport access in the area. While improving the broader public transport network is outside the direct scope of this project, the proponents are committed to minimising traffic and transport-related impacts where possible.
Traffic	Increased traffic and congestion expected due to high residential density	Transport Impact Assessment (TIA) modelled operational traffic impacts of the proposal and concludes that the proposal would result in minimal impact to the existing road network. Key intersection will continue to operate at existing levels of service.

Issue type	Detail	Project response
Parking	- Insufficient parking spaces for residents, leading to overspill into surrounding streets - Questions about parking sufficiency and local resource provision	- TIA considered parking requirements of the proposed development - Proposed parking provision meets the minimum requirements under the State Environmental Planning Policy (Housing) 2021. - The development provides for two car share parking spaces, in accordance with the Leichardt DCP 2013 Part C1.11.
Overdevelopment	- General concern that the scale of the project is excessive for the area - Support for housing but not overdevelopment; concern that proposal ignores local character	It is acknowledged that the proposal represents a significant increase compared to the current built form on site in terms of building height and overall scale. The design seeks to balance the provision of new housing with respect for the existing character of the area.
Overshadowing	Reduced sunlight and overshadowing from the scale and height of the proposed development	- Building height and setbacks have been designed to minimise overshadowing impacts where possible and respond appropriately to the surrounding context. - A View Impact Analysis, including a solar access assessment, has been provided with the EIS. It examines overshadowing on surrounding properties and public spaces during the winter solstice from 9 am to 3 pm, comparing the proposed development with the existing conditions.
Building Height	Concern that 10-storey buildings are out of character with the area and will overshadow homes	As above.
Affordable Housing	- Insufficient provision of affordable housing relative to total units proposed - Requests for up to 30% affordable housing.	The proposed development includes affordable housing provision which is consistent with the legislation governing the SSD pathway.
Privacy	Loss of privacy due to building height and proximity to existing homes	EIS considers amenity impacts on the surrounding locality, including visual privacy.
Noise	Concerns about increased noise levels post-development	Noise concerns during operation of proposed development considered in Noise and Vibration Impact Assessment (NVIA).
Visual impact	Development seen as visually intrusive and not blending with existing architecture	Buildings A will retain part of the existing façade, which reduces both demolition impacts and new material use. The reuse of the lower

Issue type	Detail	Project response
		levels of the building aims to retain scale and thus reduce visual intrusion of the new proposed development.
Environmental	- Loss of tree corridors and green space near Pioneer Park - Concern about lack of native trees and environmental consideration - Question - what environmental surveys have been conducted?	- The Landscape Masterplan seeks to provide articulated, green spines through the central axis of the site along the ground floor communal open space. - Landscaping will achieve a minimum of 25% tree canopy across the site.
Heritage preservation and community character	- Concern about preserving the identity and heritage of existing buildings - Development seen as incompatible with the village-like character of the area - High density development may permanently alter the suburb's urban fabric - High-rise development threatens suburb's character - Adaptive reuse preferred to maintain heritage and building height	- Buildings A will retain part of the existing façade, which reduces both demolition impacts and new material use. - The proposal has been designed with consideration of the surrounding built form and aims to respond sensitively to the area's character. - The EIS and design report demonstrate ways in which the proposal seeks to minimise visual impact through massing, setbacks, and materiality etc.
Health and wellbeing	Loss of natural light may affect wellbeing and increase energy costs	Solar access is considered in EIS with the development being designed to consider, neighbouring solar impacts.
Public transport capacity	Existing public transport systems may be overwhelmed by increased population	Further engagement required with Transport for NSW.
Waste management	Concerns about garbage collection logistics and street-level impact	Addressed in Operational Waste Management Plan, prepared by Elephants Foot Consulting
Road safety	Safety concerns for pedestrians, especially children, due to increased traffic	Concerns addressed in TIA.
Air flow	Reduced air circulation due to dense and tall buildings.	Road safety for pedestrians and vehicles addressed in TIA.
Planning compliance	- Concerns regarding permissibility – zoning and height - Site unsuitable for this style of redevelopment under current planning	Pedestrian Wind Assessment prepared by RWDI
Design alternatives	Suggestion for mid-rise or townhouses with heritage integration	As per the EIS guidelines, the strategic context section in EIS I includes an analysis of feasible alternatives considered having regard to the objectives of the development, including the consequences of not carrying out the development.
Planning process	Survey respondent concerned that proposal contradicts recent court rejection for smaller development	EIS to address the findings of the judgement of Commissioner O'Neil in <i>Anprisa Pty Ltd v Inner West Council (2023)</i>.

5.4 Next steps

Consultation and engagement will continue through future stages of the project.

This Engagement Report will be submitted to DPHI as part of the SSDA package. The SSDA will then be placed on public exhibition. Formal notification of the proposal will be undertaken by DPHI during the assessment period. Any issues or queries raised during this process will be addressed by the proponent through DPHI's formal 'response to submissions' process.

Subsequent to any approvals, the construction phase would include a range of further engagement with the community. Construction works at the site would include notification of the commencement of works and consultation on works with the potential to impact nearby receivers. The proponent and their contractors will continue to engage and work with all relevant agencies and authorities to ensure all regulatory requirements are met and that conditions of consent are complied with.

The engagement outcomes have informed this SIA.

SOCIAL INFRASTRUCTURE NEEDS

6.0 SOCIAL INFRASTRUCTURE NEEDS

6.1 On site population

6.1.1 Resident population

The proposal includes a total of 203 dwellings across a mix of one, two, three and four bedroom layouts. Table 10 provides an estimate of the anticipated residential population at the site based on the proposal. This has been derived based on existing rates of occupancy per bedroom in high density dwellings (defined by ABS as being apartment buildings of three or more storeys) in the study area at the 2021 Census.

Table 10: Projected population at average occupancy rates for high density dwellings in the study area (2021)

Unit size	Yield	Average household size*	Projected population
1 bedroom	20	1.3	26
2 bedroom	131	1.9	249
3 bedroom	50	2.8	140
4 bedroom	2	3.1**	6
Total	203	N/A	421

Source: ABS (2021), Australian Census of Population and Housing. Compiled using TableBuilder Pro.

* High density (4 or more storeys) dwellings only.

** Represents data that was not calculated due to lack of available data for 4-bedroom apartments located in the study area in 2021. As such, average occupancy has been based on a wider surrounding study area, including the Petersham - Stanmore SA2.

As shown above, there is a projected total residential population at the site of 421 residents. This should be considered a relatively conservative (i.e. over) estimate of the anticipated residential population at the proposal, as occupancy rates at any given time would likely be below 100 per cent.

Table 11 shows the projected population at the site by service age group, utilising the age breakdown of the study area identified in section 4.4 (filtered to include only residents of high-density dwellings). Though the eventual profile of residents opting to live in the proposal may differ to the profile of existing study area population profile, this is considered to present a reasonable approximation of the likely future characteristics of the resident population. The projections suggest that the population would consist of (approximately):

- 57 residents aged 17 years or under
- 132 young workforce residents
- 115 parents and homebuilders
- 45 residents aged 60 years or over.

Table 11: Projected population by service age group

Service age group	Study area proportion*	Population within proposal
Babies and pre-schoolers (0 to 4)	5.5%	23
Primary schoolers (5 to 11)	5.3%	22
Secondary schoolers (12 to 17)	2.5%	11
Tertiary education and independence (18 to 24)	8.7%	37
Young workforce (25 to 34)	31.3%	132
Parents and homebuilders (35 to 49)	27.3%	115
Older workers and pre-retirees (50 to 59)	8.7%	37
Empty nesters and retirees (60 to 69)	6.0%	25
Seniors (70 to 84)	4.2%	18
Elderly aged (85 and over)	0.5%	2
Total	100.0%	423

Source: ABS (2021), Australian Census of Population and Housing. Compiled using TableBuilder Pro.

* High density (three or more storey) dwellings only.

6.2 Indicative benchmarks for social infrastructure

In assessing the nature and level of social infrastructure need, historic practice has been to apply a population-based approach which relies on thresholds for social infrastructure provision. Recent research has revealed that such models can be limited in outer-suburban settings, where they can lead to more limited social infrastructure access in areas with lower densities, presenting risks of double disadvantage or deprivation amplification (Davern et. al., 2018). A response to addressing these issues is to apply an access-based social infrastructure model (i.e. one that is based upon access for residents rather than threshold population).

An indicative level of social infrastructure need that will arise from the proposal can be ascertained using standards from a variety of sources, as well as average servicing levels that have been derived from aggregate statistical data.

The benchmarks that govern this assessment have been adapted from a variety of sources including the NSW Government Architect, the Inner West Community Asset Needs Strategy 2021-36, the Inner West Recreational Needs Study Update 2021. and other successful social infrastructure studies in similar character areas such as the City of Parramatta Community Infrastructure Strategy. The benchmarks, as detailed in Table 12, take into consideration the existing character of the area, following a maintain and improve approach to social infrastructure provision for the community.

Table 12: Projected social infrastructure demand arising from proposal

Type	Benchmark	Existing provision (within 800m)	The proposal		Additional requirement
			Parameter	Need	
Childcare/preschool	1 place/2.48 children aged 0-4 years ²	498 places	23 people	10 places	Minor
OSHC	1 place/2.7 children aged 5 – 11 years	401 places	22 people	9 places	Minor
Library facilities	Flagship: 1/100,000+ residents Branch: 1/35,000-65,000 residents	0 libraries	421 people	0 libraries	Negligible
Community centres	District: 1/30,000 residents	1 district community centre			
	Local: 1/7,500-10,000 residents	1 local community centre	421 people	34m ²	Negligible
	Floorspace: 80sqm/1,000 residents	298m ² floorspace			
Recreational open space	1 hectare/ 1,000 residents 2–3 minutes' walk / 200m walking distance to a local park ³	20.2ha 867m ² within 200m	421 people	0.4ha	Negligible
Play space	1/2,000 people	8 playgrounds	421 people	0 playgrounds	Negligible
Sporting field	1/6,500 people (winter) 1/4,500 people (summer)	1 field	421 people	0 fields	Negligible
Outdoor court	1/2,500 people	13 courts	421 people	0 courts	Negligible

Source: Adapted from Community Asset Needs Strategy and Recreational Needs Study Update 2021, Inner West Council (2021); other sources as per footnotes.

The proposed development is expected to generate a population of approximately 421 residents at full occupancy, based on average household sizes by unit type in comparable high-density developments. This

² City of Parramatta Community Infrastructure Strategy

³ NSW Government Architect Open Space for Recreation Guide

estimate is intentionally conservative and may represent an overestimation, as not all units are likely to be occupied at maximum capacity.

While this population growth represents a significant localised increase, benchmarking and assessment exercises undertaken as part of this study suggest that the impact on local social infrastructure and services is expected to be negligible. This conclusion is based on the availability and current capacity levels of nearby services and facilities, which appear sufficient to accommodate the additional demand generated by the development.

It is noted, however, that some nearby residents have expressed concern regarding the capacity of local parks, public amenities, and community infrastructure, with perceptions that certain facilities may already be under pressure. While these concerns are acknowledged, our assessment indicates that, overall, existing infrastructure is generally capable of absorbing the additional demand associated with the proposed development.

SOCIAL IMPACT ASSESSMENT

7.0 SOCIAL IMPACT ASSESSMENT

This section details the potential social impacts to arise from the proposed development. The assessment is informed by the analysis from the previous chapters and scoping of potential impacts in alignment with the *SIA Guidelines*.

The method for the social impact assessment is described in Appendix A of this report. Each potential impact is assessed having regard for the level of impact, the likelihood of impact, and the significance of impact, and a social risk rating matrix.

7.1 Scope of the assessment

Potential social impacts are influenced by the existing situation, the proposal, and the effectiveness of any measures put in place to mitigate negative impacts and enhance positive impacts. The established social baseline is relevant as context, within which the impacts of the proposed development must be examined.

This chapter includes an assessment of matters based on their impact during the construction and operational phases of the proposal, as well as any identified mitigations and enhancements.

7.2 Way of life

Definition

Way of life refers to how people live, how they get around, how they work, how they play, and how they interact on a daily basis. It can include:

- Impacts on people's daily routines caused by construction activities and/or operational arrangements
- Impacts on people's commuting/travelling times, their experience of travel, and their ability to move around freely
- Impacts on people's experience of privacy, peace, and quiet enjoyment, especially if affected by increased noise
- Impacts on people's general experience of life in their community, especially if the project might cause a 'tipping point' of cumulative impacts on their lives (e.g. through property acquisitions, severance of communities, or major disruption during construction).

Construction

During construction, the proposal has the potential to negatively impact local residents' way of life through impacts arising from construction-related activities. This could occur (predominantly during standard working hours) through the following:

- The introduction of construction facilities
- Noise and dust arising from construction activities
- Unpleasant odours
- Increased traffic volumes and/or congestion.

In addition, on-street parking is very limited in the vicinity of the subject site, creating the potential for reduced parking availability for local residents during the construction period. These impacts need to be considered in the context of the community's concerns regarding current traffic and parking availability, which were identified in Chapter 5.0. However, it is also acknowledged that social impacts to way of life from the construction phase

of the proposed development would be temporary and limited to the duration of the construction period only. Such impacts (generally) only occur whilst works are being undertaken and would cease upon commencement of the operational phase.

Operation

Social benefits to way of life are likely to flow from additional housing being located within the area, close to services, jobs and amenities.

The proposal includes amenities designed for the enjoyment of future residents, including a landscaped communal open space at ground level, incorporating shared residential facilities such as BBQ areas, seating and grassed areas. Access to communal spaces can allow for social interaction, leisure activities, and recreational experiences on-site, thereby enhancing residents' overall well-being and quality of life.

The proposal would provide housing within close proximity to the Sydney CBD, with good access to major roads and public transport. This would provide for enhancements to way of life through by providing higher quality living environment in locations closer to services and employment.

During consultation with community members, some concerns were raised regarding potential privacy impacts and overshadowing resulting from the increased building height within a predominantly low-density area. Residents expressed apprehension about overlooking into private properties and the potential reduction in sunlight to neighbouring homes and outdoor spaces. While the development intends to address these issues through building design, including appropriate setbacks, step-backs, and landscaping to mitigate visual intrusion and maintain privacy, these measures may not fully alleviate the concerns of some nearby residents. Addressing these concerns will require careful design and ongoing engagement to balance the increased density on site with the existing community character.

Mitigation and management measures

Way of life impacts arising from construction work at the site are anticipated to be adequately managed with standard mitigation measures. These will be considered in more detail at the construction certificate stage (prior to construction works commencing at the site), wherein the following would be prepared to guide construction works:

- A Construction Management Plan
- A Construction Traffic Management Plan (that expands on the preliminary CTMP provided as part of the Transport Impact Assessment (TIA) prepared to accompany the proposal)
- A Construction Noise and Vibration Management Plan (NVMP).

Operational phase impacts to way of life through noise intrusion are anticipated to be adequately managed through the mitigation measures identified in the Noise and Vibration Impact Assessment (NVIA). Prior to issuing a construction certificate, the NVIA recommends that a detailed acoustic assessment is undertaken to ensure all cumulative noise from engineering services (including the plant room) comply with relevant requirements.

Potential overshadowing and privacy concerns associated with the increased building height will be addressed in the EIS. Typical mitigation measures include orientation and façade design to minimise overshadowing of neighbouring properties, and landscaping or screening to protect privacy. Detailed solar access modelling and design refinements have also be undertaken to ensure compliance with planning controls and minimise amenity impacts, where possible.

7.3 Community

Definition

Community refers to the composition, character, cohesion, function, and sense of place that people experience. There are several aspects to community impacts, including:

- **Composition:** impacts on demographic characteristics and community structure. Can be changed by in-migration and out-migration over time, including the presence of newcomers and loss of longer term residents or sections of the community. Also inflow/outflow of temporary residents, e.g. during construction.
- **Character:** impacts on a community's shared identity and attributes, and natural and built features that people value. Can be affected by changes to buildings, vegetation, landscapes, land uses/industries, or land ownership and management.
- **Cohesion and function:** impacts on social connections, interrelationships, networks and interactions, trust and cooperation, participation in community activities and institutions, and the potential for harmony or conflict. Lack of cohesion can result in social dislocation, alienation, division, dispossession, tensions, impoverishment, and crime.
- **Sense of place:** impacts on feelings of belonging in a place, or identity with a place, which may derive from cultural or historical connections.

Construction

Construction activities have the potential to impact upon the community's sense of place. For this proposal, it is not considered that the proposed construction activities would impact or interfere with any community groups.

Operation

The operation of the proposal may have community impacts, due to on-site population increase and land use change post-development. The proposal would introduce approximately 421 residents to the site, and thus a newer population may affect any current social cohesion, networks and interactions. However, the area is in transition, with increasing growth and development.

Sense of place would be changed by the development of medium-to-high-density apartment buildings on a site that currently contains 1-4 storey warehouse buildings. This has the potential to impact the community by affecting sense of place and neighbourhood atmosphere.

During community engagement, some residents expressed concern that the proposed development is inconsistent with the village-like character of the area and that it would result in the loss of local heritage. Preference was noted for adaptive reuse of the existing building to retain its historic and visual significance, including its scale and form. The proposal involves the removal of the existing warehouse building, previously occupied by the Cyclops Toy Factory. It is acknowledged that this may impact community perceptions of local identity and heritage value. As such, the proposal includes the part re-use of the factory for Building A. This will involve the retaining the brick façade for the lower four storeys for Building A.

A Historical Archaeological Assessment (HAA) prepared by Austral Archaeology found that the existing warehouse construction has likely already removed earlier archaeological evidence associated with former residential use on the site. Austral Archaeology found that the remaining archaeological resource does not meet heritage significance criteria at either the local or state level. While the proposal will result in the loss of the current building and remaining archaeological resources, these are assessed as having limited heritage significance. The HAA provides management and mitigation recommendations, and the proposed works are considered acceptable from a heritage perspective. Overall, while the development may be perceived as a

change to the area's character, it is not expected to result in significant heritage impacts based on expert assessment.

Mitigation and management measures

Recommendations provided in the HAA are summarised below.

- An unexpected finds strategy should be implemented in the event that historical archaeological relics are found during undertaking of works.
- Should the proposed development be altered significantly from designs and specifications outlined in the HAA, then a reassessment of heritage / archaeological impacts may be required
- A copy of the HAA report should be lodged in the local history section of the local library and maintained by Heritage NSW.

7.4 Access

Definition

Access refers to how people access and use infrastructure, services and facilities, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or groups. It includes impacts on how people use roads and other access routes; severance, restrictions, and/or improvements in access. It also includes the impacts of a project (including project-related transport) on pedestrian routes and people's access to schools, medical services, community services, and businesses.

Construction

During construction, a range of access-related impacts are anticipated that may affect both local residents and community services. Construction vehicles, including heavy trucks and deliveries, will use the existing local road network to access the site. Combined with increased vehicle numbers from construction workers commuting to and from the area, this could result in higher traffic volumes, especially during peak hours. Community engagement feedback highlighted concerns about increased congestion, blocked streets, and the limited capacity of residential roads to handle additional traffic.

Normal access routes could also be temporarily disrupted. These changes may affect both vehicle and pedestrian access throughout the neighbourhood, potentially causing inconvenience to residents, local businesses, and service providers. In particular, detours or footpath closures may reduce accessibility for vulnerable groups such as children, older adults, or people with mobility issues.

Parking availability was raised as a concern in survey responses. It was noted in feedback that streets already experience constrained on-street parking, and the presence of construction workers and vehicles could increase demand further.

Construction activities also present a minor risk of short-term disruptions to utility services (such as electricity, gas, or water) during construction, which could affect local households or businesses. These are typically well-managed through coordination with service providers and are not expected to cause major long-term issues.

Operation

The proposal's operation would have a range of access impacts for the social locality.

The site is in a highly accessible location, in proximity to a light rail station, bus stops and major road routes. As such, development would place more local residents in proximity to destinations such as work, education and retail.

The social infrastructure needs assessment undertaken in section 6.2 indicated that the area surrounding the site is well serviced by education, community, healthcare and open space facilities. Some district-level facilities are also just outside the 800m radius used for the assessment, including the Leichhardt Library and Leichhardt Park Aquatic Centre. As noted in section 3.3.3, the site is adjacent to a pocket park with playground facilities, and less than 400m from a district-level park (Pioneers Memorial Park). The site is also within a priority area for open space provision (long-term investigation) as identified in the Inner West Local Housing Strategy (2021). Operational phase impacts to access arising from increased demand or reduced availability of social infrastructure are therefore considered to be unlikely.

Some community concerns were raised during public consultation regarding traffic and on-street parking, particularly around the perceived lack of parking in surrounding streets. In response, the proposed development will provide 241 on-site parking spaces, comprising:

- 224 residential spaces
- 17 visitor spaces
- 2 car share spaces.

This parking provision is expected to accommodate normal parking demand on-site, thereby protecting the amenity and accessibility of local streets for surrounding residents.

Traffic and access impacts during the operational phase are expected to be minimal. SIDRA modelling, undertaken by Traffix Traffic Consultants and outlined in the TIA, assessed six key intersections near the site. The modelling, based on a 2024 base case and a 2024 base case plus development scenario, found that all intersections currently operate at a Level of Service 'A', and are expected to continue operating at this high-level post-development. Additional traffic generated by the proposal is therefore expected to have negligible impact on the existing road network.

Mitigation and management measures

Should the proposal be approved, a finalised version of the preliminary CTMP would be developed, and any recommendations implemented prior to construction works commencing at the site. Prospective mitigation measures based on the preliminary CTMP include:

- Construction vehicle movements will be minimised/avoided during peak hours where possible
- Construction worker parking would not be provided on site, with workers encouraged to travel to the site via public transport
- Staged delivery scheduling to avoid peak traffic times (e.g. school drop-offs, commuter peaks)
- Alternative pedestrian/cyclist routes would be established if partial footpath closure surrounding the site is required.
- Community notification and engagement about upcoming disruptions, detours, or traffic changes

With regard to operational interruptions to services and utilities, it is recommended that, during construction, the builder work proactively to provide advanced notice of any services/utilities disruptions, should any occur.

7.5 Culture

Definition

Cultural impacts refer to both Aboriginal and non-Aboriginal culture, including shared beliefs, customs, values, and stories, and connections to country, land, waterways, places, and buildings. Specifically, it encompasses impacts on people's values, customs, and beliefs associated with (or embedded in) the site or locality, e.g. as secondary effects of changes to scenic quality, landforms, or water flows. Strengthening of community values and culture through project design elements. There are also potential intangible cultural impacts, particularly concerning Aboriginal cultural heritage, with risks of 'cultural or spiritual loss' (i.e., loss or diminution of traditional attachment to the land or connection to country, or loss of rights to gain spiritual sustenance from the land).

Construction

Construction activities have the potential to impact on community and culture through impacts to Aboriginal and/or historic heritage during construction. This can occur directly, through disturbance of archaeological items or changes to the physical fabric of heritage items, or indirectly through impacts to the context of a heritage item or intangible changes that affect the cultural significance of a location.

To assess potential risks to Aboriginal culture and heritage values, Anprisa commissioned Austral Archaeology to provide Cultural Heritage Due Diligence Advice for the site. The assessment found that the study area is highly impacted by its urban setting and has undergone significant disturbance. A site inspection identified no Aboriginal artefacts, and there is no potential for culturally modified trees, as all existing trees were planted in the latter half of the 20th century. Additionally, the absence of sandstone outcrops eliminates the likelihood of rock shelters or rock art being present. Overall, Austral Archaeology indicates that the site displays low Aboriginal archaeological sensitivity, and the potential for cultural heritage impacts during construction is considered low.

In terms of non-Aboriginal heritage value, Austral assessed the study area and identified varying levels of historical archaeological potential, due to its development for residential and industrial use starting in the 1860s. Two key historical phases were noted:

- Phase 1: Early Land Grants and the Elswick Estate (1790–1862) – Low archaeological potential.
- Phase 2: Residential Subdivision and the Leichhardt Brickworks (1862–1904) – Low to moderate archaeological potential.

Although the proposed development may impact potential archaeological remains, these are not expected to meet the threshold for local heritage significance. This is due to the low likelihood that any findings would hold research value.

Operation

The operational phase of the proposal is unlikely to cause social impacts to culture. Given the findings of the Cultural Heritage Due Diligence assessment, including the absence of identified artefacts, culturally modified trees, or other heritage features, there is little risk of ongoing cultural disruption.

While the operational phase of the development is not expected to impact cultural values, the project team has adopted a Connecting with Country Framework to ensure cultural sensitivity and inclusivity are embedded in the design and ongoing use of the site. This Framework was informed by meaningful consultation with members of the local Aboriginal community, including a Walk on Country, where discussions highlighted the importance of interpreting the natural landscape and aligning design elements with Country. Suggestions from attendees included incorporating motifs and decorative features that reflect the surrounding hills and waterways, as well as prioritising native planting. Nurseries such as Wildflower and IndigiGrow were recommended for their expertise in supplying and advising on appropriate native species. Additionally, Uncle Bob suggested

incorporating a smoking ceremony, not only as part of a Welcome to Country, but as a way to spiritually cleanse the site prior to development.

Mitigation and management measures

Whilst impacts to culture are considered unlikely to arise from the proposal, the following measures may be implemented:

- Incorporate native planting, with species specific to the local area
- Engage nurseries such as Wildflower and IndigiGrow for plant supply and/or cultural planting advice
- Interpret natural landscape features (e.g. hills and waterways) through design motifs or decorations
- Undertake a smoking ceremony prior to construction
- Implement an Unexpected Finds Protocol
- Implement a Human Remains Procedure
- Continue engagement with Aboriginal stakeholders throughout design and delivery.

With regard to non-aboriginal heritage, an unexpected finds procedure is recommended.

7.6 Health and wellbeing

Definition

Health and wellbeing concerns both physical and mental health, especially for those who are highly vulnerable to social exclusion or substantial change, plus wellbeing of individuals and communities.

This includes health impacts and well-founded concerns/fears about health impacts associated with noise, dust, odour, vibration, lighting, and toxic materials. It also includes:

- Stress, anxiety, and uncertainty – or hopes – about a project, about changes to adjacent uses, and about cumulative change to a neighbourhood
- Psychological stress and fears/hopes for the future. Potential impact of the project on social behaviours such as alcohol/drug use, domestic or other violence
- Impacts of project elements on ability to sleep, people's general health and wellbeing, and overall community health.

Construction

The proposal could have potential health and wellbeing impacts on neighbouring residents, workers and pedestrians during construction activities. These may arise from noise and vibration, dust migration, vehicle movements and general loss of convenience associated with the works

In addition, health and wellbeing impacts could occur as a result of increased and altered vehicle movements and changes to pedestrian access routes. This includes the potential for construction-related traffic to disrupt pedestrian movement, block existing footpaths, and increase the risk of conflict between heavy vehicles and pedestrians. Construction activities may also result in the temporary loss or redirection of pedestrian footpaths, reduced visibility, and potential hazards from construction materials or debris encroaching into public areas.

Further, the concentration of construction equipment and site activities in close proximity to residences and workplaces may contribute to reduced local air quality and increased stress or anxiety among nearby occupants, particularly vulnerable groups such as children, older persons, or those with pre-existing health conditions.

Any such impacts to health and wellbeing are expected to be temporary and localised to the immediate vicinity of the site. It is anticipated that a Construction Management Plan (CMP) would be required as a condition of the construction certificate.

Operation

An increased population on-site would add to local levels of activity on site, including the movement of additional people traffic. Although the presence of a higher on-site population would add to more private car movements on local streets (with attendant safety and general health risks, including through the real or perceived risk of speeding, pollution and other related factors), there could also be positive impacts of people moving through the neighbourhood. In particular, the circulation of people through public spaces has a passive benefit for social and mental health, due to creating circumstantial encounters and contributing to a social public realm. There could, however, be minor health and wellbeing impacts through development generating noise and activity, disturbing sleep or lifestyles for surrounding residents.

Developments can increase or decrease perceived and actual safety. Our investigation of crime data (refer to section 4.6) revealed crime hotspots for a range of offence types within the vicinity of the site. However, further analysis suggested that overall, crime occurred in the area surrounding the site at a generally lower rate than the Inner West LGA as a whole. It is considered unlikely that the proposal would contribute to increased rates of crime in the area. Once operational, the site would complete a transformation from warehouses to residential buildings, increasing the level of activity and visual amenity of the site and its surrounds. This would contribute to improved passive surveillance, and could increase perceived safety.

Aspects of proposed development could also affect the health and wellbeing of both existing and future residents due to noise. Identified in the NVIA, sources of noise include mechanical services equipment and waste collection activities. To minimise these impacts, the NVIA recommends that all plant and equipment be acoustically treated. Waste collection noise is expected to be similar to existing levels and is not anticipated to significantly increase mental health or wellbeing risks.

Mitigation and management measures

A final CTMP and NVMP are typically required as a condition to proceed with construction. These are recommended to ensure that potential impacts are mitigated so as not to excessively impact surrounding residents and businesses. It is also recommended that these plans include processes for addressing issues and concerns from nearby residents and businesses in a timely and transparent way, with a nominated point of contact and clear timeframe for resolution.

7.7 Surroundings

Definition

Impacts to surroundings can include access to, and use of, services that ecosystems provide, public safety and security, access to and use of the natural and built environment, and its aesthetic value and amenity. It extends to impacts on:

- Anything provided by the environment and that is useful for people (e.g. food and clean water supply, flood or fire defences)
- Safety of pedestrians, children, drivers, and cyclists
- Levels of crime and violence, perceptions of crime, safety, and security (especially for women)
- Loss or enhancement of public spaces
- The perceived quality and uses of a natural or built area, including the valued features, soundscape, and aesthetics of a place and how people use or appreciate it.

Construction

During construction, some activities may impact upon the ability of the local community, visitors, and passers-by to access and enjoy their natural environment. The site would host construction equipment and machinery,

hoardings, materials and stockpiles, and so on. This would represent a temporary change over the present nature of the site, impacting residents at surrounding properties and regular passersby during the construction period.

Operation

Once operational, the proposed development could impact the surrounding area through changes to local character, increased traffic, demand on infrastructure, and altered amenity. Community feedback highlighted concerns around the scale and height of the development, including potential overshadowing, loss of privacy, and views from nearby homes. Some residents perceived the proposal as inconsistent with the established character of the area and raised concerns about increased pressure on roads, parking, green space, and public transport. While the proposed landscaping and built form aim to enhance the streetscape, it will be important to ensure the design and ongoing management of the site responds sensitively to the context and supports integration with the surrounding neighbourhood.

The site is zoned R1 and is therefore expected to be redeveloped for residential purposes. Retaining the lower levels of Building A will help maintain a sense of familiarity within the surrounding area.

Mitigation and management measures

Impacts to surroundings during the construction phase would be managed using standard measures such as temporary screening and hoarding. These would be detailed in a comprehensive CMP to be prepared prior to the commencement of construction works at the site.

Relevant management plans would be prepared to guide operations at the site and would include measures to minimise impacts of building activities to surrounding residents and businesses enjoyment of their surroundings.

Operational impact mitigation measures could include maintaining a design and materials palette that reflects the surrounding built form and character and implementing graduated building heights to reduce bulk and visual dominance near surrounding residential properties. Additionally, in order to address any overlooking concerns for surrounding residents, the use of privacy screens, louvres or planning on any balconies or windows facing neighbouring dwellings should be considered.

7.8 Livelihoods

Definition

A person's livelihood is their capacity to sustain themselves, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits. It can include change in livelihood from new employment and business opportunities (positive), or from disruption during construction (negative). For Aboriginal people, it also includes rights to land and to gain spiritual and cultural sustenance from the land. The proposal could affect the local and regional economy both during construction and operation. The extents of economic effects are discussed in the following section.

Construction

The construction of the proposal would be expected to have short and long-term benefits with respect to construction employment and the purchase of materials. Local businesses may also benefit from increased construction-related trade, in direct and indirect expenditure. The construction industry has strong linkages with other sectors, so its impact on the economy goes further than the direct contribution of construction.

Construction noise and vibration may indirectly result in temporary social impacts through changes to operating environments and amenity, however this would be limited to during the construction period.

Operation

During operation, the proposal has the potential to support people's ability to sustain themselves, by adding to private dwelling supply (including affordable housing). This would give people a place to live, and may have benefits for housing costs, through the cumulative effects of additional housing supply and diversity.

Mitigation and management

None required.

7.9 Decision making systems

Definition

Decision making systems concerns whether people:

- Experience procedural fairness
- Can make informed decisions
- Have power to influence decisions
- Can access complaint, remedy and grievance mechanisms.

It concerns matters like the capacity of affected people to influence project decisions, including elements of project design and:

- Extent to which they can navigate large amounts of technical material and make informed decisions
- Effectiveness of engagement mechanisms at enabling all groups (especially vulnerable or marginalised groups) to participate in the assessment process. Levels of trust in the rigour and impartiality of the assessment process
- Extent to which people feel empowered to determine their futures, including after a project closes
- Opportunities for people to have a say in the project's community investment decisions
- Accessibility and effectiveness of complaint and remedy procedures/mechanisms.

Construction

During the construction process, there is a potential for people to feel as though they may have limited opportunities to provide input during the planning and assessment phase. To address this, the local community and agencies and organisations have been provided opportunities to provide feedback prior to SSDA submission. An in-depth overview of the engagement process is provided in Chapter 5.0, and in the Engagement Report prepared to accompany the SSDA submission.

Operation

During operation, the proposal has the potential to support people's ability to sustain themselves, by adding to private dwelling supply (including rental dwellings, of which there is a current shortage). This would give people a place to live, and may have benefits of cumulative effects of additional supply and diversity.

Mitigation and management

A CMP should be implemented at the construction phase. The CMP should outline how neighbours would be engaged with during and in the lead up to the construction phase. This should provide for triggers to notify neighbours of disruptive construction activity. It would also nominate a single point of contact for neighbours with issues or concerns.

Relevant management plans should be prepared as required for the operation of the proposed development, which should identify a transparent process for resolving complaints by neighbours and community members.

This process should be transparent, with clear timeframes for resolution of matters, as well as a clear system tenant management where tenants are breaching the agreed code of conduct.

7.10 Evaluation of impacts

This section draws on the above findings to predict the likely social impacts arising from the proposal. The impact assessment tables provided below identify impacts in accordance with the social impact categories described earlier in this chapter. The tables provide:

- A description of identified impacts
- An assessment of impact significance (in accordance with the framework outlined in Appendix A)
- Mitigation and/or enhancement measures
- Residual impact significance ratings.

7.10.1 Construction

The table below draws on the above sections to predict the likely social impacts arising from the proposal during the construction phase.

Table 13: Social impact evaluation and mitigation response – construction

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
Way of life				
Prolonged noise, dust, and vibration from construction may disrupt daily routines, particularly for residents working from home, shift workers, or schools nearby.	Possible + Moderate = Medium	None identified	- Prepare a final CMP Plan/CTMP prior to construction works commencing at the site and develop mitigations to address any identified impacts. - Truck loads, stockpiles and skip bins to remain be covered and implementation of dust suppression techniques, including regular watering of exposed surfaces and unpaved roads - Potential to erect temporary sound barriers around construction site, especially near sensitive receptors	Possible + Minor = Medium
Changes to access arrangements and increased traffic may impact way of life and wellbeing for the local community during construction works.	Possible + Moderate = Medium	- Ensure access to properties is maintained throughout construction phase - Maintain or provide alternate access routes for pedestrians and road vehicles.	- Prior to construction works commencing at the site, implement a CTMP. - Prior to construction works commencing at the site, develop a final Construction Management Plan that addresses property and footpath access.	Possible + Minor = Medium
Community				
Potential strain on community facilities (e.g. parking, footpaths, gathering spots) due to contractor presence.	Possible + Moderate = Medium	None identified	- If possible, provide portable amenities (e.g. toilets, lunch shelters) for contractors to reduce strain on community resources. - As per preliminary CTMP, ensure footpaths remain accessible with clear signage and temporary detours if necessary.	Possible + Minimal = Low
Accessibility				
Temporary footpath closures or diversions reducing walkability and access for pedestrians, especially the	Possible + Minor = Medium	None identified	Footpaths to remain accessible at all times during construction, where possible. Pedestrians have right of way at all times.	Possible + Minimal = Low

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
elderly, people with disabilities, and parents with prams			All vehicles are not to obstruct any pedestrian crossings or footpaths.	
Impacts to local traffic network due to construction and worker vehicle movements.	Possible + Minor = Medium	None identified	Prior to construction works commencing at the site, implement the final CTMP.	Possible + Minimal = Low
Access restrictions to neighbouring driveways or private properties	Possible + Minor = Medium	None identified	As per preliminary CTMP, neighbouring properties are to have their vehicular and pedestrian accesses maintained at all times over the course of construction	Possible + Minimal = Low
Construction activity could cause temporary interruptions to essential infrastructure access, such as gas, electricity, water, sewerage, and telecommunications.	Possible + Minimal = Low	None identified	Prior to construction works commencing at the site, develop a CTMP that addresses utility and infrastructure access.	Possible + Minimal = Low
Reduced availability of on street parking from increase workers on site.	Possible + Likely - = High	None identified	- Workers will be encouraged to utilise public transport at induction meetings, noting the proximity of bus services and the Leichardt North Light Rail Station - Limited on-site car parking will be made to certain trades over the course of the construction period. - Any on-site parking would be prioritised to construction employees who carpool (carshare) or require access to specialised equipment, in order to minimise the impact on the surrounding streets. - As the on-site basement car parks are constructed, workers/trades will be able to utilise these areas as well.	Possible + Moderate = Medium
Culture				
Potential impact on community and culture through changes to historic items.	Possible + Minimal = Low	None identified	Implement an unexpected finds protocol prior to the commencement of any works at the site and provide all workers with an induction outlining the relevant procedures and requirements.	Possible + Minimal = Low
Health and wellbeing				
Changed access arrangements could decrease pedestrian amenity and impact safety in the area surrounding the site.	Unlikely + Moderate = Medium	None identified	- Prior to construction works commencing at the site, implement a Construction Traffic Management Plan. - Pedestrian access surrounding the site will be safely managed during all hours of construction.	Possible + Minor = Medium

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
			B-Class hoarding to be installed along William Street and North Street.	
Risk to pedestrians and surrounding residents from construction-related debris or building materials obstructing footpaths or public areas.	Possible + Moderate = Medium	None identified	No building materials shall be placed, dumped or left on any Council Road or footpath area at any time, with footpaths to remain in a safe condition or use by pedestrians at all times	Possible + Minimal = Low
Surroundings				
Potential impacts to surroundings for neighbouring residents through changes to visual amenity associated with the proposed development.	Almost certain + Moderate = Medium	Utilise temporary screening and hoarding.	Prior to construction works commencing at the site, a comprehensive Construction Management Plan would be prepared and would include approaches to mitigating impacts to surroundings.	Almost certain + Moderate = Medium
Livelihoods				
Improvements to livelihoods of local residents through the generation of jobs on-site during the construction period.	Almost certain + Minor (positive) = Medium (positive)	None required	None required (positive)	Almost certain + Minor (positive) = Medium (positive)
Temporary negative impacts on nearby small businesses (e.g. cafes, retail) due to noise, dust, reduced foot traffic, or blocked access	Possible + Moderate = Medium	None identified	- All neighbouring properties are to have their vehicular and pedestrian accesses maintained at all times over the course of construction. - If at any time, the accesses to the neighbouring properties are obstructed, temporary access arrangements will be provided to the satisfaction of the occupants and Council	Possible + Minor = Medium
Decision-making systems				
Residents at the site or neighbouring properties may be impacted through a perceived inability to influence decisions made regarding the future of the site, provide feedback or complaints regarding the proposal, or if previously identified issues are not addressed.	Possible + Minor = Medium	SSDA public exhibition and consultation process.	- Prior to construction works commencing at the site, a CMP would be prepared that provides mechanisms to raise and resolve issues. This may include a communications plan and provision of contact details - A broad community engagement process has been undertaken alongside the preparation of the proposed development, affording a range of opportunities for the local community and other stakeholders to provide feedback on the proposal.	Possible + Minimal = Low

7.10.2 Operation

The table below draws on the above sections to predict the likely social impacts arising from the proposal during the operational phase.

Table 14: Social impact evaluation and mitigation response – operation

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
Way of life				
Improved way of life for future residents as a result providing new dwellings, allowing them to live in a high-quality development with strong accessibility to public transport, jobs and daily needs.	Almost certain + Moderate (positive) = High (positive)	None required	None required (positive)	Almost certain + Moderate (positive) = High (positive)
Potential amenity impacts to surrounding residents (after hours noise)	Possible + Moderate = Medium	None identified	- Use noise-reducing building materials (e.g., acoustic glazing, insulation) within the proposed building. - Enforce quiet hours for shared outdoor/common areas. - Limit use of rooftop or communal spaces after certain hours. - Design bin storage and waste collection areas away from sensitive residential interfaces.	Possible + Minor = Low
Change in neighbourhood character due to increased density, activity, and building height/scale.	Almost certain + Moderate = High	None identified	- Use façade treatments and landscaping to soften visual impact and enhance street integration. - Retain and enhance street trees and public realm elements to maintain neighbourhood feel. - Ensure active frontages and pedestrian-friendly design to support local character. - Development to provide a mix of dwelling types to reflect existing housing diversity.	Almost certain + Minor = Medium
Community				
Impacted social cohesion, networks and interactions, due to development introducing new residents to the site	Possible + Moderate = Medium	Provision of on-site spaces that can be accessed by the existing community, such as open space	- Design communal spaces (e.g., gardens, lounges) to encourage resident interaction - Promote inclusive design ensuring accessibility and engagement for all demographics. - Incorporate mixed housing types to support diverse social groups and affordability.	Possible + Minor = Medium

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
Impacted sense of place and neighbourhood atmosphere due to scale of development	Almost certain + Moderate = High	Adaptive reuse as part of the design	- Use architectural design, materials, and colours that reflect local character. - Incorporate local artwork, signage, or heritage references into the development.	Likely + Moderate = High
Accessibility				
Additional residents may increase demand for services	Possible + Moderate = Medium	Provision of community facilities, or related contributions, as part of development	Development is proposed for a site that is well-served by social infrastructure, reducing the potential for strain on such facilities.	Possible + Minor = Low
Potential for increased traffic around the site to impact access along the surrounding transport network	Likely + Major = High	- Provision of adequate car and bicycle parking on-site - Locating development near active and public transport routes	- Provision of on-site resident and visitor parking to reduce pressure on local streets - Encourage sustainable transport modes (e.g., provide secure bike parking, end-of-trip facilities) - Offer public transport information to residents to reduce private vehicle dependency.	Likely + Moderate = High
Provision of residential housing in a location with strong access to work, education, retail and services	Almost certain + Moderate (positive) = High (positive)	Design that integrates development into active/public transport networks	None required (positive)	Almost certain + Moderate (positive) = High (positive)
Culture				
Changed neighbourhood cultural identity due to high-density development	Possible + Moderate = Medium	Use of design cues that reinforce local character, including adaptive reuse of existing buildings	- Incorporate local cultural elements into the building's design (e.g. materials, motifs, art). - Provide flexible community-use spaces that can support local events, workshops, or cultural activities. - Retain or reference historically or culturally significant site features where possible in the design.	Possible + Minor = Medium
New public art or cultural motifs (if included in design may enhance cultural visibility and recognition of local Aboriginal heritage)	Almost certain + Minor (positive) = Medium (positive)	None required	None required (positive).	Almost certain + Minor (positive) = Medium (positive)

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
Health and wellbeing				
Improvements to health and wellbeing through the provision of new dwellings within a high-quality development, offering improved building performance.	Almost certain + Minor (positive) = Medium (positive)	None required	None required (positive)	Almost certain + Minor (positive) = Medium (positive)
Benefits to physical health associated with providing residential accommodation nearby public transport infrastructure and services, encouraging active transport usage.	Almost certain + Moderate (positive) = High (positive)	None required	None required (positive)	Almost certain + Moderate (positive) = High (positive)
Increased local crime due to on-site densification	Unlikely + Moderate = Low	Incorporation of crime prevention through environmental design (CPTED) elements into building designs	- Balconies overlooking public spaces would add to site activation and passive surveillance, potentially decreasing per-capita crime. - Secure car parking in basement is provided	Unlikely + Moderate = Low
Operational noise and activity disturbing sleep and lifestyles for surrounding residents	Possible + Moderate = Medium	Use of noise and vibration attenuation measures	- Use soundproofing materials (e.g., glazing, acoustic insulation) in apartments - Design and locate mechanical equipment away from residential boundary / sensitive receivers where possible.	Possible + Moderate = Medium
Surroundings				
Social benefits would flow from landscaping at the site from the proposal. These would benefit existing and future residents at the site, as well as residents in the neighbouring area.	Almost certain + Minor (positive) = Medium (positive)	None required	None required	Almost certain + Minor (positive) = Medium (positive)
Potential for worsened perceptions of surroundings due to the presence of new development and perceived change to the area	Almost certain + Moderate = High	Use of high-quality building design and construction	- Use quality materials and landscaping to enhance visual appeal - Provide well-maintained green spaces and public areas around the development - Maintain cleanliness and upkeep of the development's external areas during operation.	Almost certain + Moderate = High

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
Perception that the development is too large and not in keeping with the area's character.	Likely + Moderate = High	None identified	The visual impacts of the proposed development were analysed in relation to the visual context and assessed for their likely impact upon the local area and upon specific residential properties	Possible + Moderate = Medium
Concern from neighbouring residents regarding reduced sunlight and overshadowing.	Likely + Moderate = High	None identified	Considerate design has been given to setbacks at the rear of the site to ensure that access to sunlight into the site and to adjoining sites is valued and retained.	Possible + Moderate = Medium
Concern from residents, raised during consultation, that the proposed development is visually intrusive and does not blend with existing architecture.	Likely + Moderate = High	None identified	- The design has been refined to integrate with the existing architecture through complementary materials, colours, and landscaping, ensuring the development blends harmoniously with its surroundings. - The retention of significant portions of the existing building that makes up the character of the site, ensures that elements of the established and existing character of built form on the site is retained.	Possible + Moderate = Medium
Privacy concerns arising from increased building height and overlooking into neighbouring properties.	Likely + Moderate = High	None identified	Design measures have been incorporated, such as strategic building setbacks, screening and window placement to protect privacy while maintaining a thoughtful and functional design.	Possible + Moderate = High
Livelihoods				
Social benefit to livelihoods through provision of additional housing in a location with good access to existing employment opportunities.	Almost certain + Moderate (positive) = High (positive)	None required	None required (positive)	Almost certain + Moderate (positive) = High (positive)
Benefits to local business owners and workers through an increase in retail spending in the local area by on-site residents.	Almost certain + Minor (positive) = Medium (positive)	None required	None required (positive)	Almost certain + Minor (positive) = Medium (positive)
Decision-making systems				
Residents at the site or neighbouring properties may be impacted through a perceived or actual inability to provide feedback or complaints regarding the	Likely + Moderate = High	None identified	Prior to operations commencing at the site, determine a strategy for communication and provision of contact details to address relevant complaints.	Possible + Moderate = Medium

Detail	Evaluated	Standard measures	Project-specific mitigation measures	Residual impact significance
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proposal, or if previously identified issues are not addressed.

ENHANCEMENT, MITIGATION AND RESIDUAL IMPACTS

8.0 ENHANCEMENT, MITIGATION AND RESIDUAL IMPACTS

The proposal is likely to generate a range of social impacts and benefits. This section contains a summary of the resultant benefits and residual impacts arising from the proposal and the implementation of mitigations discussed in the previous chapter.

The proposal would result in a range of social benefits, including:

- Improved access to employment through the generation of construction-related jobs.
- Delivery of additional, well-located, and high-quality housing, which would significantly benefit way of life, accessibility, health and wellbeing, and local livelihoods.
- Improved quality of life for future residents through the opportunity to live in a high-quality, residential development with strong accessibility to public transport, employment, and daily services.
- Enhanced cultural visibility and recognition of local Aboriginal heritage through the potential inclusion of public art or cultural motifs within the site design.
- Benefits to the surrounding community through improved landscaping, contributing to visual amenity and a more pleasant and attractive local environment.
- Social benefits to livelihoods through the provision of additional housing in a location with convenient access to existing employment opportunities and community infrastructure.
- Inclusion of affordable housing, representing 5% of dwellings, which would enhance community diversity and support the way of life of key workers and lower-income residents who may otherwise be unable to afford housing in the area. This could help retain local workers and strengthen community cohesion.
- Additional people on site would allow for increased surveillance and movement to provide eyes on the street, potentially resulting in improved safety outcomes.

The proposal could also result in social impacts including:

- Temporary disruption to way of life, health and wellbeing due to increased noise, dust, and general construction activity, which may affect the amenity and comfort of nearby residents and workers.
- Increased traffic volumes on local roads (during both construction and operation) could impact accessibility and way of life for surrounding residents, workers, and visitors, however the required parking is accommodated on site.
- Heightened demand for local social infrastructure, particularly childcare and community services, as a result of additional residents moving into the area
- Potential reduction in perceived agency and community participation, if residents or neighbouring properties feel unable to raise feedback or complaints during construction or operation. Maintaining clear and transparent communication channels will be important to mitigate this impact.
- Short-term visual and amenity impacts associated with construction activity, including temporary hoardings, machinery, and reduced walkability around the site, which may affect the experience of nearby residents and visitors.
- Perceived or actual impacts on privacy, solar access, and visual amenity for surrounding residents due to the proposed building's greater height and scale compared to existing development on the site and within the immediate locality.
- Concerns regarding overdevelopment and changes to local character, particularly if the development is viewed as being inconsistent with the prevailing built form or density of the area. These perceptions can influence community satisfaction, sense of place, and local identity.
- Changes to neighbourhood views or outlook that could alter how people experience their homes and community environment.

Despite these potential negative social impacts identified, following the application of mitigation and management measures, negative social impacts were generally assessed as having a relatively low level of residual impact significance. Construction phase mitigation and management measures include:

- Implementation of a CMP and CTMP to manage noise, dust, and traffic impacts.
- Use of temporary screening and hoardings to minimise disruption and visual impacts for surrounding residents and pedestrians.
- Maintenance of a complaints register and stakeholder engagement process to ensure affected residents receive advance notice of disruptive activities and have a clear avenue to raise concerns.
- Implementation of an unexpected finds protocol, consistent with the recommendations of the ACHA.
- Cultural heritage protections, including an unexpected finds protocol, to be implemented as per ACHA recommendations.

Operational phase mitigation measures include:

- Incorporation of design elements to reduce privacy and overshadowing impacts, such as appropriate building setbacks, window placement, and landscaping buffers.
- Incorporation of architectural and facade treatments that respect local character and reduce perceptions of overdevelopment.
- Ongoing engagement with residents and businesses to address any post-occupation concerns related to building management, amenity, or traffic movements.

CONCLUSION

9.0 CONCLUSION

This report considered and assessed the potential social impacts arising from the proposed 16 storey shop top housing development at 40-76 William Street, Leichhardt. The proposal incorporates 203 residential dwellings including a mixture of 1–4-bedroom units. The below provides a summary of the findings of the SIA.

Key changes

The proposal will involve the following key changes:

- Will provide for increased housing choice and mix within Leichhardt and the Inner West Local Government Area;
- Is intended to provide a high-quality redevelopment of the site, and will maintain and enhance the character of William and North Streets;
- Will include landscaping which will enhance the site and create a high amenity environmental for residents and visitors;
- Five per cent of the total gross floor area to be dedicated to affordable housing for a minimum of 15 years. In doing so, the proposal will increase the number of in-fill affordable housing within Leichhardt and the Inner West more generally.
- The proposed development contributes to housing diversity within Leichhardt through the provision a range of unit sizes (1-4 bedrooms).
- The proposal has taken into account the development potential of adjacent and surrounding lots to ensure proportionate uplift can be achieved across the immediate area, the site and the adjoining properties.

Social infrastructure

HillPDA have reviewed social infrastructure provision in the social locality, utilising best-practice provisioning benchmarks outlined in the NSW Government Architect, the *Inner West Community Asset Needs Strategy 2021-36*, the *Inner West Recreational Needs Study Update 2021*, and other accepted social infrastructure studies in similar areas such as the *City of Parramatta Social Infrastructure Strategy*. This benchmarking exercise revealed that the incoming population associated with the proposed residential development is likely to have a minimal impact on demand for social infrastructure services. The site is located within proximity to existing provision, including green spaces within 400 and 800m, as well as access to medical centres, childcare facilities and other social services. These findings suggest that the existing social infrastructure is generally sufficient to support the anticipated population growth.

Community engagement

A range of community engagement activities were undertaken to inform the development of the proposal including with government agencies, the local community, and representatives of the Aboriginal community. The local community provided feedback on a range of areas, including concerns, comments and compliments. Overall, it is considered that any concerns can be adequately addressed in the EIS. Further, given that strategic planning has identified the site and surrounding areas for high-density mixed-use development, changes to the surroundings are considered to be generally within stakeholder expectations.

Agencies such as Inner West Council and relevant service providers were also contacted as part of the consultation process. Their feedback has been incorporated into the Engagement Report, prepared by HillPDA under a separate cover. Further feedback from agencies and organisations is also expected following exhibition.

Potential impacts

The proposed development is expected to deliver a range of social benefits, primarily through the provision of additional, well-located housing across diverse tenure types within a metropolitan centre. Its proximity to services, jobs, and amenities is likely to enhance residents' quality of life. The inclusion of communal landscaped open space and a design that responds to the surrounding context will further support social well-being and contribute positively to the area's evolving character.

However, some negative social impacts are anticipated. Construction activities may result in increased noise, traffic, and safety concerns, particularly from commuting workers and vehicle movements during peak hours. There is also concern about operational impacts, including increased traffic, on-street parking pressure, visual change, overshadowing, and ongoing noise. Technical reports suggest these impacts can be managed through appropriate mitigation and planning controls.

Community feedback raised concerns that the development, particularly the replacement of the Cyclops toy factory with medium, to high-density apartment buildings, would alter the area's sense of place, diminish its village-like character, and lead to a loss of local heritage. A preference was expressed for the adaptive reuse of the existing warehouse to retain its historical significance and form.

Overall, while the proposal may result in some residual negative impacts, these are generally considered to be manageable. If the mitigation measures outlined in this SIA and other technical reports prepared to accompany the EIS are implemented, the development is considered to have social merit.

APPENDIX A : SIA METHOD

The approach to conducting this SIA reflects current industry best practice including DPHI *SIA Guideline*.

The SIA aims to scope, assess, and enhance or mitigate potential positive and negative impacts that may arise from the project. The method for this SIA is divided into three phases as shown in Figure 16 below.

Figure 16: The SIA process



Source: HillPDA, DPHI (2025), *Social Impact Assessment Guideline*.

A.1 Defining social impacts

A social impact can be defined as the net effect of an activity on a community and the wellbeing of individuals and families. Figure 17 outlines the types of social impacts, according to the *SIA Guideline*.

Figure 17: Types of social impact

<i>way of life</i>	how people live, how they get around, how they work, how they play, and how they interact each day
<i>community</i>	composition, cohesion, character, how the community functions, resilience, and people's sense of place
<i>access</i>	how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation
<i>culture</i>	both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings
<i>health and wellbeing</i>	physical and mental health, especially for those who are highly vulnerable to social exclusion or substantial change, plus wellbeing of individuals and communities
<i>surroundings</i>	ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity
<i>livelihoods</i>	people's capacity to sustain themselves through employment or business
<i>decision-making systems</i>	the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms

Source: Adapted from DPHI (2025), *Social Impact Assessment Guideline*.

A.2 Scoping

Social impacts arising from a development may be positive, negative, or cumulative. Table 15 presents the types of outcomes of impact scoping undertaken for the project. The table identifies high level key impact areas for detailed investigation, that may be affected by the project.

Table 15: Types of social impacts

Type of impact	High level scoping of issues
Negative social impacts	Negative social impacts may include: - decreased amenity during construction programs affecting local business livelihoods - increase in dust or noise impacts affecting community health and wellbeing and surroundings - alterations to traffic routes reducing people's ability to move around in their community, in turn affecting community health and wellbeing - land use changes that affect sense of place and community character and people's sense of place inducing a sense of cultural loss for Aboriginal people.
Positive social impacts	Positive social impacts are equally important, with assessment including the positive social consequences of change (e.g. improved public health resulting from increased public space, greater access to areas of importance to the community), rather than simply stating the change itself. Be careful to assess positive impacts impartially and not to overstate or understate them. Positive social impacts may include: - improved livelihoods from increased jobs and business opportunities - improved public/community health and wellbeing and surroundings - stronger sense of place and community cohesion through community investment or development of shared infrastructure - community development initiatives, capacity building and stronger community institutions.
Cumulative social impacts	Cumulative social impacts can arise from project activities (such as dust and noise), or project resource needs (e.g. skilled labour, housing or water) in combination with those of other relevant future projects. The most effective way to assess cumulative social impacts is to consider them from the viewpoint of those experiencing them. The Department's Cumulative Impact Assessment Guidelines for State Significant Projects complements this guide and can also be used to inform the SIA and EIS assessment.

Source: HillPDA, DPHI (2025), *Social Impact Assessment Guideline*.

A.3 Evidence base

To assess the social impacts accurately, an SIA must also provide an accurate assessment of the social baseline of the project surrounds. The social baseline study describes the social context in the social locality *without* the project. This means that the existing surrounds of the project must be considered through the collection of data to establish benchmarks against which the impacts of the project can be assessed. The social baseline is provided in Chapter 4.0.

To establish this social baseline, HillPDA has conducted a desktop review of the available information provided by the proponent, as well as research conducted with a high degree of impartiality using trusted, industry-standard sources to inform our understanding of relevant demographic and social trends.

A.4 Incorporating EIA elements

Several related technical studies are generally incorporated into the EIS. The findings from these studies should be reviewed to help identify any potential social impacts. This SIA has considered possible impacts arising from noise and traffic, which are examined in greater detail in the NVIA and the TIA prepared to support the EIS.

Similarly, an Economic Impact Assessment (EIA) can help identify potential benefits to local livelihoods, such as increased employment opportunities and growth in Gross Value Added (GVA), during both the construction and operational phases of the project. Where possible, HillPDA reviews and incorporates these technical reports in the preparation and development of the SIA.

A.5 Predicting, analysing and evaluating impacts

The impact assessment framework presented in this report identifies and evaluates changes to the social baseline resulting from the project. This includes the assessment of positive, negative, and cumulative impacts, as detailed in Chapter **Error! Reference source not found.**

As part of the scoping process, the likelihood of social impacts arising from each identified matter is assessed. Matters found to have potential social impacts are then subject to further evaluation.

In line with the guidelines, likely social impacts are assessed without considering mitigation or enhancement measures, and each impact is assigned a significance rating. This evaluation is supported by clear evidence to ensure it is impartial and robust. Evidence sources include:

- Outcomes of stakeholder engagement
- Relevant social research
- Findings from environmental studies
- Professional and expert experience.

The likelihood of a potential impact is a primary element of considering each social impact and its risk rating. The criteria used to determine the likelihood of any potential impact are described in Table 16.

Table 16: Likelihood of impact

Likelihood	Description
Almost certain	Definite or almost definitely expected
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote possibility

Source: DPHI (2025), *Social Impact Assessment Guideline Technical Supplement*

The magnitude of a potential impact is a key consideration to determine a risk rating. In determining the magnitude of a potential impact there are five key characteristics that must be considered. These are shown below in Table 17.

Table 17: Dimensions of social impacts

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

Source: DPHI (2025), *Social Impact Assessment Guideline Technical Supplement*

Table 18 below identifies the overall magnitude level of impact rating.

Table 18: Magnitude of impact

Magnitude	Description
Minimal	No noticeable change experienced by people in locality.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.

Magnitude	Description
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time or affecting many people in a widespread area.
Transformational	Substantial change experienced in community wellbeing, livelihood, amenity, infrastructure, services, health and/or heritage values; permanent displacement or addition of at least 20% to a community.

Source: DPHI (2025), *Social Impact Assessment Guideline Technical Supplement*. Adapted from Esteves A.M.et. al. (2017)

Potential impacts identified in the scoping process are analysed based on the nature of the impact and its predicted severity. The resulting impacts are assigned a level of significance in line with Table 19.

Table 19: Social impact significance matrix

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

Source: Adapted from DPHI (2025), *Social Impact Assessment Guideline Technical Supplement*

A.6 Responses

Where social impacts are identified, appropriate measures must be proposed to mitigate negative impacts and enhance positive ones. For negative impacts, the preferred approach is to avoid or minimise harm by amending the project design or delivery. If avoidance is not possible, effective mitigation strategies should be implemented. For positive impacts, actions should be identified to retain, enhance, and ensure equitable distribution of benefits within the affected community.

All proposed measures should clearly specify what will be done, where and when it will occur, and how it will be implemented, monitored, and maintained. Measures should be:

- Tangible – can be measured
- Relevant – will alter the impact
- Deliverable – within the control of the proponent to implement
- Enduring – effective for the duration of the impact.

The SIA Guideline encourages involving affected communities in the identification, design and delivery of mitigation measures. Once mitigation or enhancement measures are established, the significance of impacts, both positive and negative, should be re-evaluated to determine the expected residual impact. Table 13 and Table 14 evaluate identified impacts during the construction and operational phase and reevaluate considering the implementation of suggested mitigation measures.

Where appropriate, mitigation and enhancement measures may be delivered through other environmental or operational management plans and should be clearly cross-referenced in the Environmental Impact Statement.

A.7 Preparing a Social Impact Management Plan

Where complex social impacts are identified that can't be fully managed through standard mitigation or enhancement measures, a Social Impact Management Plan (SIMP) should be included in the Social Impact Assessment (SIA). The SIMP must outline the desired outcomes, monitoring indicators for each impact, and can be implemented after project approval.

A SIMP may be a condition of project approval and must usually be approved by the Department. The SIMP should:

- Confirm or update the social baseline and impact assessment
- Refine measures to manage, monitor, and enhance social impacts
- Explain how unexpected impacts will be handled
- Describe how community feedback will be gathered and used
- Include monitoring and auditing details (e.g., indicators, baseline values, triggers, stakeholders, responses).

The SIMP may also include commitments required during construction and operation, and cross-reference related plans (e.g., employment or workforce accommodation plans).

A.8 Engagement

Respectful, inclusive, and meaningful engagement is a key part of the impact assessment process. Rather than undertaking new engagement specifically for this Social Impact Assessment (SIA), Chapter 5 summarises the engagement activities and outcomes documented in the standalone Engagement Report, prepared to accompany the EIS. This approach ensures that the findings from previous engagement meaningfully inform the SIA, while avoiding duplication.

APPENDIX B : AUTHOR DECLARATION

The *Social Impact Assessment Guideline for State Significant Projects* (SIA Guideline) prepared by the Department of Planning, Housing and Infrastructure requires authors of SIAs to provide a declaration. The required declaration is provided below.

Declaration by Alexander Peck

This Social Impact Assessment (SIA) relates to a mixed-use development proposed by Anprisa for the construction of a residential flat building including 03 residential apartments, 5% of which are to be dedicated as affordable housing. at 40-76 William Street, Leichhardt. The proposal incorporates 154 residential dwellings including a mixture of 1–4-bedroom units.

This SIA has been prepared to accompany the State Significant Development Application for the project (SSD-119545240) and to address to issued SEARs.

The SIA was completed on 13 May 2026.

It is my opinion that the SIA contains all relevant information as specified in the *Social Impact Assessment Guideline for State Significant Projects*.

I understand the legal and ethical obligations set out in the SIA Guideline and confirm that none of the information in the SIA is false or misleading.

I satisfy the requirements for lead authors of SIAs as set out in the SIA Guideline as follows:

- Qualifications: Bachelor of Science, Bachelor of Social Science, Master of Planning
- Experience: Six years preparing Social Impact Assessments
- Professional memberships: Member of Planning Institute of Australia



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APPENDIX C : SIA REVIEW QUESTIONS

Appendix C of the *Social Impact Assessment Guideline for State Significant Projects* sets out review questions. This appendix indicates where the required information sits within this report.

Table 20: SIA review questions and relevant report section

	Impact area	Section
General		
1	Does the lead author meet the qualification and experience requirements?	Yes, Appendix B.
2	Has the lead author outlined their qualifications and experience in SIA and provided a signed declaration?	Yes, Appendix B.
3	Would a reasonable person judge the SIA to be impartial, transparent and suitably rigorous?	Yes, HillPDA has been engaged as an independent expert and Appendix A details the approach taken.
Project's social locality and social baseline		
4	Does the SIA define and justify the social locality based on the spatial extent of expected impacts?	Yes, Chapters 3.0 and 4.0.
5	Does the SIA identify and describe the social context/locality including different social groups likely to be affected by the project?	Yes, Chapters 3.0 and 4.0.
6	Does the SIA identify and describe all the built or natural features that have value or importance for people, and explain why people value those features?	Yes, Chapters 3.0 and 4.0.
7	Does the SIA identify and describe historical, current, and expected social trends or social changes for people in the locality, including their experiences with this project and other major development projects?	Yes, Chapters 3.0 and 4.0.
8	Does the social baseline study present data relevant to the social impacts, supported by relevant literature and a diversity of relevant views and likely experiences?	Yes, Chapters 3.0 and 4.0.
9	Does the social baseline study demonstrate applied social-science research methods and explain any significant methodological or data limitations?	Yes, the method and approach for preparing the SIA is described in Appendix A.
Identification and description of social impacts		
10	Does the SIA adequately describe likely social impacts from the perspectives of how people may experience them, and explain the research used to identify them? When undertaken as a part of SIA scoping and initial assessment, has the plan for the SIA been detailed?	Yes, the precautionary principle is applied in Chapter 7.0.
11	Does the SIA apply the precautionary principle to identifying social impacts, and consider how they may be experienced differently by different people and groups?	Yes, the design of the engagement approach is summarised in Chapter 5.0.
12	Does the SIA describe how the preliminary social impact analysis has influenced project design?	Yes, Chapter 5.0.
Community engagement		
13	Were the extent and nature of engagement activities appropriate and sufficient to canvass views of those most affected, including those of vulnerable or marginalised groups?	Community engagement outcomes and project refinements/responses are described in Chapter 5.0.
14	Have the views, concerns and insights of affected and interested people influenced both the project design and the impact assessment, management and monitoring?	Yes, Chapter 5.0
Predicting and analysing social impacts		
15	Does the SIA impartially focus on the most important social impacts to people at all stages of the project, without any omissions or misrepresentations?	Yes, Chapter 7.0.
16	Does the SIA analyse the distribution of both positive and negative social impacts, and identify who will benefit and who will likely experience greater costs because of the project?	Yes, Chapter 7.0.
17	Does the SIA identify its assumptions, and include sensitivity analysis and alternative scenarios? (including 'worst- case' and 'no project' scenarios where relevant)	Yes, Chapter 7.0.

Impact area		Section
Evaluating significance		
18	Do the evaluations of significance of social impacts impartially represent how people in each identified social group can expect to experience the project, including any cumulative effects?	Yes, Chapters 7.0
General		
19	Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?	Yes, however no significant impacts to vulnerable groups have been identified.
Responses, monitoring and management		
20	Does the SIA propose responses that are tangible, deliverable, likely to be durably effective, directly related to the respective impact(s) and adequately delegated and resourced?	Yes, Chapters 7.0 and 8.0.
21	Does the SIA demonstrate how people can be confident that social impacts will be monitored and reported in ways that are reliable, effective and trustworthy?	HillPDA has been engaged as an independent expert. Evidence presented here is from impartial sources.
22	Does the SIA demonstrate how the proponent will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?	The SIA identifies the need to monitor and manage potential social impacts across the construction and operational phases of the proposed development. This is outlined in Chapters 7.0 and 8.0.

Disclaimer

1. This report is for the confidential use only of the party to whom it is addressed ("Client") for the specific purposes to which it refers and has been based on, and takes into account, the Client's specific instructions. It is not intended to be relied on by any third party who, subject to paragraph 3, must make their own enquiries in relation to the issues with which this report deals.
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4. This report and its attached appendices are based on estimates, assumptions and information provided by the Client or sourced and referenced from external sources by HillPDA. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. HillPDA presents these estimates and assumptions as a basis for the Client's interpretation and analysis. With respect to forecasts, HillPDA does not present them as results that will actually be achieved. HillPDA relies upon the interpretation of the Client to judge for itself the likelihood of whether these projections can be achieved or not.
5. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.
6. This report does not constitute a valuation of any property or interest in property. In preparing this report HillPDA has relied upon information concerning the subject property and/or proposed development provided by the Client and HillPDA has not independently verified this information except where noted in this report.
7. This report is expressly excluded from any reliance for mortgage finance purpose or any lending decisions. Furthermore, this report is not intended to be relied upon for any joint venture or acquisition / disposal decision unless specifically referred to in our written instructions.
8. HillPDA makes no representations or warranties of any kind, about the accuracy, reliability, completeness, suitability or fitness in relation to maps generated by HillPDA or contained within this report.



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