

Social Impact Assessment

The Timberyards by RTL Co.

Multiple Lots Bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street

Submitted to NSW Department of Planning, Housing and Infrastructure

Client: Varsity Assets Management Pty Ltd (Developer) on behalf of RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property Trust ('RTL Co').



'Gura Bulga'

Liz Belanjee Cameron

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



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

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

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

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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This document has been prepared by:

Isabelle Best; Solomon Charles	19 December 2024
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This document has been reviewed by:

Lucy Band	19 December 2024
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Executive Summary

This Social Impact Assessment (SIA) has been prepared on behalf of Varsity Assets Management Pty Ltd (Developer) on behalf of RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property Trust ('RTL Co.') (**the Applicant**) to support a State Significant Development Application (SSDA) for the proposed *Timberyards* development. The SSDA (SSD-76927247) seeks consent for a diverse rental housing precinct comprising build-to-rent (BTR), co-living and affordable housing. The precinct development comprises seven buildings ranging from eight to thirteen storeys, with open space that includes a pocket park, through site links and communal open spaces.

Project vision

RTL Co. aim to deliver Sydney's premier neo-industrial residential neighbourhood - a global benchmark for imaginative urbanism. The Timberyards aims to seamlessly integrate diverse residential offerings into the distinctive character of Marrickville, fostering a sense of pride among residents and the local community. The project will deliver a wide range of rental living solutions, complemented by recreation spaces and local retail, all underpinned by Connection to Country and environmentally sustainable design principles.

Strategic policy drivers for the proposal

The proposal aligns with key social drivers and federal, state and local policies and strategies. This includes contributing to the National Housing Accord and consequently Inner West Council housing targets, aligning with Inner West Council's priority for delivery of new housing and retention of cultural production space and supporting retention of those on low and low-moderate incomes to stay living in the Inner West.

It also aligns with the desired future character of the Victoria Road Precinct to foster the transition of industrial uses to other light and creative industries to improve the amenity of the Precinct, while retaining employment opportunities.

Social Impacts Assessed

An assessment of the social impact categories, as defined within the Social Impact Assessment Guideline (NSW, DPE, 2023) has been undertaken with consideration to the issues identified through the baseline analysis. Each material impact has been appraised in terms of the significance of the impact, based on the likelihood and magnitude of the change experienced by the community.

This assessment has identified social benefits with a residual **Very High, High and Medium (positive) impact rating** related to increased supply of rental housing including affordable rental housing, increased provision of community spaces, services and open space to alleviate pressure on local infrastructure, improved utilisation and safety of Wicks Park, supporting the local creative economy, recognition and celebration of Aboriginal culture and new employment opportunities.

It also assessed some potential impacts related to pressure on social infrastructure and local schools, relocation of on-site businesses and residents, potential increased traffic and reduction in on street parking, potential changes to views, outlook and solar access for immediate neighbours due to the introduction of more density on site and potential cumulative changes to the local character of Marrickville. Impacts can be mitigated through measures outlined in this report and relevant technical studies and further SIA recommendations provided below. After mitigation, the social impacts have a residual rating of **High** (temporary) for construction impacts, and **medium to low/neutral for all other impacts**.

Recommendations

The following additional recommendations are made for consideration by the project to enhance the social benefit and further mitigate identified impacts:

- Ensure family friendly design of spaces such as supporting social and play opportunities in outdoor and indoor spaces and providing a place that feels welcoming for families and children.
- More broadly, it is recommended that Inner West Council works with the Department of Education to understand impacts on local school capacity in the area due to cumulative impacts of rezoning in the area.
- Integrate publicly accessible open spaces onsite with the surrounding open space network (Wicks Park) using wayfinding and landscape cues to increase open space utilisation.
- Provision of BTR lease options that maximise liveability, including:

- Lease terms of at least 3 years to BTR residents, in line with Treasurer's Guidelines. This will provide greater housing security for tenants and build long term connections within the local community.
- Consideration of flexible lease conditions e.g. allow pet ownership and minor interior alterations such as paint colours and wall hangings.
- Consideration of housing affordability in setting rental prices for the future BTR apartments.
- Prepare a site wide operational management plan to ensure open space and indoor and outdoor communal spaces are well managed and cared for.
- Implement a schedule of regular events for the ground floor court and plaza spaces such as community markets or the like to enhance the use and activation at the ground floor level and encourage social interaction. Events and programming should include opportunities for the wider community not just residents of the development.
- As discussed with Inner West Council, work with the cultural and creative sector to determine the types of artist studio spaces that are in demand to ensure that it is meeting need.
- To promote local economic benefit, efforts should be made to support local procurement within the site, including local artists, retailers and other services. A local procurement strategy is recommended during construction and operation.
- Recommend offering current residents renting dwellings on site priority access to BTR accommodation once development is completed.
- Recommended establishing a 1800 community number where during the construction phase wherein incidents relating to traffic and parking can be reported and addressed by the site management team.

1.0 Introduction

This Social Impact Assessment (SIA) has been prepared on behalf of Varsity Assets Management Pty Ltd (Developer) on behalf of RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property Trust ('RTL Co.') (**the Applicant**) to support a State Significant Development Application (SSDA) for the proposed *Timberyards* development. The SSDA (SSD-76927247) seeks consent for a diverse rental housing precinct comprising build-to-rent (BTR), co-living and affordable housing. The precinct development comprises seven buildings ranging from eight to thirteen storeys, with open space that includes a pocket park, through site links and communal open spaces. Specifically, consent is sought for the following:

- Site preparation (including remediation), demolition and bulk excavation for basement parking;
- Residential accommodation (shop top housing, residential flat buildings and mixed use buildings) that includes BTR, co-living and affordable housing;
- Retail premises on the ground floor within the MU1 zoned land and extending up to 25m into the R4 zoned land;
- Publicly accessible recreation area (pocket park) and through site links;
- Neighbourhood shop (within the R4 zoned land);
- Associated landscaping and public domain works; and
- Augmentation of, and connection to, existing utilities as required.

A detailed description of the proposal is provided in the Environmental Impact assessment (EIS) by Ethos Urban. The development is declared State Significant by virtue of being a BTR development on land in Greater Sydney with an Estimated Development Cost (EDC) of greater than \$50 million, with the tenanted component representing greater than 60% of the EDC (Schedule 1, *State Environmental Planning Policy (Planning Systems) 2021*).

1.1 Project vision

RTL Co. aim to deliver Sydney's premier neo-industrial residential neighbourhood - a global benchmark for imaginative urbanism. The Timberyards aims to seamlessly integrate diverse residential offerings into the distinctive character of Marrickville, fostering a sense of pride among residents and the local community. The project will deliver a wide range of rental living solutions, complemented by recreation spaces and local retail, all underpinned by Connection to Country and environmentally sustainable design principles.

1.2 Approach

The SIA has been prepared in accordance with the following documents:

- NSW Department of Planning and Environment (DPE) Social Impact Assessment Guideline for State Significant Projects as updated in February 2023 ('the SIA Guideline').
- *Technical Supplement – SIA Guideline February 2023*.

The report has regard to relevant federal, state and local policy frameworks and strategic drivers, in particular the SIA Guideline.

The SIA draws on the analysis of the current and forecast social conditions of the defined study area/s, along with details of the proposed development, to assess its likely social impacts. It also draws on the outcomes of community consultation that has been specially undertaken to inform the SIA.

The purpose of this report is to analyse the potential social impacts that may arise from the development, during construction and operational phases. It subsequently recommends appropriate social mitigation and benefits optimisation measures.

1.3 SEARs Reporting

The SIA has been prepared in response to the SEARs issued for the project on 12 November 2024 (SSD-76927247).

Item	SEARS Requirement	Relevant Section of this Report
21.0	<u>Social Impact</u> Provide a Social Impact Assessment that: - is prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i> - is targeted and proportionate to the project's context and likely impacts.	Sections 3.0 – 9.0

1.1 Qualifications of Report Authors

The SIA Guideline requires authors are 'suitably qualified persons' who hold appropriate qualifications and have relevant experience in social science or related areas. The lead author's qualifications, experience and demonstrated understanding of social impacts is outlined below.

Name: Lucy Band

Date the SIA was completed: 19 December 2024

I confirm the SIA contains all relevant information, and understand my legal and ethical obligations, and that none of the information in the SIA is false or misleading.

Signed: 

Name of Lead Author: Isabelle Best

Date the SIA was completed: 19 December 2024

I confirm the SIA contains all relevant information, and understand my legal and ethical obligations, and that none of the information in the SIA is false or misleading.

Signed: 

Table 1 **SIA Authors' Qualifications**

Author	Expertise/Qualifications
Lucy Band Director, Social Strategy	<i>BA Communications, MA Environmental Management, Grad Dip Urban and Regional Planning, MPIA, SIMNA, IAP2</i> Lucy is an industry leading social planner with over 10 years' experience working in the built environment sector and has contributed to city shaping projects across Australia and the UK. Lucy has led social impact assessments in line with the Social Impact Assessment Guidelines for State Significant Projects.
Isabelle Best Principal, Social Strategy	<i>BCPlan, Grad Cert Social Impact (current), MPIA, SIMNA</i> Isabelle has 7+ years' experience in the social and urban planning profession. She has led many social impact assessments for various projects across NSW, and is highly experienced in identifying social impacts, crafting social impact mitigation measures, and undertaking targeted social impact engagement activities.
Solomon Charles Senior Urbanist, Social Strategy	<i>BA-Hons (Human Geography)</i> Solomon has 2 years of experience in social science research focusing on urban social sustainability and has worked on numerous SIAs for SSDA projects.

2.0 Methodology

The SIA has been prepared in accordance with the following documents:

- NSW Department of Planning Housing and Infrastructure (DPHI) Social Impact Assessment Guideline for State Significant Projects as updated in February 2023 ('the SIA Guideline').
- *Technical Supplement – SIA Guideline February 2023*

The purpose of this report is to analyse the potential social impacts that may arise from the development, during construction and operational phases. It subsequently recommends appropriate social mitigation and enhancement measures.

Social impacts vary in their nature and can be positive or negative, tangible or intangible, physically observable, or psychological (fears and aspirations). Social impacts can be quantifiable, partly quantifiable or qualitative. They can also be experienced or perceived differently by different people and groups within a community, or over time.

2.1 Social Factors for Assessment

The SIA Guideline classifies social impacts using a suite of social factors, which forms the core basis of this assessment.

Table 2 Social factors

Way of life How people live, get around, work, play and interact with one another each day	Community Its composition, cohesion, character, how it functions, resilience, and people's sense of place	Accessibility How people access and use infrastructure, services and facilities (private, public, or not-for-profit)	Livelihoods Including people's capacity to sustain themselves through employment or business
Health and wellbeing People's physical, mental, social and spiritual wellbeing – especially for people vulnerable to social exclusion or substantial change, psychological stress	Surroundings Access to and use of natural and built environment, including ecosystem services (shade, pollution control, erosion control), public safety and security, as well	Culture Both Aboriginal and non-Aboriginal - people's shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings	Decision-making systems The extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.

2.2 Assumptions

Assumptions applied to complete this SIA include:

- The key findings of the background studies and technical reports are accurate.
- Socio-economic data for each study area accurately reflects the community demographic profile.
- Outcomes of the community consultation and engagement undertaken to date accurately reflect community views.
- All potential social impacts to the local community and special interest groups that can reasonably be identified have been included in this report.

3.0 Site Context and Proposed Development

3.1 Subject Site

The Cadigal people are the Traditional Custodians of the Country where the project is located.

The site is known as the 'Timberyards', located in Marrickville within the Inner West Local Government Area (LGA). The site comprises 39 lots with legal identification listed in the table below, and has a total area of 22,770m² or, for the purpose of calculation of floor space, an area of 22,770sqm (excluding the SP2-zoned Victoria Road widening land, which is within the site boundary). The site is located within Precinct 47: Victoria Road in the *Marrickville Development Control Plan 2011* (MDCP 2011). The site is primarily contained in the Timber Yards sub-precinct of Precinct 47, with the lots fronting Victoria Road falling within the Victoria Road Corridor sub-precinct.

The site is approximately 700m walking distance to the newly opened Sydenham Metro Station, with 7-minute travel time to the Sydney CBD.

The site currently comprises primarily industrial and light industrial uses, with residential dwellings to a minor portion of the site on Farr Street (western boundary) and Victoria Road (eastern boundary). The site also has frontage to Sydenham Road to the south and Mitchell Street to the north (and encompassing a small lane off Mitchell Street).

The site's locational context is shown at Error! Reference source not found. and aerial site map shown in Error! Reference source not found..



Figure 1. Site context map

Source: Ethos Urban



Figure 2. Aerial site map

Source: Nearmap, Ethos Urban

3.1.1 Surrounding Context

Broadly, development surrounding the site comprises a medium density, mixed use typology with a range of residential and mixed use uses in buildings of varying heights, styles, and ages. Given the changing nature of Marrickville land surrounding the site is subject to ongoing planning, construction, and overall urban renewal. An example of this can be seen at Wicks Place – a 12-storey mixed use development located on the opposite (eastern) side of Victoria Road to the site.

3.1.2 Transport and Access

Like previously mentioned, the proposal is located approximately 700m walking distance northwest of Sydenham Railway Station which is located on the Illawarra Line and provides local rail services, links to the city and onward connections for regional services. The site is near a number of bus services which travel to Sydney CBD.

The site is bounded by the following roads:

- **Victoria Road** is a Regional Road functioning as a sub-arterial road aligned in a north-south direction along the eastern boundary of the site. It is a two-way road generally configured with one travel lane and one parking lane in each direction.
- **Sydenham Road** is a State Road that functions as a collector road providing an east-west connection between Sydenham and Petersham. It is a two-way road generally configured with one traffic land and one parking lane in each direction.
- **Farr Street** is a local road and runs north-south along the western boundary of the site.
- **Mitchell Street** is a local road running east-west along the northern boundary of the site.

3.2 Proposed Development

The proposed SSDA will seek approval for a rental housing precinct development comprising Build to Rent housing (BTR), co-living housing, affordable housing retail and public and private recreation areas. The proposal will include the following key components:

- Demolition and site preparation works;
- Construction of 7 buildings ranging from 8 to 13 storeys;
- Construction of a basement car park, plant and storage areas with primary access from Mitchell Street;
- 599 BTR apartments (including 115 affordable)
- 589 co-living dwellings;
- 2,041m² of retail floor space;
- Communal areas for residents on site;
- Landscaping, publicly accessible open space, and communal open space; and
- Extension and augmentation of infrastructure and services as required.

An extract of the proposed concept is provided at **Figure 3**.



Figure 3. Proposed massing and primary use locations

Source: Turner

4.0 Social Locality

This section provides an overview of the subject site and its current social context, in relation to a defined social locality or ‘area/s of social influence,’ reflecting geographies of primary and secondary social impact. The baseline analysis assesses the existing social characteristics of the community within the identified study area/s to better understand the potential community characteristics and specific communities that may experience impacts as a result of construction and operation of the proposal.

It describes the following:

- Community profiles – key demographic characteristics including age, income, employment, cultural and linguistic diversity, household structure, relative levels of advantage and disadvantage, and transport and access, including journey to work travel patterns.
- Community assets – both tangible (social infrastructure) and intangible (human and social capital, community cohesion, community values and connection to place).

4.1 Social Locality Definition: Area/s of Social Influence

For the purposes of the SIA, social localities have been defined, taking into consideration the need to factor in both local social impacts and those likely to occur on a broader scale. The areas of social influence have been determined for the proposal based on the consideration of:

- The construction activities and operational uses of the proposal.
- The likely scale and extent of potential direct and indirect impacts and benefits of the proposal on the social factors identified in the SIA Guideline. This includes indirect impacts that are generally less tangible and more commonly relate to matters such as community values, identity and sense of connection to place.
- Cumulative impacts that may impact affected communities as a result of other transport, construction and major urban renewal processes underway within or proximate to the corridor or localities.
- The potentially affected built or natural features that have social value or importance located on or near the construction sites, and the social characteristics of the areas likely to be affected by the proposal, as informed by the social baseline study and other technical assessments that inform the EIS.
- The community and stakeholder groups that would be most likely affected by the direct and indirect impacts, based on stakeholder and community engagement activities, and other available information sources.

Based on the above, this assessment has considered the following ‘areas of social influence’ as shown in **Table 3**.

Table 3. Social Locality Definition

Study Area	Relevance to SIA	Definition in this SIA
Social locality – primary (PSL)	• Likely to be localised social impacts relating to the immediate surrounds of the site, for example impacts associated with the construction of new buildings (i.e., amenity values, access, noise, air quality) • Longer term impacts such as potential noise, light, traffic and/or increased activity in the area may occur within the close proximity to the proposed development	The PSL incorporates the immediate residents, businesses and social infrastructure (Wicks Park) that are likely to experience localised impacts during construction (for example noise, dust, vibration, and traffic) and operation (for example overshadowing, visual impacts, and increased traffic).
Social locality – secondary (SSL)	• Understand the broader impacts and benefits that the proposed development will likely have on the surrounding community	The SSL encompasses an area where future tenants are likely to be coming from when looking for rental housing in that zone as well as social infrastructure, services, facilities, and employment.

These social localities are shown over the page in **Figure 4**.

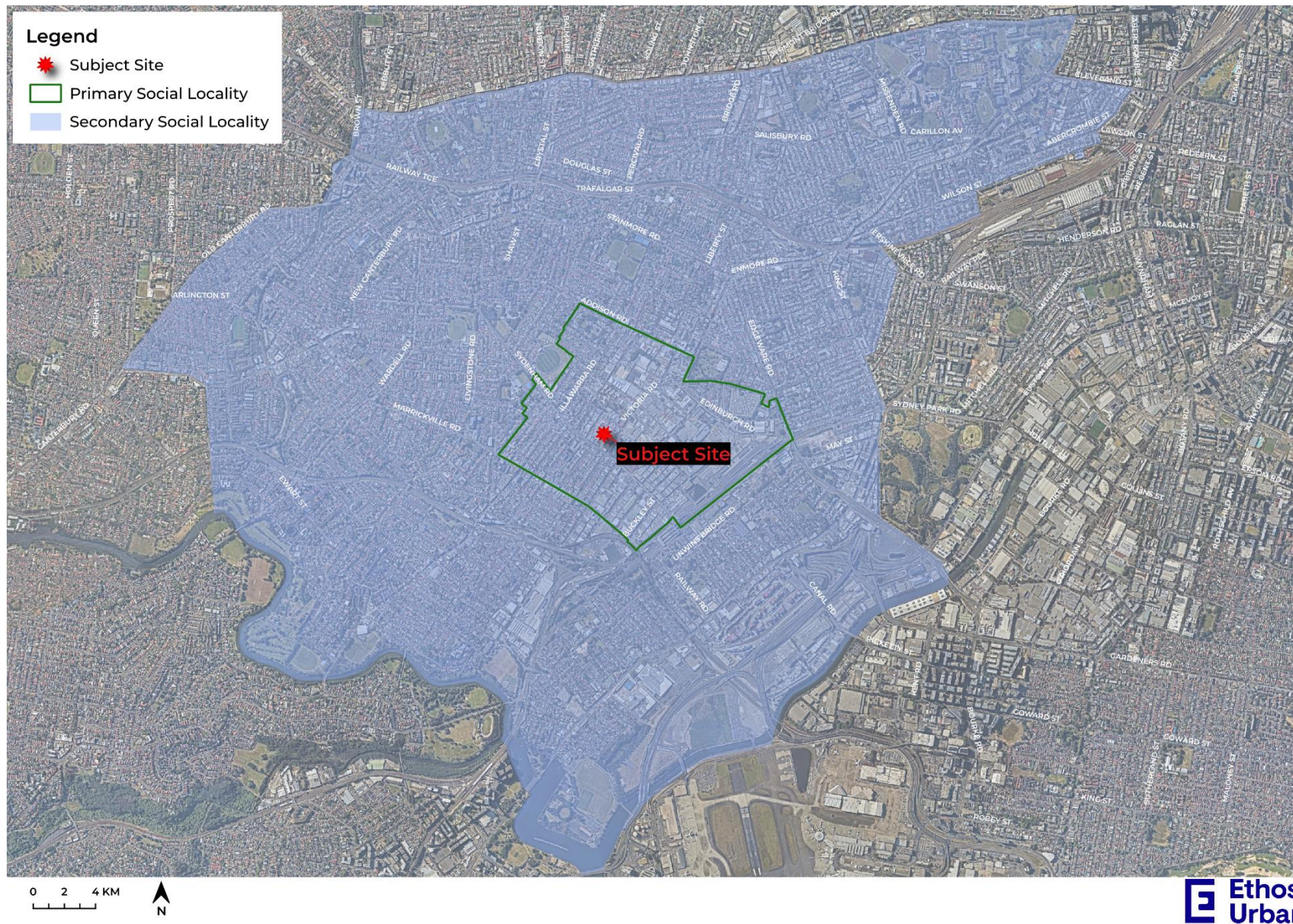


Figure 4. Social localities

5.0 Social Baseline

The social baseline describes the existing social context without the project. This is an important tool to understand how a community currently lives, the level of potential need, and that community's capacity to adapt to changes arising from a proposal.

To understand the social baseline within the social areas of influence, a range of data sources have been reviewed including local and state planning strategies, and the ABS Census 2021.

Section highlights:

- Delivery of new housing and retention of cultural production space is a priority for Inner West Council.
- Council benchmarks indicate that high density dwellings should be located within 200m of open space.
- Residents of the social localities are more likely to be renting than the population across Greater Sydney.

5.1 Strategic Policy Context

The following section identifies the key social drivers for this site, based on a review of the key federal, state and local policies and strategies.

Table 4 Strategic Policy Drivers

Policy theme	Key implications for impact assessment	Source
Housing	• As a commitment to the National Housing Accord, the NSW Government has a target of delivering 377,000 new, well-located homes across the state by 2029. The Inner West Council has a 5-year target of 7,800 new homes. • It is a Council priority to "provide a diverse mix of housing typologies, sizes and tenures that cater to the needs of people at all stages of their lives" (pg. 38, Housing Strategy). • "The displacement of very low- and low-income households, including of key workers, is reducing social diversity in the Inner West. Unless effective measures are put in place to increase the supply of affordable housing, social diversity within the Inner West LGA will continue to deteriorate" (pg. 61, Housing Strategy). • The loss of lower income and younger workers on low-moderate incomes is identified as a key issue within the Inner West Affordable Housing Policy.	• National Housing Accord (Australian Government, 2022) • Our Inner West Housing Strategy (IWC, 2020) • Affordable Housing Policy (IWC, 2020)
Culture and creativity	• Council identifies that "music and performance venues and artist run initiatives have... historically thrived in Inner West industrial areas..." (pg. 18, Cultural Strategy). It is understood that Council intends to maintain a supply of affordable cultural production spaces, partly through the protection of industrial employment lands. • The desired future character of the Victoria Road Precinct is to "create a vibrant hub for Marrickville's creative industries that complements the existing arts and cultural premises in the Chapel Street Sub-precinct and the proposed Sydenham Station Creative Hub in the adjacent precinct" (pg. 6, Victoria Road DCP).	• Creative Inner West Cultural Strategy (IWC, 2022) • Victoria Road Precinct (Precinct 47) Amendments to the Marrickville DCP 2011 (IWC, 2018)
Employment	• "New out of centre mixed use areas in business and industrial zones have the potential to threaten the viability of existing centres, employment, urban services and productive uses" (pg. 55, LSPS). • The desired future character of the Victoria Road Precinct is to "foster the transition of industrial uses to cleaner and modern, light and creative industries to improve the amenity of the precinct, while retaining employment opportunities" (pg. 6, Victoria Road DCP).	• Local Strategic Planning Statement (IWC, 2020) • Victoria Road Precinct (Precinct 47) Amendments to the Marrickville DCP 2011 (IWC, 2018)
Social infrastructure	• Council benchmarks indicate that high density dwellings should be located within 200m of open space.	• Local Strategic Planning Statement (IWC, 2020)

Policy theme	Key implications for impact assessment	Source
	- The Victoria Road DCP specifies the need for Pocket Parks of 700sqm minimum to be provided within the Timber Yards sub-precinct. They should include deep soil garden beds, grassed areas, and high-quality embellishments. - The Victoria Road DCP specifies that social and community facilities such as childcare, school expansion, and community halls should be provided in the Victoria Road Precinct.	Victoria Road Precinct (Precinct 47) Amendments to the Marrickville DCP 2011 (IWC, 2018)

5.2 Demographic Profile

Based on 2021 ABS Census of Population and Housing data, an overview of the demographic profile of the identified study areas is compared to the Greater Sydney benchmarks. Key findings in relation to relevant social indicators are highlighted below with detailed demographic tables available in **Table 5**.

Table 5. Overview of Demographics

Category	Demographics
Income	High annual median household income of \$122,750 in the PSL, and \$117,470 in the SSL compared to Greater Sydney of \$108,750. This shows that the PSL has favourable income compared to both Greater Sydney and the Inner West LGA.
Age Profile	Residents in PSL are moderately older than residents in the SSL and Greater Sydney. The median age of residents in the PSL was 38.3 years, which was higher than the median of 36.0 years in the SSA and 37.3 years in Greater Sydney. A higher share of early middle-aged adults between 35-49 years, comprising 25.6% of the PSA and 24.5% of the SSA population compared to 21.7% in Greater Sydney.
Students	The student population is higher in the PSL and SSL. There is a greater number of residents attending university or another tertiary institution, including 28.7% in PSL and 40.1% in the SSL compared to 21.4% in Greater Sydney.
Household Composition	Significantly lower shares of family households were observed across both PSL (65.3%) and SSL (57.6%) compared to Greater Sydney (72.6%). In contrast, group households accounted for 11.3% in the PSL and 10.4% in the SSL compared to 4.1% in Greater Sydney.
Dwelling Tenure	Residents in the PSL and SSL are more likely to rent their dwellings (38.7% and 49.0% respectively) which is comparatively higher than rented dwellings in Greater Sydney at 36.1%.
Dwelling Structure	There is a relatively diverse mix of dwellings across the Social Localities. The PSL had a higher share of semi-detached, row or terrace house, townhouses, etc (42.2%) and a lower share of flats, units and apartments (19.2%), whereas the SSL had a higher share of flats, units and apartments (44.4%) and lower share of semi-detached, row or terrace houses, and townhouses (30.1%). By comparison, just 12.8% of housing in Greater Sydney is row and terrace housing, and 30.7% comprises flats, units and apartments. Reflecting the lower share of family households and higher share of lone person households, the average household size in the PSL is 2.5 persons per household and the SSL is 2.2 persons per households, which is lower than the Greater Sydney (2.7 persons per household).
Health/need for assistance	The need for health assistance in the PSL was moderately higher at 5.8% compared to 4.6% in SSL and 5.5% in Greater Sydney. There was a higher occurrence of individuals suffering from asthma at 7.6% in the PSL and 8.3% in SSL compared to 6.3% in Greater Sydney. 61.7% of residents in PSL and 59.5% in SSL had no long-term health conditions compared to 63.4% in Greater Sydney.
Cultural and linguistic diversity	The PSL has a higher proportion of Aboriginal and Torres Strait Islander people at 2.0% compared to SSL (1.5%) and Greater Sydney (1.8%). In the PSL 25.6% and SSL 21.6% were born overseas which was much lower than Greater Sydney where 31.8% were born overseas.
Employment Status	81.7% of the employed persons in PSL and 85.7% in SSL worked in white-collar jobs which is higher than Greater Sydney (76.8%). There is also a lower share of individuals looking for work at 4.4% in PSL and 4.5% in the SSL compared to Greater Sydney (5.0%). The professional, scientific and technical services accounted for the largest share of employment for residents living in the PSL at 14.5% and in SSL at 16.5% which is higher than Greater Sydney (11.5%).

Disclaimer regarding COVID-19 Pandemic

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

5.3 Social Issues and Trends

This section identifies social issues and trends of relevance to the proposal, including macro issues, as well as intangible community assets in the locality, such as human and social capital, community values and connection to place.

5.3.1 The BTR Model

Housing affordability in Sydney is currently at its lowest and continues to be an ongoing challenge. Home ownership rates have been declining, pointing to the difficulty faced by the population to enter the property market. As a response to this contemporary issue, new housing provision models are being explored including the BTR model.

As opposed to the traditional residential Build-to-Sell (BTS) model, the BTR model refers to a residential development that is designed and built for long-term lease rather than for sale. The property is held in a single ownership structure after its completion and is usually managed and maintained by the owner or operator. Already popular in international markets such as UK, Europe, and the US, the BTR concept is an emerging type of housing development in Australia.

The City of Sydney is proposing to amend the Sydney Local Environmental Plan 2012 in order to incentivise new BTR developments. On the subject, Mayor Clover Moore has claimed that *“by offering these additional floor space incentives we hope landowners and developers will create more co-living accommodation in areas like Haymarket area, which has proved popular with students in Sydney”*. This approach is intended to help Sydney ‘catch up’ with Melbourne in terms of the number of BTR projects in the pipeline, and by consequence boost vibrancy and economic activity in the CBD¹.

The BTR model is becoming a popular alternative housing option among residents as it relieves some of the issues associated with other housing models. For instance, provision of facilities and amenities are typically of a higher quality than BTS developments and promotes social cohesion and sense of community with shared and communal spaces. In addition, maintenance works, and upgrades are less complicated to carry out under a BTR model due to its single ownership structure than under a strata-owned residential model. The BTR model also caters to modern lifestyle choices including the growing preference of younger generations to rent rather than own property, but also provides housing choices in desirable areas for residents who do not have yet the financial capacity to purchase their own homes.

5.3.2 Demand for Affordable Floorspace for Creative Uses in Sydney

Researchers at Western Sydney University have contributed to an ever-growing discourse about the lack of permanent, fit-for-purpose, and affordable creative space in Greater Sydney. As artists and makers are being priced out of inner city areas, there is a growing need to accommodate for them in the city’s fringes and outer suburbs, such as the Inner West²³. These types of spaces, and activities they accommodate for, are a crucial aspect of the Inner West’s economy:

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

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

¹ Mark Story, “Sydney City to Play Catchup with Melbourne on BTR”, ANZPJ, (2023) <https://propj.com.au/build-to-rent/sydney-city-to-play-catchup-with-melbourne-on-btr/>

² Sydney artists are being priced out of the city – here’s how to bring them back (theconversation.com)

³ https://westernsydney.edu.au/data/assets/pdf_file/0006/1239999/recalibrating-culture-report.pdf

⁴ Cultural-Creation-and-Production-in-the-Inner-West (4).pdf

⁵ Creative-Spaces-and-Venues-Discussion-Paper (4).pdf

5.3.3 Benefits of Walkable, Mixed-Use Neighbourhoods

Co-locating housing, employment, social infrastructure, retail, public transport and daily living needs within dense, mixed-use precincts supports urban activation and amenity. Clustering destinations, such as housing, employment, shops, schools, libraries, cafes, medical centres and so on, makes it more convenient for residents to access a variety of needs within one location. Mixed-use precincts encourage walking and active transport, supports the viability of local retail and social infrastructure, as well as increased activity on the street and improved perceptions of safety.

The co-location of housing, employment, social infrastructure, and essential services has the potential to significantly decrease car dependency and encourage walkability. Walkability can have substantial effects on the health and wellbeing of populations:

*“People who live in a pedestrian-friendly designed environment participate much more in social life and have greater confidence in their environment. That proved a significant gain in ‘social capital’ and thus a better quality of life. Against this backdrop walkability is understood as a comprehensive approach for a liveable sustainable city and does not only mean walk-friendliness”.*⁶

5.3.4 Importance of ‘Third places’ in higher density communities

‘Third places’ is a term coined by sociologist Ray Oldenburg and refers to places where people spend time between home (‘first’ place) and work (‘second’ place).⁷ They are locations where we exchange ideas, have a good time, and build relationships. Physical places where people can easily and routinely connect with each other, such as churches, parks, recreation centres, hairdressers, gyms, and even fast-food restaurants. Third places build community through informal conversation and support connectedness through passive social interaction.

Social infrastructure and public space are important third places that have an integral role in community strengthening and social sustainability of an area. It is critical to ensure that there is a sufficient supply of well-connected, flexible, and accessible spaces to support sustainable population growth.

⁶ Minh-Chau Tran, “Healthy cities – walkability as a component of health-promoting urban planning and design”, *Journal of Sustainable Urbanization Planning and Process*, vol. 1, no. 1 (2021): 11-21, <http://dx.doi.org/10.18063/JSUPP.2016.01.006>.

⁷ Ray Oldenburg, “Our Vanishing Third Places,” *Planning Commissioners Journal* 25, no. 4 (1997): 6–10.

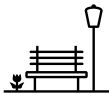
5.4 Local Social Infrastructure Context

It is important to consider the provision of key social infrastructure to support the project – such as hospitals, emergency services, schools, and other social and health services. The workforce on site and future residents will place demand on existing infrastructure and services, and any impacts associated with local social infrastructure networks must be identified.

As introduced in **Section 5.1** this is also aligned with the Victoria Road DCP which specifies that social and community facilities such as childcare, school expansion and community halls should be provided in the Victoria Road Precinct.

Existing social infrastructure accessible within and to the social locality is mapped in **Figure 7**, and more detail is shown in **Appendix B**. A high-level benchmarking assessment is also provided in **Appendix C**.

Table 6. Local social infrastructure context

Social infrastructure	local supply
 Childcare	There are 23 childcare centres located within 2km from the site. Within walking distance of the site (400m) are two centres: Goodstart Early Learning Marrickville (87 places) and iKid Early Learning Centre (30 places). Both childcare centres report vacancies online across all age groups and all days⁸.
 Community facilities	The locality contains a diverse range of community facilities, including 3 libraries, 3 town halls, and 3 community meeting spaces. The closest cluster of community facilities to the site (approx. 600m away) is Marrickville Town Hall and Marrickville Library. Marrickville Town Hall provides bookable space for large events, while Marrickville Library (Figure 5) is a large, contemporary facility which serves as a central library for the LGA. The Marrickville Library also has adjoining community meeting spaces – Marrickville Pavilion and Marrickville Learning Rooms.
 Art and cultural space	Marrickville Town Hall supports cultural uses. There are no other identified Council-owned art and cultural spaces within the locality. However, it is noted that there are several privately-owned creative studio spaces in Marrickville, particularly around the Carrington Road area. These spaces offer workshop space for rent for creatives and artists.
 Education facilities	There are 3 public secondary schools and 8 public primary schools in the locality. The closest primary school to the site is Marrickville Public School (100m away), and the closest secondary school to the site is Marrickville High School (500m away). Based on NSW Department of Education data, enrolments at Marrickville Primary have decreased from 277 in 2020 to 213 in 2024. However, enrolments at Marrickville High School have increased from 498 to 710 students.
 Open space and recreation	There is a variety of open space in the locality, with approximately 23 parks within 2km of the site. The majority of these parks offer passive recreation opportunities only. The closest park to the site is Wicks Park (Figure 6), less than 100m away, which offers passive recreation as well as 4 privately leased tennis courts. The courts are available for general public use outside of the hours of their use by coaches and schools. The park also contains a small playground. Henson Park, less than 400m away, is a multipurpose sporting ground. It offers Rugby League and AFL fields in Winter, and AFLW fields in Summer. There are also tennis courts available for hire. Off-leash dog exercise is also allowed in certain areas of the park. Sydney Park is also located around 2km from the site and is regional level park with extensive off-leash dog areas, large playground, children's cycle track, skate park, wetlands, sports oval and outdoor fitness areas.

⁸ <https://www.careforkids.com.au/>



Figure 5. Marrickville Library

Source: Inner West Council



Figure 6. Wicks Park

Source: Inner West Council

5.4.1 Planned Social Infrastructure

Consideration has also been given to social infrastructure projects currently in the pipeline. The following projects of note have been identified:

Table 7. Planned social infrastructure

Location/Name	Description	Status
Camdenville Park Upgrade <u>Suburb:</u> St Peters <u>Distance from site:</u> 1km	Upgrade of Camdenville Park including its large soccer oval, a new proposed BMX track, detention basin upgrade, new pathways, new children's playground and landscaping.	Construction – completion expected March 2025
Henson Park Grandstand Redevelopment <u>Suburb:</u> Marrickville <u>Distance from site:</u> 400m	The NSW AFL and Inner West Council are investing \$12.5 million to secure Henson Park for the long term as the home ground for the Newtown Jets and the Sydney Swans women's team, a women's AFL hub, as well as a fantastic local facility for the whole community. The renovation includes: • Grandstand improvements including repairs to the first floor seating area, providing lift access to upper levels and complete upgrades to improve accessibility. • Player amenities will be upgraded and reconfigured, providing change areas suitable for female players, accessible toilets and increased storage areas for sporting equipment. • A new building at the rear of the grandstand providing female friendly player and officials change rooms, amenities, gym and club rooms. • Upgrading to the areas surrounding the grandstand, including benches and seating, paving and drainage.	Construction – completion expected June 2025

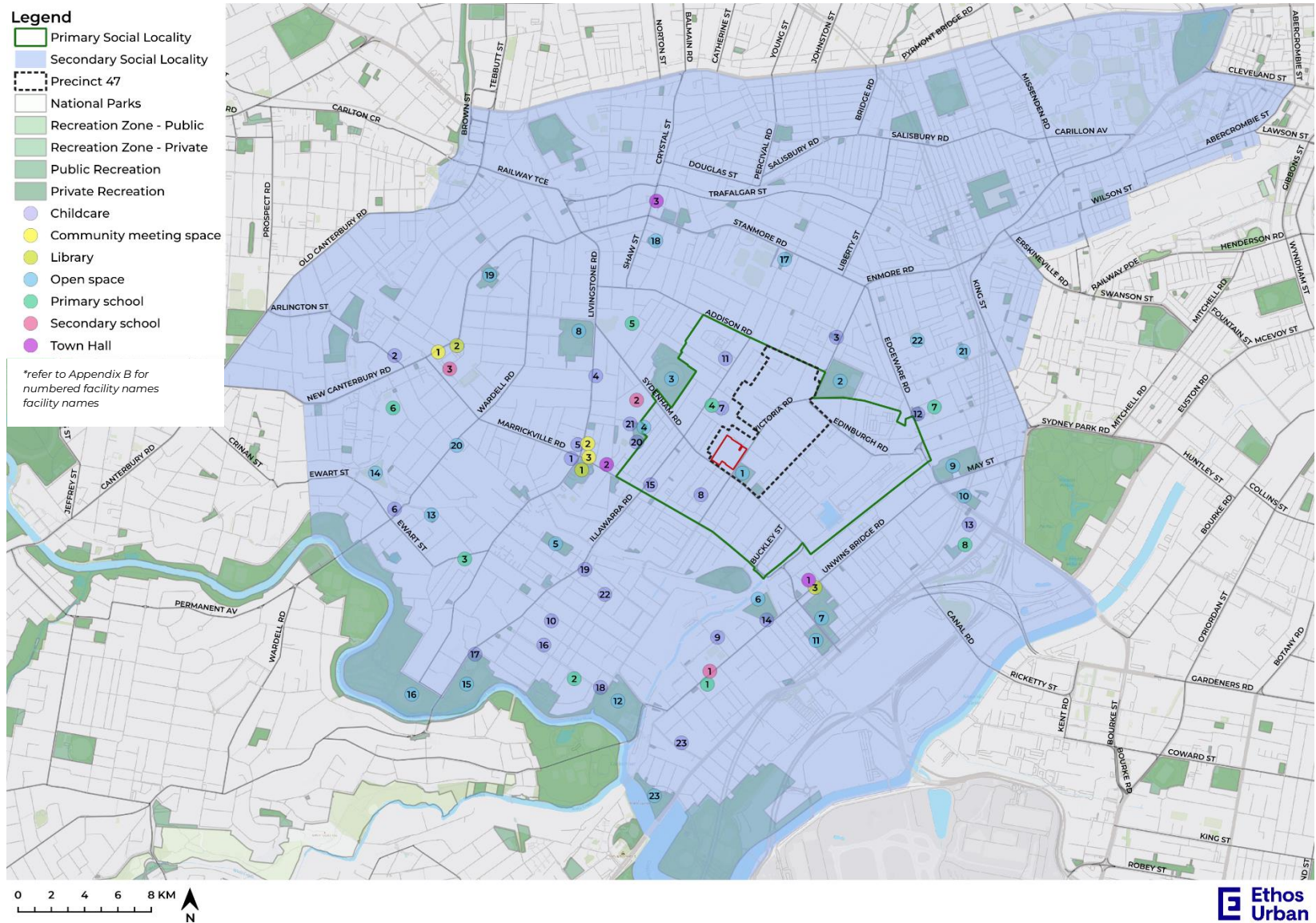


Figure 7. Local social infrastructure context

Source: Ethos Urban, NSW POI Data Set, 2024

5.5 Local public transport context

The public transport services identified below are in close proximity to the site. Bus services are located within 100-200m, Train and Metro services are located within 850m of the site.

Table 8 Surrounding public transport context

Public Transport	Route	Description	Frequency (peak / off-peak)
Bus	358	Sydenham to Randwick (loop service)	10 mins / 20 mins
	418	Sydenham to Burwood	20 mins / 30 mins
	423	Kingsgrove to City Martin Place	10 mins / 15 mins
	425	Dulwich Hill to Tempe	15 mins / 60 mins
	426	Dulwich Hill to City Martin Place	15 mins / 20 mins
	430	Sydenham to City Martin Place	10 mins / 15 mins
Train	T4	Eastern Suburbs & Illawarra Line	5 mins / 10 mins
	T8	Airport & South Line	5 mins / 10 mins
Metro	M1	Metro North West & Bankstown Line	4 mins / 10 mins

Source: Ason Group, 2024



Figure 8 Surrounding public transport map

Source: Ason Group, 2024

6.0 Community and Stakeholder Perspectives

The following section provides an overview of the community and stakeholder consultation undertaken to inform the SIA and other consultation conducted on behalf on the proponent. Further detail is provided in this report:

Further detail is provided in the Engagement Outcomes Report prepared by JOC Consulting.

6.1 Project communications

A notification letter was distributed via letterbox drop and email during the pre-lodgement consultation period to provide key project updates and advertise opportunities to participate in a community webinar and social impact survey. A letter was sent to approximately **464 letterboxes** on 25th of October 2024.

6.2 Survey

The community survey had a total of **147** respondents comprised of local residents (131); people who work in the area (4); people who own business nearby (2); and people who visit the area regularly (10). This section details the survey findings on perceive positive and negative impacts and community suggested enhancement measures and mitigation measures in **Table 9** and **Table 10**.

A summary of the community survey is available on the following pages.

“I value [Marrickville’s] diversity, café and restaurant culture and various local amenities including playgrounds for my children.”
Survey respondent on what they value about Marrickville

“Additional housing has a demonstrable impact on affordability in a suburb, increasing the number of units will have such an impact, regardless of if they are luxury or affordable. Though, a mix of both is ideal in my view. Also a new vibrant precinct within Marrickville, so close to the new Sydenham metro station is taking advantage of the clear opportunities world class transit has provided for the area.”
Survey respondent on what *positive* changes are likely to result from the proposed development

“Over development, overly dense and crowded area, loss of character and charm of Marrickville, traffic congestion, strain of surrounding infrastructure and services, increased noise and pollution. Light pollution from excessively high buildings in an area dominated by low height buildings.”
Survey respondent on what *negative* changes are likely to result from the proposed development

Survey findings summary

- When asked what respondents valued about Marrickville, a resounding response was the suburb's community and culture, including its unique character and diversity. Other frequent responses included Marrickville's variety of services spanning retail, entertainment and dining; and its accessibility including walkability and connectivity.
- There was a near even split between respondents who agreed (n= 44) and disagreed (n=50) that Marrickville needs to increase the amount of affordable housing and housing diversity. Of those who agreed, many noted that expensive rent is hindering the ability for existing residents to stay in Marrickville, risking the loss of the suburb's diversity and culture.
- Respondents identified that housing stock, diversity and increased affordability were likely positive changes resultant of the proposed development. Additional business opportunities, community spaces and enhanced walkability and accessibility were also identified as positive foreseen changes.
- Respondents who identified negative changes from the proposed development predominantly identified impacts from built form (e.g. overshadowing, density); traffic and congestion; and pressure on infrastructure and services. Impacts to the character and diversity of the area were also identified as negative changes.
- Decreasing built form; increasing car parking provisions and active and public transport accessibility; and ensuring affordable housing were the key suggestions identified by respondents to reduce and manage negative changes.
- Support of the proposal varied across respondents, with 47 respondents supporting the development and 85 opposing the development. 14 respondents were neutral towards the development.

Table 9 SIA survey - perceived social benefits and suggested project enhancements

Theme	Perceived social benefits	Suggested social benefit enhancements from survey respondents
Housing close to transport	• Survey responds noted a key positive impact of the proposal is providing more rental housing supply that is diverse and affordable. • Some survey respondents noted the benefits of housing in this location being so close to metro services and encouraging a walkable community.	• Some survey respondents noted that they would like to see re-assurance that affordable housing is delivered and some questions around what the rental prices will be. • Some survey respondents were of the perspective that the proposal should provide more additional parking and traffic congestion management. Contrastingly, some survey respondents expressed their view that removing car parking all together from the proposal could further enhance use of public transport. • Some survey respondents expressed their views that the built form should be reduced, while others felt greater density could be achieved. • Some comments from survey respondents that the proposal could provide even more affordable housing and larger apartment buildings (three bedrooms).
Enhanced desirability and positive urban renewal of the site	• A few survey respondents noted that the transition from industrial to housing would increase the desirability and visual appeal of this area of Marrickville. • Other survey respondents also noted that the development would bring positive urban renewal to the area which is likely to improve the overall amenity of this space.	• Suggestions from some survey respondents to work with the local community in involving them in the development so that it is a place of pride. • Some comments from survey respondents that with urban renewal, consideration for capacity of local schools, parks and other social infrastructure needs to be considered to enhance the success of the proposal. • Further, some comments about managing the transition from a low density to a high density built form.
More retail offerings	• Some survey respondents noted positive impacts of enhanced retail and commercial business on site including entertainment spaces and food and dining opportunities.	• Suggestions from survey respondents to work with existing local businesses and encourage independent businesses over franchises. • There were some suggestions for including a pub or bar on site that provides live music offerings.

Theme	Perceived social benefits	Suggested social benefit enhancements from survey respondents
	New retail, live entertainment and hospitality spaces were also identified as positive impacts that could improve the local economy and nightlife in the area	- Some survey respondents expressed their views to ensure studio spaces are dedicated for artists. - Ensuring the space is welcoming for all in the community through shopping and dining in the precinct was important to some survey respondents.
More community spaces, open space and community access to the site	- Some survey respondents noted the proposal would enable community use of this space through accessing new open space, community spaces and retail spaces like cafes and restaurants. - Some survey respondent noted that the provision of retail shops and community spaces would enhance the opportunity of places for people to meet and socialise in the area, foster creative endeavours and bring the community together.	- Suggestions from some survey respondents to ensure once operational it truly is an open and accessible site for residents and neighbours to pass through and avoiding creating a site that is a 'gated community'. - Survey respondents had further suggestions for good landscaping, kids play areas, outdoor recreation (like basketball hoops) and outdoor BBQ spaces. - Community spaces that are affordable for a range of groups was important to some survey respondents.
Encouraging a balanced and diverse demographic population	- Some survey respondents noted positive impacts in the proposal encouraging younger people to the area to balance an ageing population. - Potential for locals who have moved out of Marrickville the opportunity to move back to the area was identified as a positive impact of the BTR model.	- Suggestions to encourage retaining the cultural diversity of Marrickville. - Views expressed from some survey respondents that they would like to ensure the character of Marrickville is retained.

Table 10 SIA survey - perceived social impacts and suggested mitigations

Theme	Perceived social impacts	Suggested social impact mitigations from survey respondents
Density and built form impacts	- Some survey respondents expressed views that the buildings proposed are too tall and too many apartments are being proposed. - Further, it was expressed from some survey respondents that the density could potentially cause overshadowing of nearby residents and public spaces like Wicks Park.	- Some survey respondents expressed their views that the building height and density should be reduced. - Some comments from survey respondents about ensuring high building quality and construction. - Some comments from survey respondents for sensitive design to reduce overshadowing, particularly on Sydenham Road. - Planting of lots of trees to create urban tree canopy was another suggestion from some survey respondents.
Traffic, congestion and parking	- Many survey respondents felt that there should be more parking provided to accommodate the population expected to live on site. - Some survey respondents felt that the proposal will further contribute to existing traffic impacts and congestion	- An idea from one survey respondent is to restrict the ability for some residents to register a car to reduce the number of cars accessing the site. - Some survey respondents are of the view that there should be an increase in car parking provisions. - Some survey respondents expressed views that State Government and Council should consider measures like changes to parking zones along Sydenham Road and enhancing cycleways and the e-scooter network to encourage other sustainable transport methods.
Pressure on infrastructure including social infrastructure and services	Perspective from some survey respondents that there will be too great of an influx of people to the site and area and cause overcrowding.	Some suggestions from survey respondents for the need for State and local government to invest in infrastructure, schools, hospitals and roads to accommodate for the increasing population of Marrickville.

Theme	Perceived social impacts	Suggested social impact mitigations from survey respondents
	- Some concerns were raised from survey respondents that the proposal could put pressure on local schools and doctors. - Views that the road and public transport capacity are already full and unable to accommodate the incoming population.	
Amenity and environmental impacts	- Potential to negatively impact noise and pollution from construction activities were raised by some survey respondents. - Views from some survey participants that their will be increased environmental matters such as water runoff. - Some concern from survey respondents that the incoming population could complain about noise from existing entertainment venues which are important spaces in the community.	- Ensuring implementation of a sophisticated stormwater management plan to plan for rain events was identified as a potential mitigation measure by some survey respondents. - Suggestions from some survey respondents to consider noise treatment of apartments to mitigate and protect existing entertainment venues.
Impacts to existing character and diversity	- Perspectives from some survey respondents that the proposal cause mean a loss of the unique character and diversity of the local community. - Some views that the proposal means there will be a loss of the light industrial character of the area	- Suggestions from some survey respondents to include façade materials like brick to complement the existing character of Marrickville. - Some comments to keep commercial and retail rents affordable to encourage local businesses to stay and/or chose this site.

6.3 Community drop- in sessions

A total of 61 participants attended two community drop-in sessions and one informal feedback session held at an on-site showroom located at 169 Victoria Road, Marrickville. The drop-in sessions were held on Monday 4 November and Thursday 7 November between 4pm-8pm.

A member of the SIA team attended the drop in sessions to make observation and hear concerns from the local community. **Table 10** below is a summary of drop-in engagement outcomes from the Engagement Outcomes Report prepared by JOC Consulting as is relevant for the SIA assessment.

Some community members who attended the drop-in session expressed their support for the proposal, particularly the build-to-rent approach and contribution to more diverse and affordable housing types in the area.

However, some community members raised concerns about the density and height, impacts to the local character of Marrickville, impacts on nearby infrastructure, parking and traffic management and construction impacts.

Table 11 Community drop-in engagement outcomes

Topic	Questions and comments
Parking and traffic	- Some queries were raised about impacts on street parking availability and provision of parking in the development. - Interest in the location of the proposed vehicle access to underground parking on site. - Concerns about traffic congestion during construction and after, particularly on Victoria Road and Sydenham Road.
Building height, overshadowing and privacy	- Queries about heights impacting solar access and overshadowing Wicks Park and apartments. - Nearby residents queried the provision of privacy from the view of the new units.

Topic	Questions and comments
Housing types	• Queries about the mix of housing offerings and the high percentage of studio apartments in the proposal. •
Building design and quality	• Positive feedback about some elements of the design, notably the retention of the warehouse roof frame, the rooftop gardens and the proposed use of recycled materials. • Keen interest in the finished construction quality and design integrity.
Planning context	• Interest in how the proposal complies with height limits, floor space ratio and how the floor space bonus that is permissible for provision of affordable housing will be applied to the development.
Impact on local business and retail	• Concerns about impact on nearby businesses during the construction phase and competition for existing businesses once operational.
Construction	• Interest in the construction timeline and phasing. • Concerns about noise and dust during the construction phase and a desire for mitigation measures. • Concerns about construction vehicles and road closures.
Communal space design	• Interest and positive comment about the rooftop gardens and size of communal spaces.
Neighbourhood character	• Concerns about heights changing the character of the area. • Interest in retaining the existing elements on the site.
Active transport	• Query about the car share facilities and how many will be provided.

6.4 Stakeholder interviews

Marrickville Public School

RTL Co. met with Marrickville Public School Principal on Friday 6th December 2024 to discuss the development. The Principal noted he was in support of the proposal and urban regeneration in the local area and was of the perspective that the proposal would positively impact the school once operational. Potential impacts discussed were traffic and pedestrian management during construction. RTL Co. were invited to attend the next Parents and Carers (P&C) meeting in March to further discuss the development.

An email was sent to Marrickville Public School on 12th November 2024 with a request for a meeting to discuss the proposal and potential social impacts. No response was received at time of writing this report.

Inner West Council Social Planner

A meeting was undertaken with Inner West Council Social Planner on 11th of November 2024 to discuss potential social impacts of the proposal. The following is a summary of key matters discussed at the meeting:

- Look to international examples of BTR to do it right and ensure residents have good site offerings.
- Consider additional population pressure on childcare and education in the local area.
- Really great location for additional housing.
- Supportive of car sharing and encouraging active transport utilisation, however, still need to consider pressure on on-street car parking in this location.
- Supportive of including EV car charging.
- Lack of affordable arts and cultural spaces. This is a great location to complement Precinct 75 and could be the “magic ingredient” to creating a sense of community and place.
- Consideration needs to be given to the types of artist studios provided on site to ensure catering to need.
- Provide public art by local artists.
- Good to have affordable housing available for artists who might be apart of the residency program.
- Consider implementing a site-specific place plan to outline precinct planning approach and governance of the apartments.
- Provide “third spaces” and pet-friendly spaces for residents.

- Consider where ride share, deliveries and emergency vehicles can stop and pull in on site.
- Need a more accessible and direct path to Sydenham Station.
- Provide accessible apartments.

7.0 Social Impact Assessment

The following section sets out the assessment of material social impacts arising from the proposed development and recommended responses, including measures to enhance social benefits and mitigate potentially negative impacts, across the suite of factors set out in the SIA Guideline. The assessment has been based on the information available to date, and is a desktop study, informed by a review and analysis of available documents relevant to the proposal and community engagement conducted specifically to inform the SIA.

7.1 Impact Scoping

Scoping is the first phase of a social impact assessment and is the initial consideration of possible social impacts associated with a proposed development. Only the impacts identified as material have been further assessed in the within this section. A summary of the scoping study is provided in **Appendix A**.

7.2 Social Significance Rating Approach

The assessment includes an assessment of the **social significance** of each impact across the suite of factors, including the **likelihood** of each identified impact, along with the envisaged **duration, extent, and potential to mitigate/enhance**.

Magnitude of impact generally considers the following dimensions:

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

Each impact has ultimately been assessed and assigned an overall **significance rating**, which considers both the **likelihood** of the impact occurring and the **consequences** should the impact occur. The assessment also sets out recommended **mitigation, management and monitoring measures** for the identified impacts.

The social impact significance matrix specified in the SIA Guideline has been adapted for the purposes of undertaking this social and impact assessment.

Table 12 Defining Magnitude Levels for Social Impacts

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

Table 13 Defining Likelihood Levels of Social Impacts

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

Source: NSW DPE, 2023, Technical Supplement - Social Impact Assessment Guideline for State Significant Projects.

Table 14 Social Impact Significance Matrix

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

Source: NSW DPE, 2023, Technical Supplement - Social Impact Assessment Guideline for State Significant Projects.

7.3 Key affected communities

Considering the outcomes of the social baseline, within the social locality, the following individuals and communities are likely to be impacted by the proposal:

- People looking to secure a rental in the local area.
- Key workers looking to secure an affordable rental in the local area.
- Existing residents of Marrickville and surrounding suburbs
- First Nations and other community members.
- Local artists looking for studio space
- Existing local businesses, including those on-site.
- Local businesses looking for retail and commercial space in the area.
- Construction workers.
- Marrickville Public School.

7.3.1 Summary of impacts

Table 15 below provides an overview of social impacts (both positive and negative) of the proposal which are further discussed in detail in **Section 7.4**.

The summary shows the impact category, key affected communities, duration (operation of construction) and the social significance rating before project responses – avoidance, mitigation or enhancement. It then provides the social significance rating after enhancement or mitigation. Mitigation and enhancement measures are provided in the detailed assessment of impacts in **Section 7.4**.

Table 15 Summary of social impacts (positive and negative)

Social Impact	Impact category	Key affected communities	Project Stage	Impact rating before project response – avoidance, mitigation of engagement	Impact rating after project response – avoidance, mitigation of engagement
Positive impacts					
				Unenhanced	Enhanced
Increased supply of rental housing (including affordable rental housing) in a good location	Accessibility, livelihoods	- People looking to secure rental housing in the local area - Key workers looking to secure an affordable rental in the local area.	Operation	Almost Certain / Minor = High (positive)	Almost Certain / Moderate = Very High (positive)
Increased provision of community spaces, local services and public space and opportunities for connection which will alleviate pressure on local social infrastructure	Access, Community, surroundings	- People looking to secure rental housing in the local area - Key workers looking to secure an affordable rental in the local area. - Existing residents of Marrickville and surrounding suburbs - Marrickville Public School.	Operation	Possible / Moderate = Medium (negative)	Almost Certain / Minor = Medium (positive)

Social Impact	Impact category	Key affected communities	Project Stage	Impact rating before project response – avoidance, mitigation of engagement	Impact rating after project response – avoidance, mitigation of engagement
Improved utilisation and safety of Wicks Park and the surrounding street network	Surroundings, health and wellbeing	- People looking to secure rental housing in the local area - Key workers looking to secure an affordable rental in the local area. - Existing residents of Marrickville and surrounding suburbs	Operation	Likely / Minor = Medium (positive)	Almost Certain / Moderate = High (positive)
Supporting local creative economy	Culture, community	- Local artists looking for studio space - Existing and future residents	Operation	Almost Certain / Moderate = High (positive)	Almost Certain / Major = Very High (positive)
Recognition and celebration of local Aboriginal culture through design of the built form	Culture, surroundings	- First Nations and other community members. - Existing and future residents	Operation	Likely / Minor = Medium (positive)	Likely / Moderate = High (positive)
New employment opportunities	Livelihoods	- Local businesses looking for retail and commercial space in the area - Construction workers.	Construction and operation	Almost Certain / Moderate = High (positive)	Almost Certain / Moderate = High (positive)
Negative					
				Unmitigated	Mitigated
Temporary disruption to daily routines during construction	Way of life, health and wellbeing, surroundings	Existing residents of Marrickville and surrounding suburbs	Construction	Almost Certain / Moderate = High (negative)	Almost Certain / Moderate = High (negative)

Social Impact	Impact category	Key affected communities	Project Stage	Impact rating before project response – avoidance, mitigation of engagement	Impact rating after project response – avoidance, mitigation of engagement
		Existing local businesses, including those on-site.			
Relocation of on-site businesses and residents	Access, livelihoods, health and wellbeing	Existing local businesses, including those on-site.	Construction and operation	Likely/Moderate = High (negative)	Likely/Minor= Medium (negative)
Increased traffic and reduction in on street carparking	Access, way of life	- Existing residents of Marrickville and surrounding suburbs - Existing local businesses	Operation	Likely / Moderate = High (negative)	Possible / Moderate = Low (neutral)
Increased height, bulk and scale of buildings on site, changing views, outlook, and solar access for immediate neighbours	Surroundings	Existing residents of Marrickville and surrounding suburbs	Operation	Almost Certain / Moderate = High (negative)	Likely/Minor = Medium
Contribution to cumulative change in local character of Marrickville, including loss of industrial lands	Surroundings, access, livelihoods	Existing residents of Marrickville and surrounding suburbs	Operation	Almost Certain / Moderate = High (negative)	Almost Certain / Minimal = Low (neutral)

7.4 Positive Impacts

7.4.1 Increased supply of rental housing (including affordable rental housing) in a good location

A limited supply of diverse and affordable rental housing is a critical issue across Greater Sydney. Based on the SGS Rental Affordability Index, Marrickville (postcode 2204) is rated as unaffordable for the average rental household in Greater Sydney and extremely unaffordable for a single income couple with children.

The proposal aims to address this social challenge by delivering 599 new BTR dwellings, including 115 affordable apartments, and 589 co-living dwellings in a good location well placed for more housing. The site is approximately 700 meters from Sydenham Metro Station and close to a range of social infrastructure facilities (see **Section 5.0**). This development will positively impact individuals seeking rental accommodation.

The scale of the development, while raised as a community concern, also has the potential to improve housing accessibility for approximately 1,700 new residents, as outlined by the EIA (Ethos Urban 2024). The inclusion of affordable housing will particularly benefit lower-income groups, including key workers and cultural workers who might otherwise lack the opportunity to live near their employment or accessible public transportation connecting to key employment precincts.

Increasing the supply of medium- to high-density housing aligns with policy objectives at all levels of government (**Section 5.0**). The SIA survey highlighted community interest in delivering more housing near transport and generally identified the delivery of new dwellings with a substantial affordable housing allocation as a social benefit of the proposal (see **Section 6.0**).

Enhancement measure(s)

- The development will be professionally managed by an asset manager. The affordable housing component will be managed by Community Housing Provider. Professionally managed communities benefit from ongoing ownership and maintenance of the site and provision of services.
- The proposal uses the BTR model, which is a model of rental housing that is owned by a single entity and managed professionally to provide long term rental services, rather than capital gain through sale of the apartments. The BTR model has the potential to provide several benefits to tenants, including long term leasing arrangements, and more choice in apartment types and interior reconfiguration (**Section 5.3.1**).
- Inclusion of ample indoor and outdoor communal spaces available for all residents which will provide a range of functions like library spaces, wellness spaces, community kitchens, screening rooms and a kids club.
- The proposal is intended to be pet friendly.

Residual impact

Improved long-term access to high quality rental and co-living near public transportation infrastructure and social infrastructure, as well as an increase in the availability of affordable housing within Marrickville and surrounding locality (SSL). The provision of a significant amount of rental housing to the area is considered to have a **Very High (positive)** social impact.

Impact rating (unenhanced)	Impact rating (with enhancement)
Almost Certain / Minor = High	Almost Certain / Moderate = Very High

7.4.2 Increased provision of community spaces, local services and public space and opportunities for connection which will alleviate pressure on local infrastructure

The provision of 1,188 residential dwellings is expected to generate a net increase of 1,700 residents (Ethos Urban, 2024). This has potential to place some pressure on social infrastructure across the PSL and SSL, including childcare, community facilities, and open space.

A high-level benchmarking assessment is provided in **Appendix C**. This found that the good level of provision of community spaces, open spaces, wellness areas and artist studios on-site will likely meet the needs of the incoming population and alleviate pressure on the social infrastructure and open space network surrounding the site. The exception to this would be potential impacts on schools, particularly the local primary school. However,

the high proportion of one-bedroom apartments proposed for the site will likely reduce the number of families with children living on site and the pressure on education facilities and children services.

Enhancement measure(s)

- The proposal includes a significant proportion of indoor communal spaces (2,890sqm) and an additional 9,456sqm of active and passive open space will be provided in the form of parks, public courts and outdoor courts/plaza spaces, rooftop open spaces and outdoor courts.
- The proposal includes a number of artist studio spaces to meet local cultural needs.
- Provision of ground floor public and private open space, and private rooftop open space with outdoor wellness spaces including outdoor courts.
- Inclusion of a through-site link from Victoria Road to the public pocket park (700sqm) to encourage site activation and interaction with the retail spaces at ground floor.
- Part of the draft State Voluntary Planning Agreement (VPA) currently in negotiation with DPHI is for a payment for the development of Regional Open Space to the total amount of \$1,400,000 in instalments.
- A draft letter of offer has been provided to Inner West Council for a local VPA which proposes to include establishment of easements in favour of public access to all land across the site to be publicly accessible, and works-in-kind including public art within publicly accessible parts of the development, development and fit out of a local cultural and productive creative Cultural Hub ‘to be used by local artists and creatives rent free and establishment of publicly accessible open spaces including a pocket park with bridge structure for accessibility and to be used as a flexible performance space, children’s play equipment and discovery park.

Residual impacts

The proposal provides a good provision of on-site artist studios, community and open spaces which will alleviate pressure on these types of local social infrastructure.

The incoming population may place pressure on local schools and childcare, particularly the local primary school. An interview was requested of Marrickville Public School as part of the SIA process to understand potential enrolment capacity impacts because of the proposal, however as no response was received, it is recommended that future consultation is undertaken to understand the impact.

Except for school and childcare needs, the assessment finds that there will be limited pressure on local social infrastructure due to the significant on-site provision. Therefore, it is considered the proposal will have a **Medium (positive)** residual impact on social infrastructure provision.

Impact rating (unenhanced)	Impact rating (with enhancement)
Possible / Moderate = Medium (negative)	Almost Certain / Minor = Medium (positive)

7.4.3 Improved utilisation and safety of Wicks Park and the surrounding street network

The proposal will improve public safety by providing new pedestrian and visual access through the site and encourage greater activity throughout the day and nighttime with a mix of uses. Increasing this will improve passive surveillance outcomes, supported by food and beverage, retail and residential activation. This will benefit the future residents as well as the broader community surrounding the site by providing ‘eyes on the street’ across the locality.

The social baseline indicates increasing rates of theft across the PSL compared to the NSW baseline (Section Error! Reference source not found.). Furthermore, the CPTED report (Ethos Urban, 2024) identifies increased on-site activation and enhanced passive surveillance as key factors that will improve public safety outcomes. This contrasts with current warehouse building typologies and commercial uses, which offer very limited opportunities for passive surveillance.

Enhancement measure(s)

- Communal and retail spaces front onto Warehouse Place, along with the addition of retail spaces facing Victoria Road and Mitchell Street. Outward-facing windows enhance passive surveillance over public outdoor spaces.

Residual impacts

Wicks Park is likely to be highly utilised and benefit from increased levels of passive surveillance. The surrounding street network will also see positive public safety improvements due to higher levels of use by future residents, particularly along Victoria Road and Sydenham Road. These areas will experience increased foot traffic from

future residents accessing Sydenham Road Metro Station and is assessed as having a **High (positive)** social impact.

Impact rating (unenhanced)	Impact rating (with enhancement)
Likely / Minor = Medium	Almost Certain / Moderate High

7.4.4 Supporting local creative economy

The proposal will provide a number of flexible artist studios rent free and support an artist residency programme for locals which will ensure continued support of Marrickville as a hub for arts and creative industries. The surrounding area (within approximately 1km) hosts 17 creative industry businesses and spaces, including Marrickville MADE, Factory Theatre, and Smith St Studio (Aileen Sage, 2024).

As summarised in **Section 5.0**, the desired future character of the Victoria Road Precinct is to create a vibrant hub for Marrickville’s creative industries and to ensure it complements the Sydenham Station Creative Hub adjacent the Precinct. The interview with Council’s Social Planner also identified the need for additional creative spaces in this location.

Providing additional studio and workshop spaces will likely benefit local people engaged in the creative industries. It will also help ensure that creative industries remain viable in Marrickville throughout urban renewal, which can threaten the viability of creative industries by reducing the availability of suitable spaces, in favour of residential or other commercial uses.

Enhancement measure(s)

- The inclusion of several rent-free studio spaces on site.
- Inclusion of an artist residency programme locals.
- Implementation of a public art strategy. The strategy highlights the important collaborating with local artists. This includes examples such as the inclusion of residency programs targeted towards local artists (Aileen Sage, 2024, p. 22).

Residual impacts

The proposal will increase opportunities for local people working in the arts and creative industries to secure studio spaces. It will also offer ongoing public arts programming with an emphasis on collaboration with local artists, and providing spaces free of rent. Therefore, this assessment considers support for the local creative economy to have a **Very High (positive)** social impact.

Impact rating (unenhanced)	Impact rating (with enhancement)
Almost Certain / Moderate = High	Almost Certain / Major = Very High

7.4.5 Recognition and celebration of local Aboriginal culture through design of the built form

The implementation of Connecting with Country principles in the proposal’s architectural design will increase recognition of local Aboriginal cultural heritage. The current site area does not reflect the local pre-urban and pre-colonial context, as it is dominated by mid-twentieth century industrial warehousing, timber yards and terrace housing. The implementation of Connecting with Country principles at the foundation of a large-scale urban renewal project in consultation with relevant Aboriginal stakeholders has the potential to change the urban landscape to reflect the locality’s precolonial context and cultural heritage. This will benefit the local Aboriginal community, who have higher representation in the PSL compared with the SSL and Greater Sydney (see **Section 5.0**) through increased recognition of indigenous knowledge systems and cultural practices, as well as non-Aboriginal residents and visitors who will gain an increased awareness of indigenous knowledge systems and cultural practices

The Connecting with Country Design Report (Yerrabingin 2024) details the collaborative design methodology underpinning the design process. This included a Walk on Country, along with collaborative design workshops with the local Aboriginal community.

Enhancement measure(s)

- Comprehensive Designing with County process informed by extensive consultation undertaken facilitated by Yerrabingin.

Residual impacts

Accurate representation of Aboriginal cultural heritage informed by consultation with local Aboriginal stakeholders, as well as improved understandings of indigenous knowledge systems amongst non-Aboriginal residents and visitors is likely to have a **High (positive)** social impact.

Impact rating (unenhanced)	Impact rating (with enhancement)
Likely / Minor = Medium	Likely / Moderate = High

7.4.6 New employment opportunities

The proposal is anticipated to support employment during the construction and operations phases. The construction phase has the potential to deliver livelihood benefits to construction workers from across the Inner West and surrounding region. It is anticipated that 760 direct and 2,500 indirect FTE construction jobs will be supported throughout the proposal’s development (Ethos Urban 2024).

As identified by the Economic Impact Assessment (Ethos Urban, 2024) the operation of the proposed development is anticipated to support 108 FTE jobs onsite and 68 indirect FTE jobs across the wider Sydney region (Ethos Urban, 2024). This will improve the livelihoods of future workers who will be directly and indirectly employed across a range of industries (hospitality, retail, ancillary, operations management, security, etc.).

The community expressed that they would like to see that the proposal works with and supports existing local businesses (**Section 5.0**). There are existing food and beverage retailers operating at the site including Bourke Street Bakery and Double Roasters who are integral to the social fabric of Marrickville.

Enhancement measure(s)

- The proposal includes a substantial amount of retail floor space (2,041sqm). This helps support additional jobs onsite during the operations phase.
- Opportunities for on-site retailers to be reintegrated as part of the proposed retail/commercial component.

Residual impacts

Improved livelihoods for workers employed throughout the construction and operations phase, with priority given to local workers will likely have a **High (positive)** social impact.

Impact rating (unenhanced)	Impact rating (with enhancement)
Almost Certain / Moderate = High	Almost Certain / Moderate = High

7.5 Negative impacts

7.5.1 Temporary disruption to daily routines during construction

Construction activities will be approximately 41 months and are expected to impact the community surrounding the site during this time. This will likely include dust, noise, vibration, increased traffic and reduced on street parking. This could have impacts on people’s wellbeing and ability to enjoy their home environments and local surroundings or ability to concentrate especially if they work from home.

Excavation of the basement will take approximately six months, which is likely to be the most disruptive period in terms of noise and vibration for local residents and businesses.

The community survey findings demonstrated concern in relation to construction impacts (see **Section 5.0**). This included concerns about construction traffic, parking, dust and noise. Due to the community interest and the likelihood of occurrence, the level of social impact will likely be high.

Mitigation measure(s)

- Communications with residents during construction via community newsletters at key project stages, including Identification of point of contact for community enquiries and complaints.
- Construction works will be carried out during the Inner West Council allowable work times of 7.00am to 7:00pm Monday to Friday and 7am to 6pm on Saturdays. Noisy works will be limited to reduced working hours where possible with respite periods subject to ongoing noise and vibration monitoring results. Noise and dust will be mitigated through environmental and mechanical measures where possible.

Residual impact

Due to the site’s proximity to neighbouring residents, particularly in a medium to high density context, the likelihood of construction impacts occurring remains. As such, the level of social impact maintains the level of social impact of **High (negative)**.

Impact rating (unmitigated)	Impact rating (mitigated)
Almost Certain / Moderate = High	Almost Certain / Moderate = High

7.5.2 Relocation of on-site businesses and residents

The proposed development will intensify residential use on the site, replacing the light industrial and warehousing uses currently on site. Relocating businesses from light industrial uses in inner-city areas undergoing urban renewal can negatively impact local builders and tradespeople who depend on nearby supply chains. However, it is also recognised that this is a strategic inner-city location which has been rezoned to allow for mixed-use purposes including more housing, and there are more appropriate locations for light industrial uses in Sydney.

The relocation of existing businesses on the site may affect the livelihoods of business owners and workers. Workers may experience longer travel times to relocated business affecting accessibility, whilst some businesses may be less viable in a different location. It is anticipated that 22 full-time equivalent (FTE) jobs will be displaced from the site once development commences (Ethos Urban, 2024).

There are 11 dwellings located on the site. The relocation of existing residents has the potential to negatively affect wellbeing, accessibility outcomes, and community connections. Finding new accommodation in the context of the current housing shortage may lead to increased stress, particularly for renters who face eviction and may be forced into more expensive and/or less accessible housing.

Mitigation measure(s)

- Opportunities for on-site retailers to be reintegrated as part of the proposed retail/commercial component.
- Residents who still live on site will be informed of the construction start date (not anticipated to be before 1 January 2026) to have time to find other accommodation.

Residual impact

It is acknowledged that there will be a short-term impact for on-site businesses and residents who will be required to relocate. The site has been rezoned to allow for a greater mix of uses, including contribution of more housing to the area and will be part of an area that is underground urban renewal and change. Supporting opportunities for businesses and residents to be reintegrated as part of the proposal will reduce the impact to a short-term **Medium (negative)** social impact.

Impact rating (unmitigated)	Impact rating (mitigated)
Likely/Moderate = High	Likely/Minor= Medium

7.5.3 Increased traffic and reduction in on street parking

The proposal has the potential to increase traffic and reduce on street parking availability throughout the locality. This would impact accessibility and wellbeing outcomes for current residents who may experience longer commute times and/or are unable to park near the home.

Concerns about traffic and parking impacts were emphasised during community consultation, with a majority of survey respondents viewing traffic and parking as a key issue associated with the proposal. Some community

members highlighted a low per capita availability of resident and worker parking (279 spaces) relative to the anticipated population (1,700) as a key issue that would affect the community (see **Section 6.0**).

The TAIA contests community perceptions of traffic and parking impacts once the proposal is operational (Ason Group, 2024). The TAIA demonstrates minimal impact on the surrounding road network.

However, it is noted that construction workers will not be provided with dedicated parking onsite (Ason Group, 2024). This presents a risk to the availability on street parking across the surrounding locality during construction.

Mitigation measure(s)

- The site is compliant with planning provisions for parking for BTR developments.
- The site is strategically located near variety of public transport options, including multiple bus lines (see **Table 8**)
- The proposal includes an active transport plan supporting cycling and e-bike use.
- The Construction Management Plan will include a provision to encourage the use of public transport amongst construction workers.
- The proposal intends to provide share vehicles available for residents.
- The parking spots will not be allocated to apartments, but rather residents will apply for a car parking space. This should help mitigate parking impacts to an extent as it will mean that all car parking spaces available on site should be in use.

Residual impacts

Some impact on parking availability and surrounding road network during construction and operation. Residents will be encouraged to utilise public and active transport, supplemented by car share vehicles, however it is acknowledged that street parking is already difficult in the area and it is likely the proposal will contribute to more vehicles needing to park on local streets.

Impact rating (unmitigated)	Impact rating (mitigated)
Likely / Moderate = High	Possible / Moderate = Low

7.5.4 Increased height, bulk and scale of buildings on site, changing views, outlook, and solar access for immediate neighbours.

The development of an 8-13 storey, seven-building complex in a neighbourhood characterised by low-rise semi-detached housing and commercial buildings will impact the look and feel of the locality. The building height will change the visual characteristics of the neighbourhood and potentially reduce solar access for surrounding residents and users of Wicks Park. This may affect existing residents' sense of place and overall enjoyment of the area. It is also acknowledged that the development was envisaged as part of the rezoning of the area.

The height and massing of the proposal were highlighted as concerns among the community (see **Section 6.2**). Respondents who identified negative changes from the proposed development predominantly raised built-form impacts, such as overshadowing, as a key issue.

The proposed development will meet the solar access protection requirements to Wicks Place to the southeast. The solar analysis prepared by Turner shows that Wicks Park receives more than 3 hours of direct sunlight to more than 50% of the park during Winter Solstice based on a moving shadow. Turner have also undertaken thorough overshadowing analysis of the façade to Wicks Place , particularly the impact to balconies and living room windows. The analysis finds that:

- 30 apartments receive at least 2 hours direct solar in the existing condition.
- 24 apartments receive at least 2 hours direct solar with the indicative masterplan envelopes modelled on the site, as identified in the MDCP2011.
- 17 apartments receive at least 2 hours direct solar when the additional 20% height is applied to those DCP envelopes, representative of a scheme that includes 10% affordable housing and exercises the opportunity for a maximum additional height of 20%.
- 13 apartments receive at least 2 hours direct solar in the proposed condition.

Mitigation measure(s)

- ADG compliant (or better) building separation between volumes.
- The proposal has been the subject to a design process that has included consideration of visual impact. This has resulted in the incorporation of several primary measures that seek to avoid and minimise any potential significant adverse visual impacts such as compliance with DCP setbacks.
- Design of the proposal has ensured that the solar access protection requirements to Wicks Park are maintained.

Residual impact

The proposed development will have a significant visual presence due the low-rise nature of the surrounding locality.

Solar access will be protected for Wicks Park.

Some Wicks Place residents with westward facing windows and/or balconies will experience view and solar access irrespective the implementation of mitigation measures due to the proximity of the proposal. Impacted residents of Wicks Place may continue to experience a high impact.

However, it is noted the proposal has been architecturally designed and the site has been planned for urban regeneration and therefore over the long term it is likely the wider community will adapt to the change.

Impact rating (unmitigated)	Impact rating (with enhancement)
Almost Certain / Moderate = High	Likely/Minor = Medium

7.5.5 Contribution to cumulative change in the local character of Marrickville, including loss of industrial lands

Cumulative impacts are a result of incremental, sustained and combined effects of human action. They can be caused by the compounding effects of a single project or multiple projects in an area, and by the accumulation of effects from past, current and future activities as they arise.

Marrickville is undergoing a period of transition from its industrial past to higher density housing, facilitated by rezoning and supported by the Southwest Metro. The proposed development will contribute to the cumulative change in visual character and community composition of the area by introducing greater height and density on the site.

Urban renewal is often associated with process of generation. This can affect lower-income residents and people engage in the arts by gradually changing the social atmosphere and economic profile of a neighbourhoods. In the long-term, the process of urban renewal can push lower incomes residents to more affordable areas with less high-value urban amenity and reduce the availability of artist studio spaces and performance venues.

While a few respondents highlighted the transition away from industrial as a positive, generally Marrickville's community and culture are highly valued by the community and the potential change from development was raised as a concern.

Mitigation measures

- The proposal's built form responds to the area's timberyard heritage.
- The proposal includes rent free artist studios to retain creative industries and workers in Marrickville.
- The proposal includes a 10% affordable housing component, providing 115 new affordable dwellings.
- The design of the ground floor plane has considered ways to encourage social cohesion on site, encouraging all people in the local Marrickville community to interact with the site and uses.
- Provision of publicly accessible open space, community facilities and retails spaces to support interaction between new and existing community members.
- The BTR model provides opportunities for long-term leasing arrangements, allowing tenants to remain within their communities without risk of evictions or uncertainty associated with short-term private leases.

Residual impact

The proposal will contribute to cumulative change to the area's character and the loss of industrial lands through large residential mixed-use urban renew. It is outside the scope of the proposal to fully mitigate the broader changes to the community which will occur over time and are a result of previous planning decisions.

However, the inclusion of a 10% affordable housing component and artist studio spaces will work to offset processes of gentrification associated with residential development-lead urban renewal precincts. This will minimise the proposals contribution to cumulative negative impacts associated with urban renewal

Impact rating (unmitigated)	Impact rating (with enhancement)
Almost Certain / Moderate = High	Almost Certain / Minimal = Low

8.0 Monitoring

A Social Impact Monitoring Plan (SIMP) can be required as a condition of consent for some projects. A SIMP outlines the ongoing management, mitigation, and monitoring requirements to ensure that adverse impacts are acceptable and positive opportunities are realised and maintained. If required, this SIA will form the basis of the SIMP.

9.0 Conclusion

An assessment of the social impact categories, as defined within the Social Impact Assessment Guideline (NSW DPE, 2023) has been undertaken with consideration to the issues identified through the baseline analysis. Each material impact has been appraised in terms of the significance of the impact, based on the likelihood and magnitude of the change experienced by the community.

This assessment has identified social benefits with a residual **Very High, High and Medium (positive) impact rating** related to increased supply of rental housing including affordable rental housing, increased provision of community spaces, services and open space to alleviate pressure on local infrastructure, improved utilisation and safety of Wicks Park, supporting the local creative economy, recognition and celebration of Aboriginal culture and new employment opportunities.

It also assessed some potential impacts related to pressure on social infrastructure and local schools, relocation of on-site businesses and residents, potential increased traffic and reduction in on street parking, potential changes to views, outlook and solar access for immediate neighbours due to the introduction of more density on site and potential cumulative changes to the local character of Marrickville. Impacts can be mitigated through measures outlined in this report and relevant technical studies and further SIA recommendations provided below. After mitigation, the social impacts have a residual rating of **High** (temporary) for construction impacts, and **medium to low/neutral for all other impacts**.

9.1 Recommendations

The following additional recommendations are made for consideration by the project to enhance the social benefit and further mitigate identified impacts:

- Ensure family friendly design of spaces such as supporting social and play opportunities in outdoor and indoor spaces and providing a place that feels welcoming for families and children.
- More broadly, it is recommended that Inner West Council works with the Department of Education to understand impacts on local school capacity in the area due to cumulative impacts of rezoning in the area.
- Integrate publicly accessible open spaces onsite with the surrounding open space network (Wicks Park) using wayfinding and landscape cues to increase open space utilisation.
- Provision of BTR lease options that maximise liveability, including:
 - Lease terms of at least 3 years to BTR residents, in line with Treasurer's Guidelines. This will provide greater housing security for tenants and build long term connections within the local community.
 - Consideration of flexible lease conditions e.g. allow pet ownership and minor interior alterations such as paint colours and wall hangings.
 - Consideration of housing affordability in setting rental prices for the future BTR apartments.
- Prepare a site wide operational management plan to ensure open space and indoor and outdoor communal spaces are well managed and cared for.
- Implement a schedule of regular events for the ground floor court and plaza spaces such as community markets or the like to enhance the use and activation at the ground floor level and encourage social interaction. Events and programming should include opportunities for the wider community not just residents of the development.
- As discussed with Inner West Council, work with the cultural and creative sector to determine the types of artist studio spaces that are in demand to ensure that it is meeting need.
- To promote local economic benefit, efforts should be made to support local procurement within the site, including local artists, retailers and other services. A local procurement strategy is recommended during construction and operation.
- Recommend offering current residents renting dwellings on site priority access to BTR accommodation once development is completed.
- Recommended establishing a 1800 community number where during the construction phase wherein incidents relating to traffic and parking can be reported and addressed by the site management team.

Appendix A: Scoping Study

Scoping is the first phase of a social impact assessment, as required by the SIA Guideline. It is the initial consideration of possible social impacts associated with a proposed development.

This stage includes:

- Defining study area boundaries that represent physical, social, and economic areas of interest
- Outlining likely areas of impact including an examination of the surrounding land uses
- Identifying issues of concern relating to the project
- Identifying stakeholders affected by the proposed development and the way in which these stakeholders have been involved in community consultation.

A summary of the scoped social impacts alongside the relevant social factors is provided in Table 16, grouped by type of assessment recommended for the full SIA.

Table 16 *Summary of Scoping Study*

Preliminary impact	Social factor/s	Key impacted stakeholder/s	Questions for clarification	SIA Actions
• Increased supply of rental housing (including affordable rental housing) in Marrickville.	• Livelihoods • Way of life.	• People looking to secure a rental in the suburb of Marrickville.	• Who will manage the affordable housing component? • What is the percentage/number of dwellings proposed to be affordable housing? • Is the affordable housing provision committed for 15 years? • Has Scape been engaging with existing residents on site?	N/A
• Improved utilisation and safety of Wicks Park – current park has limited passive surveillance opportunities due to vegetation and is low-lit at night.	• Community • Surroundings.	• Users of Wicks Park, local residents, local workers.	• Have any discussions around off-site developer contributions been discussed? • Is there are VPA for the site?	• Consult with Council's social planner to further understand open space needs
• Provision of new community and green open spaces – current site is located in an area with limited parks and community facilities.	• Way of life • Community.	• Local residents and new tenants of MTY.	• What open spaces will be publicly accessible v. private for residents? • Is the intention for the community facility to be publicly accessible, and how will it interact with other community facilities identified in the DCP? • Is the intention for co-working spaces to be publicly accessible? • What discussions have been had with Council to date on open space and future management arrangements?	• Consult with Council's social planner to further understand open space needs

Preliminary impact	Social factor/s	Key impacted stakeholder/s	Questions for clarification	SIA Actions
Recognition and celebration of First Nations culture through design of the built form.	Culture.	First Nations and other community members.	What aspects of the design will represent local First Nations culture?	Review Connecting with Country strategy and relevant engagement outcomes
New employment opportunities on-site, particularly for younger people and students (e.g., casual, part-time, and retail roles).	Livelihoods, Way of life.	Local residents and new tenants of MTY.	Will local procurement be a focus for new retail tenancies? Will a retail strategy be developed?	Review of Economic Impact Assessment for employment estimates
Construction-related amenity impacts, including traffic, noise, vibration, and air pollution. This impact will reduce environmental comfort for people in the area and may be cumulative due to other projects in vicinity to the site.	Surroundings.	Local residents, workers and visitors.	N/A	Review of technical studies to determine severity of impact, including Traffic Impact Assessment, Noise and Vibration Impact Assessment, and Air Quality Impact Assessment.
Pressure on local social infrastructure capacity due to population uplift (e.g., local schools).	Way of life.	Existing families in the catchment zone with school-aged children.	- Are families a target market of the development? - What is the estimated population on site?	Consult with Marrickville Public School/DoE to understand current capacity and any plans for upgrades.
Loss/relocation of on-site businesses.	- Livelihoods - Way of life - Community.	Customers, workers and owners of on-site businesses.	- Is there potential for some existing businesses to be relocated into the new site once developed? Of particular focus would be Double Roasters/Bourke Street Bakery. - Will local procurement be a focus for new retail tenancies? Any further details on this? - Has Scape been undertaking engagement with on-site businesses on their relocation plans?	Potential to consult with on-site businesses to understand their future operational plans depending on what engagement Scape has undertaken to date.
Increased height, bulk and scale of buildings on site, changing views, outlook, and solar access for immediate neighbours.	- Surroundings - Way of life.	Immediate neighbours.	N/A	Review of shadow diagrams and Visual Impact Assessment.
Contribution to cumulative change in local character and gentrification of	- Livelihoods - Community - Way of life - Surroundings	Long-term local residents.	Are there opportunities for a Public Art Strategy which seeks to convey local character and procure local artists?	Attendance at JOC planned community event to understand perspectives and

Preliminary impact	Social factor/s	Key impacted stakeholder/s	Questions for clarification	SIA Actions
Marrickville, including loss of industrial lands.	Culture.			views on change of character.

Appendix B: Social infrastructure Detail

Name	Category	No.
Marrickville Rd Preschool	Childcare	1
Dulwich Hill Preschool	Childcare	2
Enmore Early Learning Centre	Childcare	3
First Steps Learning Academy Marrickville	Childcare	4
Kidzville Early Learning Centre	Childcare	5
Montessori Learning Tree - Dulwich Hill	Childcare	6
Goodstart Early Learning Marrickville	Childcare	7
iKid Early Learning Centre	Childcare	8
Reggio Emilia Early Learning Centre Tempe	Childcare	9
Inner West Kids Marrickville	Childcare	10
Addison Road Early Learning Centre	Childcare	11
Only About Children Enmore	Childcare	12
St Peters Community Preschool	Childcare	13
Tillman Park Early Learning Centre	Childcare	14
SDN Marrickville - Children's Education and Care Centre	Childcare	15
May Murray Early Learning Centre	Childcare	16
Yirran Gumal Early Learning Centre	Childcare	17
Guardian Childcare & Education Marrickville	Childcare	18
Rise & Shine Kindergarten Marrickville	Childcare	19
KU Crusader Preschool	Childcare	20
Plumtree Preschool Marrickville	Childcare	21
Learn & Laugh Children's centre Marrickville	Childcare	22
Betty Spears Child Care Centre	Childcare	23
Seaview Street Hall	Community meeting space	1
Marrickville Pavillion	Community meeting space	2
Marrickville Learning Rooms	Community meeting space	3
Marrickville Library and Pavilion	Library	1
Emanuel Tsardoulis Community Library	Library	2
St Peters/Sydenham Library	Library	3
Wicks Park	Open space	1
Enmore Park	Open space	2
Henson Park	Open space	3
Jarvie Park	Open space	4
McNeilly Park	Open space	5
Tillman Park	Open space	6
Sydenham Green	Open space	7
Marrickville Park	Open space	8
Camdenville Oval	Open space	9
Simpson Park	Open space	10
Rainbow Park	Open space	11
Mackey Park	Open space	12
Tom Kenny Reserve	Open space	13
Jack Shanahan Reserve	Open space	14

Steel Park	Open space	15
HJ Mahoney Memorial Park	Open space	16
Ryan Park	Open space	17
Marr Playground	Open space	18
Morton Park	Open space	19
Gilbert Barry Reserve	Open space	20
Matt Hogan Reserve	Open space	21
Enmore Dog Park	Open space	22
Kendrick Park	Open space	23
Tempe Public School	Primary school	1
Ferncourt Public School	Primary school	2
Marrickville West Primary School	Primary school	3
Marrickville Public School	Primary school	4
Wilkins Public School	Primary school	5
Dulwich Hill Public School	Primary school	6
Camdenville Public School	Primary school	7
St Peters Public School	Primary school	8
Tempe High School	Secondary school	1
Marrickville High School	Secondary school	2
Dulwich High School of Visual Arts and Design	Secondary school	3
The St Peters Town Hall	Town Hall	1
Marrickville Town Hall	Town Hall	2
Petersham Town Hall	Town Hall	3

Appendix C: High-level social infrastructure benchmarking

With reference to the local social infrastructure context outlined in **Section 5.0** of this report, this Appendix provides a high-level assessment on the social infrastructure needs generated by the proposal.

9.1.1 Population uplift

Based on the concept plan, the development will support around **1,188 dwellings**.

As noted in the Economic Impact Assessment prepared by Ethos Urban, assuming the average household size across studios, 1 bedroom, 2 bedroom and 3-bedroom dwellings in the Inner West LGA (ABS Census 2021), the development of the site could support an estimated 1,700 residents at full occupancy. Considering the existing 16 dwellings, it is estimated that approximately 30 residents currently live on site.

Accordingly, the proposed SSDA could result in a net uplift of approximately 1,680 residents once complete.

9.1.2 High level benchmarking assessment

Based on the incoming population, high level social infrastructure benchmarking has been undertaken to understand any implications for social infrastructure delivery on or off-site. This is provided in Error! Reference source not found. below.

Table 17. High level benchmarking assessment

Social Infrastructure Typology	Benchmark	Likely need to support incoming population
 Community facilities	- Typically, 80sqm of community floorspace to be provided per 1,000 people (industry best practice). 1 local facility per 7,500 people (Parks and Leisure Australia) 1 district facility per 15,000 – 25,000 people (Parks and Leisure Australia). - Local facilities to be min. size of 500sqm (industry best practice). - Typically, 42sqm of library space per 1,000 residents (NSW State Library) 1 district library per 20,000 – 50,000 people (Parks and Leisure).	- The incoming population will generate demand for approximately 130sqm of community floorspace. - The incoming population will generate demand for approximately 60-70sqm of library floor space. - Demand for community floorspace will be met through on-site provision as 2,890sqm of communal amenities and services will be provided. This will include library nooks on every level, community lounges, a kids club, community kitchen, social club and movie screening room, a wellness rooftop with a cross fit and cycle club, repair workshop spaces and a 600sqm outdoor live event space. - Demand for library floorspace will likely be met by the three libraries located within 2km from the site.
 Art and cultural space	1 creative arts studio per 5,000 people (adapted from guidance from Parks and Leisure, Victorian Planning Authority and Fishermen's Bend Community Infrastructure Plan). 1 creative community/arts space per 20,000 residents (adapted from guidance from Parks and Leisure, Victorian Planning Authority and Fishermen's Bend Community Infrastructure Plan)	- The incoming population would not generate demand itself for creative arts studios. However, Council's Cultural Strategy desires the Victoria Road Precinct to be a cultural hub for the LGA. - The proposal will provide ten flexible artist studios rent free and support an artist residency programme for locals.
 Education facilities	Schools are usually planned to have capacity for up to 1,000 primary students and 2,000 high school students (DoE).	In 2041, the Inner West LGA population forecasts indicate that 5.6% of the population will be aged 0-4 years 4.5% will be aged 5-9 years, 4.0% will be aged 10-14 years and 4.2% will be aged 15-19 years (Forecast id.).

Social Infrastructure Typology	Benchmark	Likely need to support incoming population
 Open space and recreation	• 1 long-day care place for every 3 children aged 0-4 years (industry best practice).	• The high proportion of one-bedroom apartments proposed for the site will likely reduce the number of babies and children living on site and therefore the forecasted projection for Inner West LGA noted above is likely too high to adopt. • Adopting a lower percentage of around 5% for the 0-4 age group and 4% for the 10-14 and 15-19 age groups would mean approximately 80 children aged 0-4 years, 60 children aged 5-11 and 60 children aged 15-19 years could live at the site. • Based on the benchmark, the incoming population will require access to around 20 – 25 childcare places. Desktop research shows existing childcare centres near the site have capacity. However, if market demand is strong for childcare in the future, childcare could be provided on site in the proposed commercial/retail space. • Further consultation with DoE to understand ability for existing school expansions and/or need for new schools on site to meet needs of incoming population.
	• High density dwellings should be located within 200m of open space (Inner West Council). • Pocket parks are typically between 0.1-0.5ha (Inner West Council). • Neighbourhood parks are typically 0.3 to 0.5ha and should be a 400m walk in high and medium density residential areas (Inner West Council). • LGA wide minimum benchmark of 13.3m² open space (Inner West Council).	• Open space needs accessibility needs will be met on-site as 9,456sqm of active and passive open space will be provided in the form of parks, public courts and outdoor courts/plaza spaces, rooftop open space and outdoor courts. • Future residents will also have access to Wicks Park across the road and other public parks like Enmore Park, Henson Park and Sydney Park.