



SOCIAL IMPACT ASSESSMENT (SIA)

Mixed Use Development comprising a Hotel, Commercial Office Premises and Residential Apartments (including Affordable Housing)

No. 2-4 Burleigh Street and No. 20-24 Railway Parade,

BURWOOD

Prepared for: NSW Housing Corporation Pty Ltd

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I confirm this SIA contains all relevant information and complies with legal and ethical obligations of social impact practitioners, including those set out in the Social Impact Assessment Guidelines for State Significant Project, 20221, prepared by the Department of Planning, Industry and Environment.

I confirm that none of the information in this SIA is false or misleading.

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1. Introduction

1.1 OVERVIEW

This Social Impact Assessment (SIA) has been prepared on behalf NSW Housing Corporation Pty Ltd to assess the potential social impacts of the proposed mixed-use development at No. 2-4 Burleigh Street and No.20-24 Railway Parade, Burwood. The SIA is to accompany a State Significant Development (SSD) application that seeks consent for the construction of a mixed use development containing a hotel, commercial office premises and residential apartments inclusive of in-fill affordable housing.

This SIA has been prepared to identify potential social impacts that the proposed development may have and to recommend measures to avoid, mitigate and manage potential negative social impacts and optimise positive impacts. Specifically, this Report addresses Clause (1)(b) within Part 4.15 of the *Environmental Planning and Assessment Act 1979*, which is reproduced below (our underline added):

(1) Matters for consideration—general

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application—

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Additionally, this SIA has been prepared at the request Secretary's Environmental Assessment (SEARs) for the project. The SEARs (item 20) include the requirement to 'Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects'. Accordingly, this report has been prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.

This Report looks at the nature of the proposed development, the existing buildings proposed to be demolished and the characteristics of the surrounding land uses and locality, the community profile for Burwood, local infrastructure and facilities, cultural and community identity and potential impacts and mitigation strategies appropriate for the proposal to manage social impacts.

1.2 PURPOSE OF THE REPORT

This SIA accompanies a State Significant Development Application (SSDA) submitted to the Department of Planning, Housing and Infrastructure (DPHI) pursuant to Part 4 of the *EP&A Act*. This report has been prepared to specifically respond to the Secretary's Environmental Assessment Requirements (SEARs) issued for the SSDA on 25 October 2024 which states that the Environmental Impact Statement is to address the following requirements specific to Social Impacts:

Table 1 SEARs Requirements

Issue and Assessment Requirements	Documentation
20. Social Impact • Provide a Social Impact Assessment that: ○ is prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects. ○ is targeted and proportionate to the project's context and likely impacts.	• Social Impact Assessment



The matters outlined above have been considered and are implemented throughout this assessment.

1.3 REPORT SCOPE AND STRUCTURE

A SIA is a specialised technical study that identifies and evaluates the potential positive, neutral and negative social impacts of a proposed development. This involves a thorough and independent analysis to determine possible social effects, suggest suitable mitigation or optimisation measures, and provide recommendations that meet professional standards and legal requirements.

As outlined in the NSW Social Impact Assessment Guideline for State Significant Projects, social impacts refer to the changes experienced by individuals due to a new development. The social impacts that can be experienced by individuals due to a new development are categorised into eight categories, including way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods, and decision-making systems. This report will consider and assess anticipated potential impacts.





2. Methodology

2.1 BASELINE INFORMATION

A multi method approach was undertaken as part of this SIA in order to ascertain the potential impacts of the proposed development. This methodology includes:

- Analysis of Census data from the Australian Bureau of Statistics (ABS) to profile Burwood and the Burwood LGA;
- Review of other published social data;
- Review of existing documentation relating to the subject site, its development history, context and setting;
- Review of Burwood Council adopted social and community plans;
- Review of relevant strategic and statutory planning documents;
- Identification and evaluation of the potential impact of the development; and
- Consideration of possible mitigation and/or management options.

2.2 SOCIAL IMPACT ASSESSMENT GUIDELINE

The NSW Government published the Social Impact Assessment Guideline in 2021 to provide guidance on assessing the social impacts of State Significant development. Other instruments and policies such as Burwood Local Environmental Plan (LEP), Burwood Development Control Plan (DCP) and Burwood Local Strategic Planning Statement (LSPS) have also been considered in this SIA. The Guideline acknowledges each development will have its own unique circumstances and impacts. As such, the content and issues addressed in a social impact assessment will vary depending on the type and scale of the development.

The following strategic and planning documents and other references provide a context for the identification and examination of potential social impacts of this proposal.

2.3 STRATEGIC AND PLANNING CONSIDERATIONS

This section identifies the strategic and planning policies that are applicable to the proposed development in relation to social impacts.

2.3.1 Environmental Planning and Assessment Act 1979

The proposed development has been identified as an SSD and will be assessed under Part 4, Division 4.7 of the Environmental Planning and Assessment Act 1979. The Independent Planning Commission/ Planning Minister will be the determining authority for the development.

2.3.2 Greater Sydney Regional Plan 2056

The Greater Sydney Regional Plan was released in March 2018 by the Department of Planning and Environment and the Greater Sydney Commission. The Plan is the strategic plan and vision document to guide growth within Greater Sydney to 2056. The plan identifies three different sub-regions or cities within Greater Sydney. The proposed in-fill affordable housing development is located within the subregion known as the 'Eastern Harbour City'.

The Eastern City sub-region is anticipated to accommodate a need for an additional 157,500 additional dwellings in the Eastern district. The Plan identifies ten directions for the metropolis of three cities, including:

- A city supported by infrastructure,

- A collaborative city,
- A city for all people,
- Housing the city,
- A city of great places,
- A well-connected city,
- Jobs and skills for the city,
- A city in its landscape,
- An efficient city, and
- A resilient city.

The proposal will contribute to urban renewal by providing additional and diverse commercial floor space and affordable housing within a mixed-use multi-storey development in close proximity to a variety of transport options.

Parts of Burwood, including the subject site, are identified within the *Parramatta Road Corridor Urban Transformation Strategy*. The proposal will contribute to allow for the growth of the area and increased diversity and density of the corridor by providing diversity in residential accommodation and employment and tourism-generating commercial businesses.

2.3.3 Burwood Local Strategic Planning Statement (LSPS)

The LSPS describes how Council will deliver specific land use outcomes for infrastructure, housing, town centres, employment, transport, recreation and the environment. It provides a guide to growth of the LGA consistent with State and regional planning goals.

The aim of the LSPS is to guide planning proposals and Council's decisions in determining public and private investment to enhance the wellbeing of the city's population and the environment. To achieve these objectives, the LSPS identifies strategies that summarise how the Council will deliver on the above priorities, as well as list of actions.

Priorities and actions of the LSPS to which the proposal is aligned include the following:

- P1. Plan for a city that is supported by infrastructure.
- P2. Deliver local infrastructure, services and facilities
- P3. Provide housing supply, choice and affordability in close proximity to jobs, services and public transport.
- P4. Provide high quality planning and urban design outcomes for key sites and precincts.
- P5. Identify local character areas considering preservation, enhancement and desired future character.
- P6. Strategically grow investment, business opportunities and jobs.
- P7. Grow Burwood's night-time entertainment, dining and other recreational opportunities.
- P8. Increase the long term viability of all centres.
- P9. Support urban freight and commercial servicing along commercial corridors.
- P15. Reduce carbon emissions and manage energy, water and waste efficiently.

The LSPS identifies Burwood Town Centre as the Strategic Centre of the LGA and the location most suited to medium and high density infill for commercial and residential land uses. The LSPS anticipates new development to improve walkability, the night time economy and sensitivity to heritage items.

2.3.4 Local Housing Strategy 2020

Burwood Council Local Housing Strategy 2020 was adopted by Council in 2020. The vision of the Housing Strategy is *“The Burwood LGA will provide a wider variety of housing choices to cater to the evolving needs of the diverse community. These will include high density apartments in vibrant centres, larger apartments, medium density dwellings and the separate houses that give much of Burwood its valued suburban character. Increased housing choice will allow people of all ages to stay in the LGA as their life circumstances change.”*. The objectives of the Housing Strategy are as follows:

- Increase housing diversity and choice to meet the community’s changing needs;
- Make housing more affordable, including through development contributions, advocacy and partnerships;
- Preserve local character by preventing extensive redevelopment in those parts of the LGA which have heritage significance or a significant local character;
- Plan for longer term housing needs, preserving opportunities for medium and high density housing development beyond 2036 near centres and public transport; and
- Support the vibrancy, vitality and activity of centres, including the Burwood Town Centre, local centres and neighbourhood centres.

The Housing strategy identified that Burwood Town Centre has capacity for 2,700 new dwellings for the next 10 years and that the number of bedrooms per apartment needs to increase to suit household needs.

Of the action strategies adopted by Council as part of the Housing Strategy, the following are relevant to this development and to Burwood Town Centre:

- *Action 6: Investigate the creation of a density bonus scheme which would allow increased floor area in apartment developments if affordable housing is provided*
- *Action 8: Continue to liaise with community housing providers to facilitating housing development, potentially through the provision of increased development rights linked to the long-term affordability of the housing delivered*

2.3.5 Social Impact Assessment Guideline

The NSW Government Social Impact Assessment Guideline was published in 2021. It is noted that this policy provides guidance on assessing the social impacts of State Significant development and has been used to guide the content and methodology of this SIA. As noted in the SIA Guideline, each development has unique circumstances and impacts. As such, the content and issues addressed in a social impact assessment will vary depending on the type and scale of the development.

3. Development Overview

3.1 THE SITE

The site is located on the southern side of Railway Parade to the south of the railway line and sits at the corner of Railway Parade and Burleigh Street. This site comprises 5 parcels of land with street addresses No. 2-4 Burleigh Street and No. 20-24 Railway Parade, Burwood and legal identification as Lot A, B, C, D and E in DP 438222.

Demolition of all pre-existing buildings on the site has commenced in accordance with a CDC issued for the subject site. Pre-existing development on the site consisted of single storey buildings, both detached and attached, occupied by various small businesses, including a family medical practice, tutoring business and a hearing clinic. Shared vehicle access was provided off Burleigh Street to a small carpark shared by all of the existing buildings.

An aerial photograph of the site is provided at **Figure 1**, and an extract from the zoning map is shown in **Figure 2** (site has been outlined red).



Figure 1 Aerial Photo of The Site (Source: NearMaps)

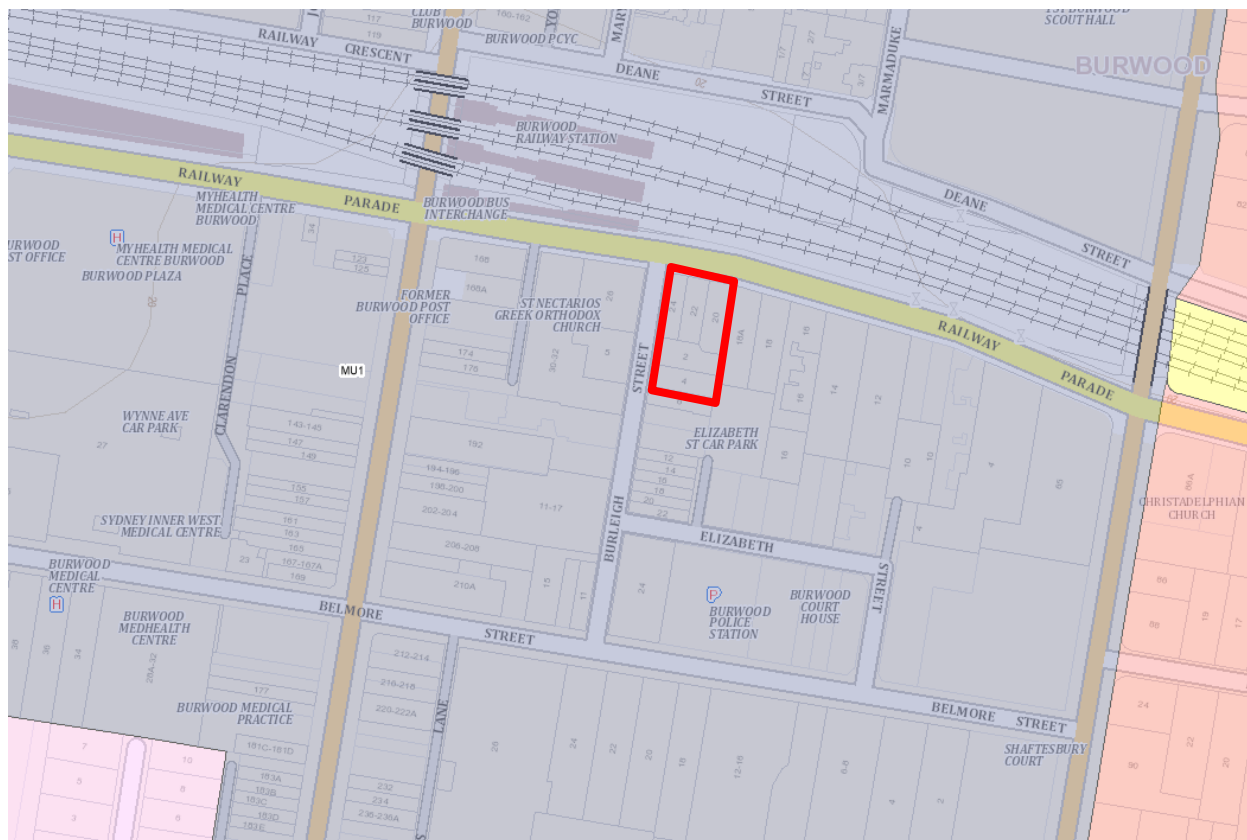


Figure 2 Extract of the Land Use zoning map, subject site outlined red (Source: NSW Planning Portal).

The site has an area of 1,329m², with frontages to Railway Parade and Burleigh Street measuring approximately 48.15m and 27.65m in length, respectively.

The site is located within the Burwood Town Centre which contains a number of mixed use developments comprising commercial, retail, medical and residential land uses. The locality is characterised by a diverse range of developments, ranging from single storey dwellings to 30 storey commercial and residential buildings.

The immediate locality is to support high density development given its location within close proximity to Burwood Railway Station, as evidenced by the applicable built form controls which allow for building heights of 70m, and up to 140m on some sites.

Photographs of the subject site are provided below.



Figure 3 The subject site, as viewed from Railway Parade.



Figure 4 The subject site, as viewed from Burleigh Street.

3.2 SURROUNDING CONTEXT

The site is located within the Burwood Town Centre which contains a number of mixed use developments comprising commercial, retail, medical and residential land uses. The locality is characterised by a diverse range of developments, ranging from single storey dwellings to 30 storey commercial and residential buildings.

The immediate locality is to support high density development given its location within close proximity to Burwood Railway Station, as evidenced by the applicable built form controls which allow for building heights of 70m, and up to 140m on some sites. Indeed, the locality is relatively underdeveloped when considering the built form permitted by the current controls, however, newer developments are emerging within the centre which represent a scale and density that is anticipated by the controls and reflective of the desired future character of the locality.

To the north of the site on the opposite side of Railway Parade is the railway corridor (**Figure 5**). Notably, access to Burwood Railway Station is located to the north west of the site within 130m walking distance. Furthermore, on the other side of the railway line are a number of multi-storey shop top and mixed use development reaching up to 25 storeys in height, as shown in **Figure 6**.



Figure 5 Railway corridor.



Figure 6 Mixed use development to the north of the railway, as viewed from Burleigh Street.

To the south of the site at No.6 Burleigh Street is a part one, part two building occupied by 861 Space which is a dance school (Figure 7). A Council owned car park is located further south of the site, with access to the car park provided from Burleigh Street and Elizabeth Street further south (Figure 8).



Figure 7 No. 6 Burleigh Street as viewed from Burleigh Street.



Figure 8 Council owned car par further south of the site.

Directly adjoining the site to the east, are two storey walk up residential apartment buildings (**Figure 9**). The buildings are both reflective of an older architectural style and sit at a scale and density which is considerably lower than that anticipated by the current controls. The buildings are not provided with any form of vehicular access, however parking for residents is provided at the rear within the council owned car park.



Figure 9 Development immediately east of the subject site.

To the west of the site, on the opposite side of Burleigh Street are two single storey buildings, and Heritage item No I96 (**Figure 10 to 12**). The heritage item also known as St Nectarios Church is a Greek Orthodox church and is identified as local heritage significance. St Nectarios Church is orientated towards Railway Parade.



Figure 10 Development to the east of the site as viewed from Burleigh Street.



Figure 11 St Nectarios Church, as viewed from Burleigh Street.



Figure 12 St Nectarios Church, as viewed from Railway Parade.

3.3 THE PROPOSED DEVELOPMENT

The SSD Application will seek consent for the construction of a mixed use development containing a hotel with 120 rooms, commercial office premises and a residential flat building with 48 dual key residential apartments and basement car parking.

It should be noted that demolition of the existing buildings across the site will be completed under an existing Complying Development Certificate, and as such will not form part of this application.

The proposal has a podium and a 37 storey tower with residential and non-residential uses grouped within the building.

There are 5 levels of basement parking with a total of 138 spaces provided, including 88 residential spaces and 2 visitor spaces for the residential apartments, 42 spaces for the hotel and 6 spaces for the commercial premises. Vehicle access to the basement parking levels is to Railway Parade. The service access is to Burleigh Street for the purpose of waste collection and loading. A porte cochere entry is also provided off Railway Parade with an exit to Burleigh Street. The porte cochere will allow for drop off and pick up in front of the commercial entry for hotel guests.

The hotel includes 120 rooms with a lobby and café at the ground floor, function rooms including outdoor space at Level 1 and a gym and restaurant with outdoor dining at Level 2. The hotel rooms are contained at Level 20 to 31, with an additional hotel restaurant and bar with outdoor seating provided at Levels 36 and 37.

The proposal will also contain 48 residential apartments, with 18 of these dedicated to affordable housing. The residential entrance and lobby is separated from the non-residential uses. The apartments are contained within Levels 3 to 18, noting that the affordable housing units are solely located from Level 3 to 8. The proposal provides communal open space for the residential apartments at the Level 2 podium and at the rooftop.

Level 33 to 35 consist of the commercial office levels, which provide for a combined total of 998m² of commercial GFA.

It should be noted that demolition of the existing buildings across the site has been completed under an existing Complying Development Certificate, and as such does not form part of this application.

The proposed development is illustrated in the Architectural Plans prepared by PTI Architecture at Appendix 8.



Overall, the proposal seeks to make a contribution to the local economy through the provision of additional commercial office floor space and employment opportunities, whilst also addressing the housing crisis and to provide affordable accommodation for local key works within a highly accessible location.



4. Baseline Data of Site and Locality

4.1 EXISTING SOCIAL AND DEMOGRAPHIC PROFILE

The subject site is located in the suburb of Burwood, within the Burwood LGA. This section presents an overview of the socio-demographics of the Burwood locality in the context of the wider Burwood LGA.

4.1.1 Social disadvantage and advantage

The Australian Bureau of Statistics (ABS) releases Socio-Economic indexes for Areas (SEIFA) data which identifies the relative socio-economic advantage or disadvantage of a locality compared with other areas in Australia. The ABS broadly defines relative socio-economic advantage or disadvantage in terms of people's access to material and social resources, and their ability to participate in society. A lower number on the index means that an area is relatively more disadvantaged than other areas. A higher number on the index means that an area is relatively less disadvantaged than other areas (ie. A high number for the index means that an area is relatively more advantaged than other areas).

Figure 13 below demonstrates the SEIFA score for Burwood (1038 or 4th Quintile) is generally the same as other suburbs within the Burwood Council area. Most suburbs within the Burwood LGA are in the 4th or 5th Quintile which indicates residents are relatively advantaged.

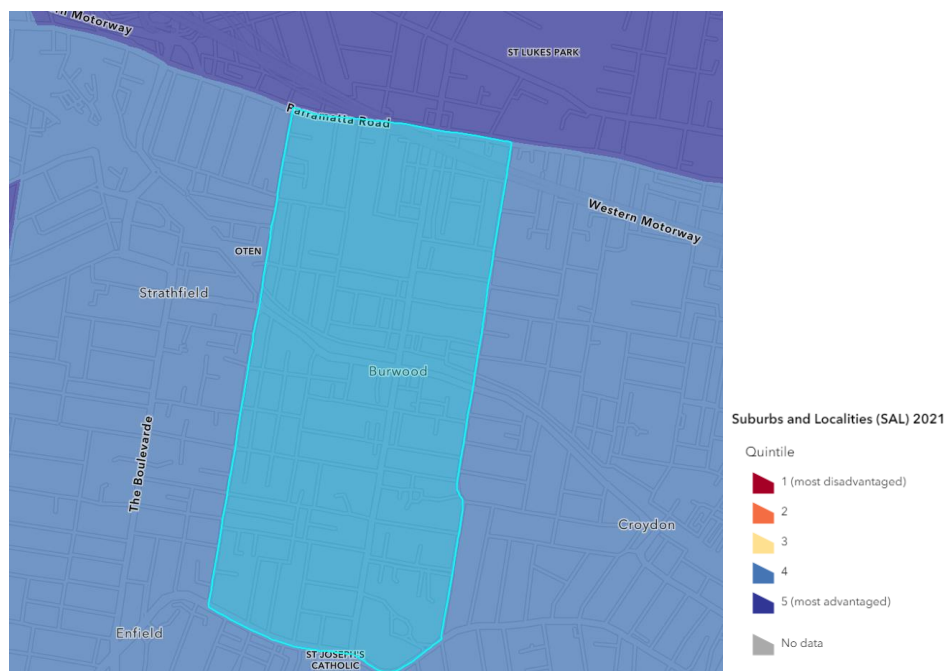


Figure 13 Map indicating SEIFA score for Burwood (outlined light blue) and surrounding suburbs (Source: ABS).

It is noted that SEIFA is a general measure of relative socio-economic advantage and disadvantage. SEIFA is an area-level measure and is not intended to reflect individual people or households. As the SEIFA score is an average, it provides a summary measure of the people and households within a selected area. That is, an area may have pockets of disadvantage (or advantage) but the overall statistics for a local area are compared (or ranked) with other areas throughout Australia. It is a composite measure combining household income, educational attainment, unemployment and skill levels. The SEIFA index of socio-economic disadvantage should be used as a guide only. Sections below provide more detail on the socio-economic characteristics of Burwood.

Overall, the proposed development will:

- Increase the amount of commercial office floor space
- Increase the number of employment opportunities
- Increase availability of accommodation and services for tourists
- Increase the number of dwellings
- Increase the diversity of tenure
- Increase the diversity of built form
- Improve the walkability of the adjoining public realm and increase the number of people using the site who can make a variety of transport choices.

This is expected to maintain the SEIFA measure for the local area in comparison to other areas throughout Australia.

4.1.2 Socio-demographic profile of the locality

This section provides a more detailed analysis of the ABS census data from 2021. This section analyses the data collected for Statistical Small Areas Level 1 as shown outlined in **Figure 14** in comparison to the Burwood LGA as reported by IDprofile Social Atlas.

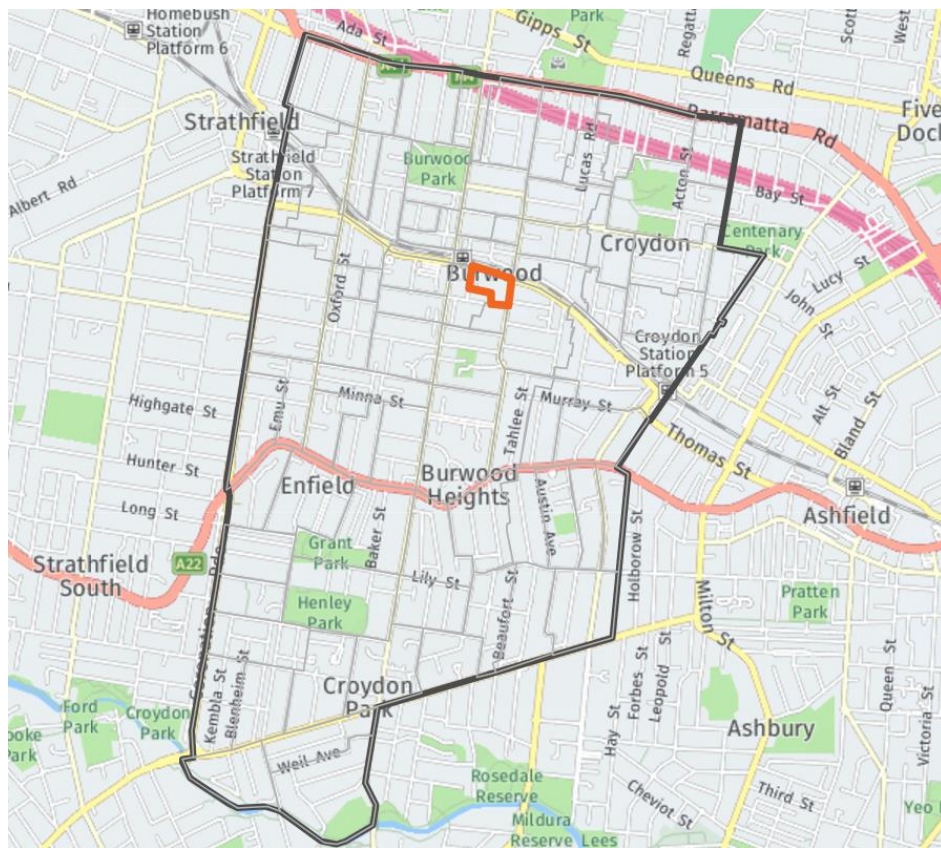


Figure 14 Statistical Small Areas Map (outlined in black) including the subject site (outlined red) (Source: <https://atlas.id.com.au/burwood>)

4.1.2.1 Selected Medians

Table 2 below provides a snapshot profile for the Small Statistical Area (SSA) of Burwood in comparison to the larger Burwood LGA. The key differences between the resident population of Burwood compared to the Burwood LGA population are:

- Burwood SSA experiences a slightly lower median household income to the broader LGA. The median weekly household income in Burwood SSA is \$1,662 compared to \$1,867 for the LGA
- The median age of the resident population of Burwood SSA is 31 years of age which is slightly lower than the median age for Burwood LGA (34 years)
- Burwood SSA has a typically smaller household size of 2.5 persons per dwelling (compared to 2.7 persons per dwelling for the broader LGA) and this is likely attributable to the size of dwellings
- The larger household size at Burwood LGA is comprised of a greater proportion of 'couples without children'
- There is a very large difference in the dwelling types at Burwood SSA with 73.5% of the dwelling stock being flats and units (compared to flats and units in the LGA being 49.1% of all dwellings)
- Employment of the available labour force in Burwood SSA is similar to the LGA in both full time and part time jobs
- Rented households are the predominant form of tenure at Burwood SSA with 61.8% of households in rented dwellings. This is higher than for the LGA (22.3%).

Table 2 Selected medians and averages, 2021 (Source: ABS Census, 2021)

	Burwood	Burwood LGA
Persons	15,942	40,217
All private dwellings	7,056	16,160
Average household size	2.5	2.7
Median weekly household income	\$1,662	\$1,867
Median age	31	34
Age		
0-14	1,438 (9.2%)	5,097 (12.7%)
15-24	3,047 (19.1%)	9,891 (24.6%)
25-44	6,807 (43%)	11,175 (28%)
45-64	2,828 (17.7%)	7,952 (19.8%)
65 Years or more	1,771 (11.1%)	4,876 (13.3%)
Indigenous Status & Country of Birth		
Aboriginal and/or Torres Strait Islander	33 (0.2%)	160 (0.4%)
Persons born in Australia	3,722 (23.3%)	14,890 (37%)
Household Type		
Couple family without children	1,741 (46.9%)	3,865 (39.4%)
Couple family with children	1,246 (33.6%)	4,129 (42.1%)
One Parent Family	532 (14.3%)	1,441 (14.7%)
Other family	195 (5.3%)	387 (3.9%)
Dwelling Type		
Separate Houses	997 (16.6%)	4,871 (34.5%)
Semi-detached Dwellings	476 (7.9%)	2,152 (15.2%)
Flats and Units	4,406 (73.5%)	6,994 (49.1%)
Other Dwelling Types / Not Stated	66 (1.1%)	96 (0.7%)
Tenure		

Table 2 Selected medians and averages, 2021 (Source: ABS Census, 2021)

Owned (with or without a mortgage)	2,055 (34.3%)	6,950 (49.1%)
Rented Dwelling	3,706 (61.8%)	6,649 (47.0%)
Other Tenure Type/Not Stated	139 (4%)	544 (3.8%)
Number of Motor Vehicles		
No motor vehicle	1,909 (31.8%)	3,302 (23.4%)
One Motor Vehicle	2,804 (46.7%)	6,033 (42.7%)
Two Motor Vehicles	865 (14.4%)	3,184 (22.5%)
Three or More Motor Vehicles	268 (4.5%)	1,317 (9.3%)
Not Stated	163 (2.5%)	304 (2.1%)
Labour Force		
Unemployment Rate (at Census)	696 (8.5%)	1,433 (7.1%)
Employed Full Time	3,718 (45.5%)	9,734 (48.2%)
Employed Part Time	2,685 (32.9%)	6,533 (32.4%)
Away from work (a)	1,071 (13.1%)	2,502 (12.4%)
Method of Travel to Work		
Car, as driver	1,547 (20.7%)	4,675 (24.9%)
Car, as passenger	171 (2.3%)	469 (2.5%)
Worked at home	2,550 (34.1%)	6,715 (35.8%)
Walked only	345 (4.6%)	629 (3.4%)
Public Transport	1,688 (22.6%)	3,290 (17.5%)
Household Income		
Less than \$650 gross weekly income	20.6%	17.7%
More than \$3,000 gross weekly income	22%	27.4%

4.1.2.2 Population

At the 2021 Census, Burwood SSA had a population of 15,942 with a mostly even ratio of males (48.9%) to females (51.1%). The suburb comprises a total of 7,056 households. Some 1.6% of the Burwood SSA population are identified as Indigenous Persons compared to 0.2% for the rest of the Burwood LGA. 23.3% of the population in Burwood SSA was born in Australia.

4.1.2.3 Age

The median age for persons in Burwood SSA is 31 years. This is lower than that of the Burwood LGA (34 years). As shown in **Table 2**, a large proportion of Burwood population is aged 25-44 years being the young working age cohort.

4.1.2.4 Household Type

The average number of people per household in Burwood SSA (2.5 persons) is lower than the Burwood LGA (2.7 persons) and for NSW, which is 2.7 persons. This in part is a reflection of the type of dwelling stock available which is 73.5% flat or apartment in Burwood SSA.



The household type at Burwood SSA is predominantly 'couple without children' (46.9%) followed by 'couples with children' (33.6%). The broader Burwood LGA demographics demonstrate that 'couple with children' are the majority household types (42.1%) followed by 'couples without children' (39.4%).

4.1.2.5 Tenure

Within Burwood SSA, more than half of dwellings are rented (61.8%) and less than half of dwellings are owned (with or without a mortgage) (34.3%). This contrasts with Burwood LGA where 49.1% of dwelling are owned with or without a mortgage and 47% of dwellings are rented.

4.1.2.6 Dwellings

73.5% of the dwellings in Burwood SSA are a flat or apartment with only 16.6% comprising of a separate dwelling. Only 7.9% of the houses in Burwood SSA were semi-detached, row or terrace houses, and townhouses. This is a notable contrast to the dwelling stock of Burwood LGA where flats or apartments are a majority at 49.1%.

4.1.2.7 Employment

At the 2021 Census, approximately 8.5% of the workforce in Burwood SSA was unemployed which is slightly higher than the unemployment rate across the Burwood LGA 7.1%. It is important to note that the COVID-19 pandemic may have affected these numbers. The rates of full-time versus part-time employment amongst those employed was similar for Burwood SSA and the LGA as a whole.

4.1.2.8 Transport

The resident population of Burwood SSA has a higher percentage of the population who use public transport (22.6%) and walk (4.6%) to work than the rest of the Burwood LGA (17.5% and 3.4% respectively). 'Work from home' was similar for Burwood SSA and the LGA.

4.1.3 Crime

A review was undertaken of data maintained by the NSW Bureau of Crime Statistics and Research (BOCSAR) for Burwood and the Burwood LGA. **Table 3** presents an overview of trends between the 2023 and 2024 calendar years.

Table 3 Burwood and Burwood LGA Crime Profile

Offence	Rate of Incidence per 100, 000 in Burwood (YT July 2024)		Two year Trend – Burwood	Rate of Incidence per 100,000 in Burwood LGA		Two year trend	Incidence per 100,000 in NSW (YT June 2024)	Two year trend - NSW
	YT June 2023	YT June 2024		YT June 2023	YT June 2024			
Assault (Domestic)	334.7	345.3	Stable	274.3	315.9	Stable	457.2	Up 6.5% per year
Sexual Assault	79.7	79.7	n.c.	66.1	66.1	Stable	122.9	Stable
Motor Vehicle Theft	95.6	159.4	n.c.	85.7	117.6	Stable	182.4	Up 12.5% per year





Table 3 Burwood and Burwood LGA Crime Profile

Steal from Motor Vehicle	281.6	265.6	Stable	284.1	230.2	Stable	348.9	Stable
Steal from Retail Store	1572.5	1051.8	Down 33.1% per year	761.7	533.9	Down 29.9% per year	342.3	Up 9.2% per year
Steal from Dwelling	361.2	403.7	Stable	262	296.3	Stable	199.8	Stable
Fraud	1328.1	1147.5	Down 13.6% per year	1048.2	913.5	Stable	562.5	Down 4.1% per year
Malicious Damage to Property	621.5	430.3	Down 30.8% per year	423.7	360	Stable	611.6	Stable

According to statistics from BOCSAR, Burwood recorded primarily higher rates of incidence than the LGA averages for all the offences listed in **Table 3**. It is also noted that, in all offences, the incidences of crimes within Burwood listed in **Table 3** remained either stable or were trending down.

In addition to **Table 3**, the BOCSAR hotspot maps have been assessed in relation to the subject site. It has been found that the proposed mixed use development is located within:

- High density hotspot for incidents of Domestic Assault, Motor Vehicle Theft, Steal from Motor Vehicle, Steal from Dwelling and Malicious Damage to Property.

Crime density hotspots are not provided for the following offence type:

- Steal from Retail Store; and
- Fraud

The proposed development is located within a medium to high crime environment. Certain crimes related to domestic assault, theft such as steal from dwelling, malicious damage to property, steal from dwelling and motor vehicle theft have a much higher rate of incidence within relative location to the subject site. Burwood exhibits a incidence rate that is slightly higher than the Burwood LGA as a whole. Accordingly, the proposed development is expected to implement Crime Prevention Through Environmental Design (CPTED) principles that address the hotspot issues relevant to the locality being:

- Break and Enter Dwelling;
- Steal from Motor Vehicle;
- Motor Vehicle Theft; and
- Malicious Damage to Property

The development will achieve this by implementing the many recommendations in the CPTED report (see Appendix 31 for details). Overall the development was rated as safe subject to the implementation of the listed recommendations and a significant improvement on the CPTED conditions of the site prior to development.



4.1.4 Health

A review was undertaken of available health data published by the Australian Bureau of Statistics (ABS) 2021 Census. **Table 4** provides data on long-term health conditions identified for the resident population of Burwood in comparison to the averages for NSW.

Type of long-term health condition	Burwood	%	New South Wales	%
Arthritis	484	3.0	679,359	8.4
Asthma	506	3.2	625,835	7.8
Cancer (including remission)	225	1.4	227,981	2.8
Dementia (including Alzheimer's)	85	0.5	62,706	0.8
Diabetes (excluding gestational diabetes)	486	3.0	388,747	4.8
Heart disease (including heart attack or angina)	297	1.9	316,840	3.9
Kidney disease	80	0.5	77,272	1.0
Lung condition (including COPD or emphysema)	91	0.6	135,909	1.7
Mental health condition (including depression or anxiety)	615	3.9	646,412	8.0
Stroke	57	0.4	73,269	0.9
Any other long-term health condition(s)	852	5.3	626,827	7.8
No long-term health condition(s)	12,095	75.9	4,925,422	61.0

Overall, the Burwood population experiences better health than the NSW average. As a whole, 75.9% of the resident population within Burwood experience no long-term health conditions compared to the NSW average of 61.0%. This correlates with the high SEIFA index for Burwood.

4.1.5 Social and Affordable Housing

A review of information available from Housing NSW was undertaken as part of this Social Impact Assessment. The available data regarding public housing stock relates to Sydney's LGAs. Burwood is located in the Inner West Housing Allocation Zone.

Table 5 below provides a breakdown of the housing types within Sydney.

Dwelling Type	Total Number of Tenancies/Residential Dwellings
Flat/Unit	13,080



Villa	3,227
Townhouse	2,062
Cottage	413
Total	16,634

Waiting times for social housing in the Inner West area is available on the Department of Communities and Justice website. **Table 6** below provides the expected waiting times for different dwelling types within the Inner West allocation zone.

Table 6 Expected waiting times for social housing as of 30 June 2023	
Property Type	Allocation Zone
	Inner West (CS07)
Studio / 1-bedroom property	+10 years
2-bedroom property	10+ years
3-bedroom property	10+ years
4+ bedroom property	10+ years

The endorsed Burwood Housing Strategy identifies opportunities for Council to implement specific strategies for contributions towards increasing the community's housing supply needs within the Burwood LGA to accommodate population increases and strategies to increase housing diversity and supply as discussed below.

4.1.6 Housing Supply Gaps

Burwood Housing Strategy has identified the following key findings as part of their investigation, relating to the Burwood Town Centre and the supply of additional housing that are relevant to this SIA:

Burwood Town Centre has capacity for over 2,700 additional dwellings, and this is likely to take at least 10 years to build out. This will continue to be the primary high-density housing destination in the LGA and a complete centre with a mix of uses supporting Burwood's vibrancy, diversity and economy.

The Local Strategic Planning Statement also includes the following recommendation to which the proposal is aligned:

There is enough capacity under current planning controls to accommodate likely housing demand (implied by population projections) until at least 2036, with most of this capacity being in high density precincts within and around Burwood town centre. This means there is a need to support the continued development of apartments in local centres, the Burwood town centre and the R1 zone to provide high levels of housing supply, while only rezoning to allow additional apartments if other public benefits are provided.

The Housing Strategy identifies Burwood Town Centre as a growth precinct with additional housing demand until at least 2036. The proposed mixed-use development is aligned with this strategy.

4.2 SOCIAL INFRASTRUCTURE

Burwood town centre is a Strategic Mixed Use centre. This section identifies the existing social infrastructure in proximity to the subject site.

4.2.1 Retail and Business

The subject site is located within the Burwood Town Centre. The Burwood Town Centre provides a wide variety of businesses and services to the local population of Burwood and surrounding suburbs, including health facilities, supermarkets, pharmacies,



restaurants, general retail, offices, entertainment facilities and services, food and drink premises. Council's LSPS supports a night time economy in Burwood Town Centre.

4.2.2 Medical

Burwood is serviced by several medical centres, including Myhealth Burwood Plaza, Burwood Family Medical Centre, Sydney Inner West Medical Centre, Burwood Medical practice, Burwood MedHealth Centre and The Clocktower Medical Practice. These medical centres are primarily located in the town centre, to the south of Burwood Station and within walking distance of the subject site.

The closest hospital from the subject site of the proposed mixed-use development is St John of God Burwood Hospital, located approximately 1.5km or a 5-minute drive from the site. Additionally, several other hospitals including The Sydney Private Hospital Surgical & Rehabilitation (3.4km or 9-minute drive), and Concord Repatriation General Hospital (5.7km or 15-minute drive) are all located within close proximity to the subject site.

4.2.3 Recreation / Open Space

The site is in close proximity to a variety of high quality public open spaces and recreational areas. Burwood Park is approximately 700m (or 10 minute walk) from the subject site. Burwood Park includes a children's playground, a large open space for general recreation and walking, as well as sport facilities. Future residents and users of the mixed-use development will have convenient access to open spaces and recreation opportunities.

4.2.4 Education

There are a number of public and non-government schools in Burwood and surrounding suburbs for child care, primary and secondary students as indicated below in **Figure 15**.

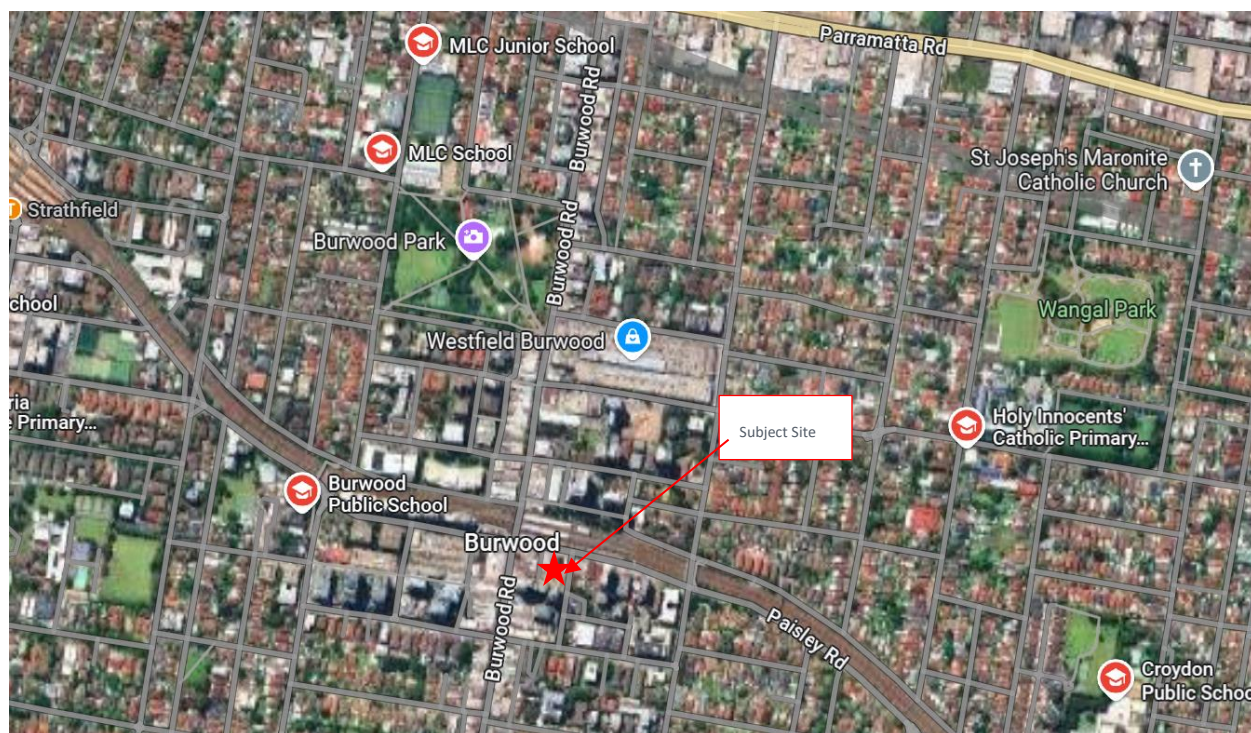


Figure 15 Educational establishments located near Burwood (Source: Google Maps).



4.2.5 Public Transport

Burwood has existing and planned public transport connections. There are bus-stops and routes located 180m or a 2-minute walk from the subject site linked to Drummoyne, Burwood, Hurstville and Mascot.

The nearest train station is Burwood, located 180m from the subject site (a 2-minute walk). From Burwood Station, train services on the T1, T2, T3 and T9 lines provide access to suburbs such as Gordon, Sydney CBD, Leppington and Strathfield.

For details on all transport options in proximity to the site see the Traffic and Transport Impact Assessment in Appendix 26.

Accordingly, the subject site for the proposed mixed development is suitable as it can be easily accessed by public transport by major town centres and CBD's within Sydney.



5. Stakeholder and Community Consultation

5.1 OVERVIEW

Data collection, including primary data such as direct communications with State agencies, interviews, community workshops, focus groups, written and oral stories, first-hand testimonies, community histories, and surveys, is crucial for conducting a Social Impact Assessment (SIA) to determine potential social impacts of a development. This primary data collection is also referred to as Stakeholder and Community Consultation. As stated in Appendix A of the SIA Guideline, *“Respectful, inclusive, and meaningful engagement is a fundamental part of SIA, alongside other research activities. It provides first-hand insights into what people value and how they expect a project to affect them. It also helps to focus the scope of the SIA on the things that really matter.”* Stakeholder and Community Consultation has been undertaken to provide primary data for this SIA.

Stakeholder and Community Consultation for this SIA has been guided by the SIA Guideline. Specifically, Appendix A – Community Engagement, outlines several actions to be undertaken during community engagement:

- *Consider the community engagement objectives.*
- *Use engagement outcomes to maximize community wellbeing and mitigate adverse impacts.*
- *Engage with a diverse range of people, including vulnerable and marginalized groups.*
- *Use appropriate and specific levels and techniques of engagement, based on community analysis.*
- *Follow protocols for engaging with Aboriginal people.*

By considering these community engagement actions, we have structured the Stakeholder and Community Consultation for this SIA into four parts: Stakeholder Identification, Data Collection, Findings & Analysis, and Post-Approval Monitoring.

Additionally, community engagement objectives outlined in the SIA Guideline have been assessed and applied to ensure the engagement process is fair, effective, and successful. **Table 7** below outlines these community engagement objectives as adapted from the SIA Guideline, which have been used to undertake the following engagement process.

Table 7 Community Engagement Objectives

No.	Objectives
O1.	Identify and Inform: Ensure affected people are identified and understand the project, its potential impacts, the EIA development, and participation methods.
O2.	Data Collection: Gather qualitative and quantitative data to maximise diversity and representativeness in scoping the SIA.
O3.	Understand Perspectives: Comprehend people’s interests in the project and how they may experience impacts.
O4.	Incorporate Views: Consider people’s views meaningfully to inform project planning, design, mitigation, enhancement measures, and management frameworks.
O5.	Collaborate and Confirm: Provide opportunities for collaboration on project design and confirm data, assumptions, findings, and recommendations.
O6.	Feedback and Transparency: Ensure people know how their input has been considered and illustrate actions or mitigating measures addressing concerns.
O7.	Ongoing Engagement: Continue community engagement throughout the project to monitor social impacts and respond as necessary, respecting privacy and allowing anonymous communication if desired.



5.2 STAKEHOLDERS

As detailed in the NSW Government SIA Guideline and the Burwood Council SIA Guidelines, a consultation process is required for key stakeholders.

With regards to the proposed development, the key stakeholders are as follows, including relevant government agencies:

- Owners and occupants of neighbouring properties;
- Transport for NSW;
- NSW Police;
- Burwood Council;
- NSW Health; and
- Any other agency deemed relevant by Department of Planning, Housing and Infrastructure.

5.3 CONSULTATION

Engagement with Transport for NSW, NSW Police and Burwood Council has been undertaken and has been considered as a part of this application in accordance with the Department of Planning, Housing and Infrastructure's *Undertaking Engagement Guidelines for State Significant Projects*. No significant issues have been raised. The proposed development is unlikely to cause any negative social impacts which cannot be fully mitigated as described within Section 6 of this assessment.

Community Consultation has been undertaken for the proposed development, copies of the notification letters have been sent (letter dated 6 November 2024) to occupiers/owners that adjoin or are in the vicinity of the site and notification signage was placed on the site.

The notification response period formally closed on 6 December 2024 and no submissions or enquiries were received.





6. Impact Assessment

6.1 OVERVIEW

As detailed within the Social Impact Assessment Guideline (Technical Supplement), a Social Impact Assessment refers to an assessment and evaluation of the social consequences which result from a proposed development and its subsequent effect on people and the community, including housing and access, cultural and community identity and health, amongst other things. This includes both negative and positive, intended and unintended, short and long term social impacts.

Within Section 4 of this Assessment, the demographics and the existing socio-economic characteristics of the immediate and wider locality have been considered with regards to the context of the site. This has assisted in the conclusions made below, which have been considered in light of the proposed mixed use development.

Based on the analysis, it is considered that the proposed development will not generate any significant negative medium- or long-term impacts and no specific mitigation or management measures are recommended other than those already featured in the design and operative intent for the development.

The proposal will have temporary short term negative impacts created through the construction process which can be mitigated and managed to be acceptable to the amenity of surrounding residents and land uses with standard construction management practices. The construction impacts will be mitigated through conditions of consent and construction management plans required prior to the issuing of a Construction Certificate.

The development will generate employment, create additional commercial floor space, provide 120 hotel rooms and 48 residential units including 18 affordable housing units to accommodate a variety of new household sizes and tenures.

Upon completion of the development, given the non-harmful and non-intrusive nature of the proposal, it is anticipated there will be negligible 'negative' impacts, particularly as the type of development is considered to be compatible with the intended future character of the Burwood Town Centre as enabled by the planning provisions for the locality.

In the medium to long term, it is considered that the proposal will make positive contributions to the social context and setting of the locality. Importantly, the proposal is not envisaged to have serious detrimental social impacts.



6.2 POTENTIAL IMPACTS

This section lists the possible identified potential social impacts and considers the level of potential impact on the community and social environment should impacts occur, compared to the baseline scenario of the existing use of the site. An assessment of the social impacts associated with the proposed is provided in the following sections and considers social impacts within eight categories including: Way of life, Community, Accessibility, Culture, Health and Wellbeing, Surroundings, Livelihoods, and Decision-making systems (see **Figure 16**).



Figure 16 Social Elements of Value to People (Source: SIA Guideline).

In accordance with **Figure 16** above and the SIA Guideline, all social impacts as part of this Social Impact Assessment have been considered using these eight categories of social impacts that may be positively or negatively impacted as a result of a development. An explanation of these eight categories is provided below as extracted from the NSW SIA Scoping Worksheet.

- **Way of Life** – How people live, how they get around, how they work, how they play, and how they interact on a daily basis.
- **Community** - Composition, character, cohesion, function, and sense of place.
- **Access** - how people access and use infrastructure, services and facilities, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or groups.
- **Culture** - Both Aboriginal and non-Aboriginal culture, including shared beliefs, customs, values, and stories, and connections to country, land, waterways, places, and buildings.
- **Health and Wellbeing** - Physical and mental health, especially for those who are highly vulnerable to social exclusion or substantial change, plus wellbeing of individuals and communities.
- **Surroundings** - Access to, and use of, services that ecosystems provide, public safety and security, access to and use of the natural and built environment, and its aesthetic value and amenity.
- **Livelihoods** - People's capacity to sustain themselves, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits.
- **Decision-Making Systems** - Whether people experience procedural fairness; can make informed decisions; have power to influence decisions; and can access complaint, remedy and grievance mechanisms.



Below in **Table 8** is an identification of possible social impacts, both positive and negative, that may be experienced by the existing community and the anticipated incoming residents, visitors and workers accommodated in the proposed development. These impacts have been categorised and identified using the eight categorises explained above.

Table 8 Potential Impacts			
Social Factors	Impacts	Explanation	Further consideration required?
Way of Life	Options and choice other than private transportation.	The proposed mixed-use development provides secured on-site parking for residents, hotel guests and employees. The Traffic and Transport Impact Assessment (Appendix 26) demonstrates the wide range of options for transport to and from the site and the variety of service and facilities within walking distance.	No
	New Job Creation	The construction of the mixed use development will generate new jobs within a highly accessible area of Burwood. The ongoing use of the hotel and its facilities will support tourism and hospitality jobs and contribute to the night time economy of Burwood Town Centre. The office floor space is designed to accommodate a variety of scales of office fitouts and support long term office-related employment. The building uses will generate ongoing maintenance, cleaning and security jobs.	No
	Accommodation	The building includes private market apartments and affordable apartments of various sizes and dual key designs. The affordable housing apartments will be managed by a Community Housing Provider. The apartments offer a variety of tenure opportunities to new residents. The various apartments can accommodate different household composition.	No
	Social Interactions	The building occupants and users will have access to high speed internet. There are a variety of communal spaces that allow visual recognition of other building occupants and support passive and active, informal and organised social interactions.	No
	Recreation	The building includes recreational spaces for hotel guests, staff and residents. There are a variety of publicly accessible indoor and outdoor recreation facilities and community services within walking distance and within the Burwood Town Centre.	No
Community	Increased Population	The proposal is likely to slightly increase the population and diversity of households in Burwood given the high density redevelopment of the existing site. The mixed use development is of a scale anticipated by strategic planning and infrastructure planning for the locality. The LSPS and the Housing Strategy identify Burwood Town Centre as a suitable location for high density new dwelling houses.	No
	Demographics and Household Types	The proposal has the potential to enhance the diversity of the demographics of Burwood. For example, the proposal might support opportunities for young families, single parent families and older, non-working residents to live in affordable housing in a high amenity location.	No
	Community Cohesion	The hotel includes a variety of recreation and entertainment spaces which support guest interaction. The residential apartments have several outdoor communal open spaces and common movement spaces secured and separated from	No





		other building uses which allows future residents to recognise and interact with other residents. The site is in a highly walkable environment and the visual and movement connectivity with the adjoining public realm supports walking to and from the site to other areas of Burwood Town Centre. Walking provides opportunities for social interaction and appreciation of the neighbourhood features which generates a sense of place.	
Accessibility	Increase Demand for Local Services	The proposal has the potential to generate an increase in demand for local services and facilities. The Burwood Town Centre is a Strategic Centre identified for future growth, increased density and diversity of land uses.	No
	Affordable housing managed by Community Housing Provider	A Community Housing Provider (CHP) will manage the 18 affordable apartments for 15 years from the date of the Occupation Certificate. Affordable housing will be allocated to eligible households in accordance with the relevant legislative requirements and guidelines.	No
Culture	Connecting with Country	The Heritage Impact Assessment in Appendix 23 concludes there is low likelihood that the site and the redevelopment will have any impact on the cultural values and heritage of the site from Aboriginal and European perspectives.	No
	Continued use of nearby place of public worship	The Heritage Impact Assessment also concludes the development will not change the ways in which people use and experience visitation to the nearby place of public worship.	No
Health and Wellbeing	Reduces exclusion of marginalised groups	The proposed development will improve opportunities for inclusion in the Burwood Town Centre community for households eligible for affordable housing. Occupants of affordable housing will share parking, common circulation and open space areas with other residents of the building enabling social interaction and shared use and appreciation of space, shared sense of place and inclusion.	No
	Mental health	Burwood SSA scores a high SEIFA index indicating residents have a high degree of accessibility to education, recreation, services and facilities, community and public infrastructure and transport options all of which provide a supportive environment for good mental health. All residents will have equitable access to open space within the site, to the established Burwood town centre and to public transport options.	No
	Physical health	New apartments include adaptable layouts. All common areas are accessible. Burwood town centre includes a variety of accessible health facilities and public open spaces.	No
Surroundings	Changes to Urban and Natural Landscape	The proposal will change the urban landscaped with the proposed building replacing single storey detached and attached buildings. The changes to the streetscape are consistent with the emerging character of higher density multi storey mixed used development and is consistent with the current planning provisions.	No
	Loss of Amenity to Neighbouring Properties	The proposed development has been designed to achieve acoustic and visual privacy impacts compatible with existing and future character of the neighbouring sites and to allow reasonable solar access. The details of compliance with these specific elements will be targeted in the assessment of the design detail of the development.	Yes
Livelihoods	New Employment Opportunities	The proposed development will generate temporary construction jobs in the locality as well as new permanent jobs within development such as a building manager, hotel works, cleaners and landscapers. The increase in the number of local residents will also increase patronage	No





		of local services and facilities which will indirectly support local employment.	
Decision-Making Systems	Community Engagement	Pre-lodgement community engagement is reported in the Engagement Outcomes Report. This is an evolving document which will continue to capture and respond to stakeholder and community feedback throughout the assessment process. Ongoing engagement provides procedural fairness and the identification of issues from the perspective of stakeholders and the community throughout the preparation of the proposal application and throughout assessment.	Yes

6.3 IMPACT EVALUATION

The SIA Guideline and Technical Supplement sets out the process by which social impacts are systematically evaluated and assessed using a matrix-based approach that incorporates both the likelihood and magnitude of each impact. This structured methodology is a transparent and evidence-based evaluation of how a project might affect communities.

The likelihood of social impacts occurring is evaluated using a likelihood scale, as detailed in the Technical Supplement. This likelihood scale helps to assess how probable it is that a particular social impact will be experienced by the affected population. An explanation of the likelihood scale is provided below in **Table 9**.

Table 9 Likelihood of Impact Occurring (Source: SIA Guideline Technical Supplement).	
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

The magnitude of the impact is determined by evaluating several factors (see **Table 10**). The magnitude of an impact ranges from Minimal (minor or insignificant effects) to Transformational (major, long-term changes to community structures or individual livelihoods). An explanation of the magnitude scale is provided below in **Table 10**.

Table 10 Defining Magnitude Levels for Social Impacts (Source: SIA Guideline Technical Supplement).	
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 number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

Furthermore, additional metrics have been identified to identify the magnitude of social impacts. **Table 11** outlines these metrics, as detailed in the SIA Technical Supplement.

Table 11 Dimensions of Social Impact Magnitude (Source: SIA Guideline Technical Supplement).		
Magnitude	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 project phases) or permanent?
	Intensity or Scale	What is the likely scale or degree of change? (e.g. mild, moderate, severe)
	Sensitivity or Importance	How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter; whether it is rare/unique or replaceable; the extent to which it is tied to their identity; and their capacity to cope with or adapt to change.
	Level of Concern/Interest	How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.

The Social Impact Significance Matrix cross-references the likelihood and magnitude to produce an overall significance rating for each impact. This matrix-based approach helps in systematically identifying which impacts are of low, medium, high, or very high significance.

- **Low Significance:** Typically, these impacts are unlikely and minimal in scope, requiring minimal or no mitigation.
- **Medium Significance:** These impacts might occur with some frequency but are generally manageable with basic mitigation strategies.
- **High Significance:** These impacts are likely or will have considerable effects on the community, requiring significant mitigation or redesign of certain project elements.
- **Very High Significance:** These impacts are almost certain to occur and could have transformational effects, necessitating major adjustments to the project plan or extensive mitigation strategies.

By quantifying the impacts in this manner, the assessment provides a clear prioritisation of which impacts need immediate attention, and which require monitoring. **Table 12** outlines the Social Impact Significance Matrix.



Table 12 Social Impact Significance Matrix (Source: SIA Guideline Technical Supplement).					
	Magnitude Level				
Likelihood Level	1 Minimal	2 Minor	3 Moderate	4 Major	5 Transformational
A Almost Certain	Low	Medium	High	Very High	Very High
B Likely	Low	Medium	High	High	Very High
C Possible	Low	Medium	Medium	High	High
D Unlikely	Low	Low	Medium	Medium	High
E Very Unlikely	Low	Low	Low	Medium	Medium

The following evaluation of the identified potential social impacts that may arise as a result of the proposed development has been provided in **Table 13**. The evaluation has been informed using the Social Impact Assessment Guideline – Technical Supplement and the metrics as outlined above and in **Tables 8 to 12**. Note that ‘level of interest’ has been measured based on the responses to community and stakeholder engagement to date. The responses may change after neighbour notification, exhibition and referral processes undertaken during assessment of the SSD.

Table 13 Impact Assessment							
Potential Impact	Likelihood	Extent	Duration	Intensity	Sensitivity	Magnitude	Significance
Increased Population	Certain	The proposed development will increase the population of Burwood by a maximum of 144 persons, not including hotel residents.	Post occupation certificate and ongoing.	Mild	Low sensitivity	Minimal	Low
Changed Demographics	Certain	The proposed development will increase the housing stock for units within Burwood by 1% which is likely to change household composition.	Post Occupation Certificate and ongoing.	Mild	Low Sensitivity	Minimal	Low
Increase Demand for Local Services	Certain	New resident population increases demand for infrastructure, community facilities and other services.	Post Occupation Certificate and ongoing	Mild	Low Sensitivity	Minimal	Low



Changes to Urban and Natural Landscape	Certain	Urban and natural landscape of subject site to entirely change.	During construction and ongoing	Moderate	Low Sensitivity	Minor	Low
Loss of Amenity to Neighbouring Properties During Construction	Likely	Construction amenity impacts of noise, dust, vibration and the like to be controlled by standard conditions of consent.	During construction.	Moderate	High Sensitivity	Moderate	High
Loss of Amenity to Neighbouring Properties Post-Construction	Unlikely	Compliance assessment submitted with the Environmental Impact Assessment indicates compliance with planning provisions for amenity impacts of visual and acoustic privacy, shadow and visual impacts.	Post-construction (On-going)	Mild	Medium Sensitivity	Minor	Low
Improved Access to Local Employment Opportunities	Certain	The proposal will create construction and operation jobs respectively in an area highly accessible by public and private transport options.	Temporary during construction and permanent during operation.	Moderate	Low sensitivity	Moderate	High

6.4 MITIGATION AND MANAGEMENT

The potential social impacts, positive, negative, and neutral have been identified and evaluated above. To manage positive, negative, and neutral social impacts effectively, mitigation and management strategies should be practical and straightforward to implement aimed for beneficial community outcomes. For negative impacts, strategies might involve modifying project designs or ongoing management programs. These measures should be justified by their expected effectiveness and the acceptability of any residual impacts. For positive impacts, strategies should aim to secure and enhance benefits. Design and management responses should be clearly connected to the impacts they address, adhere to applicable standards, and identify responsibilities and timing for implementation when necessary.

The following sections outline the proposed mitigation and management methods to be implemented to appropriately manage the social impacts for equitable distribution and to respond to specific community needs. In accordance with the Social Impact Guideline and Technical Supplement, positive social impacts are to be maintained and enhanced through the implementation of specific measures to distribute benefits and respond to specific community needs.

6.4.1 Impact: Increased Population and Changes to Demographics

These impacts are certain (subject to consent and commencement of works) and of low significance. The magnitude of the impact is minimal.





The changes are anticipated and facilitated by the planning controls which are applied to the site and surrounds as well as being consistent with the objectives and aims of the Burwood Housing Strategy and the LSPS to anticipate growth and residential development in the Burwood Town Centre. The changes are informed by the Burwood Housing Strategy and Burwood Local Strategic Planning Statement. The evidence base for these planning changes are contained within these strategic documents. These strategic documents are linked to Council's ongoing Delivery Program and Operational Plans which direct resources to support the specific needs of the local population.

No specific mitigation and management strategies are considered necessary to be delivered by the project beyond existing compliances. Conditions of consent are anticipated to require the necessary works for improvements to the public realm and contributions towards infrastructure and services as set out in adopted Contributions Plans consistent with Sections 7.11 and 7.12 to the EP&A Act, 1979.

6.4.2 Impact: New Job Creation / Improved Access to Local Employment

This impact is certain and is of a high significance. The magnitude of the impact is moderate.

These benefits are expected to be experienced during construction and operation. During the construction phase, the proposal will have additional direct and indirect jobs created. During the operational phase, the proposal is estimated to increase the job opportunities through the employment of building management staff and hotel workers.

6.4.3 Impact: Increased Demand for Local Services

This impact is certain (subject to development consent and commencement of works) and is of low significance. The magnitude of the impact is minor.

Conditions of consent are anticipated for contributions towards public infrastructure and services as set out in adopted Contributions Plans consistent with Sections 7.11 and 7.12 to the EP&A Act, 1979. The increased market demand from more local residents will support the ongoing viability and diversity of businesses in the Burwood Town centre.

6.4.4 Impact: Changes to Urban and Natural Landscape

This impact is certain (subject to development consent, commencement of works and previous approval) and is of medium significance. The magnitude of the impact is minor.

The changes to the urban landscape are anticipated and facilitated by the planning controls within the Burwood Local Environmental Plan 2012. The changes were informed by the Local Strategic Planning Statement and the Housing Strategy. The evidence base for these planning changes which increase bulk, scale and density of development are considered by these strategic documents.

The character of the development is compatible with the character of new and emerging multi-storey medium and high density mixed used development in the streetscape and neighbourhood.

No additional mitigation measures are recommended.

6.4.5 Impact: Loss of Amenity to Neighbouring Properties

This impact during construction is likely and is of high significance. The magnitude of the impact is moderate.

Amenity impacts during construction are anticipated to be managed by a Construction Environmental Management Plan and conditions of consent.

This impact post-construction is unlikely (subject to development consent and commencement of works) and is of low significance. The magnitude of the impact is minor.





The assessment submitted with the Environment Impact Statement indicates compliance with planning provisions for amenity impacts of visual and acoustic privacy, shadow and visual impacts and no additional mitigation measures are considered necessary.





7. Conclusion

This Social Impact Assessment accompanies a SSD application for 'construction of mixed use development containing a hotel, commercial offices and residential apartments at No. 2-4 Burleigh Street and 20-24 Railay Parade, Burwood. The potential impacts of the proposed development have been assessed in accordance with the NSW Government Social Impact Assessment Guideline.

The demographic data for Burwood indicated that the proposed mixed-use development will accommodate additional resident and worker population in the locality. The new building will be serviced by existing infrastructure, community facilities and services available in Burwood Town Centre. The proposed dwelling stock will increase the mixture of housing stock in the area and improve affordability and diversity of tenure.

The proposed site is classified as quintile 4 of the SEIFA index which indicates a low level of disadvantage. Thus, the proposed development will have positive social impacts on the area as a whole by providing additional housing stock which includes affordable housing and additional employment including non-residential uses which have the potential to enhance the night time economy.

The site is located within a suburb that is highly accessible through a variety of public transport options with bus and train all be accessed within close proximity to the site. Additionally, the site is located within the Burwood town centre and various retail and other businesses are within walking distance. The site also is in close proximity to open space as well as several hospitals and schools. Accordingly, the location of the proposed mixed use development is ideal.

Community consultation has been undertaken and the issues raised have been considered and addressed within this Report.

The proposal has been identified as having potential positive and negative social impacts. The potential negative social impacts are identified in Section 6 along with specific management and mitigation strategies. The potential positive impacts include:

- Improved housing stock and diversity of cost and tenure,
- Improvement employment opportunities, and
- Improves security of private and communal spaces.

The proposal is aligned with the Greater Sydney Regional Plan by responding to the demand for additional dwellings within the East District. The proposal is consistent with the targets and goals of the Burwood Local Strategic Plan and the Local Housing Strategy which identify Burwood as a place suitable for growth and development to higher densities, and the need for affordable housing located near employment, health facilities and transport.

Overall, the proposed development will result in positive impacts and should be favoured by Council with regards to its social impacts.



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