

Social Impact Assessment

One Darling Point

136-148 New South Head Road, Edgecliff

Submitted to the Department of Planning, Housing and Infrastructure
on behalf of Lendlease Pty Ltd



'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	4 December 2024
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This document has been reviewed by:

Lucy Band	4 December 2024
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Executive Summary

This Social Impact Assessment (SIA) supports both a Concept State Significant Development Application (SSDA) and detailed SSDA being lodged concurrently with the Department of Planning, Housing and Infrastructure (DHPI) for a new shop top housing development including in-fill affordable housing at 136-148 New South Head Road, Edgecliff. The proponent for the SSDAs is Lendlease along with capital partners Mitsubishi Estate Asia, who acquired the site in 2024.

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.

Social Impacts Assessed

The assessment has identified social benefits with a residual Very High – High rating relating to supply of well-located housing provision including affordable housing, improved urban experience, opportunities for future residents, workers and visitors to connect with country and economic benefits during construction and operation. It found social impacts relating to traffic during operation and construction, the height, bulk and scale changing views and outlook for immediate residents and temporary disruption to daily life during construction. The identified social impacts were found to all have a residual rating of Medium with identified mitigation measures outlined to reduce impact.

Recommendations

The following are additional recommendations for consideration by the project to enhance the social benefit delivered by the project:

- As noted in Council's Housing Affordability Policy, investigate how to support efforts of local schools (including private schools) in providing low-cost housing for teachers.
- The affordable housing apartments will be managed by Evolve Housing for a period of 15 years, as required by NSW legislation. To extend the benefits of affordable housing a longer timeframe could be considered.
- Consider ways to bring together the community during construction and/or operation such as involving local schools or partnering with local artists to prepare artwork for construction hoarding and/or for building areas that are visible from the through-site link or New South Head Road.
- Prepare a retail strategy post approval that considers survey respondent preferences for the types of retail mix including casual/café style dining, food and beverage and services.
- Develop and implement a local workforce strategy for operation and construction to prioritise local job opportunities. Particularly for the commercial and retail spaces on site to encourage local business.
- Liaison with neighbouring residents, Ascham School and businesses about construction timeframes, activities and potential disruptions throughout the extent of the construction timeframe.

1.0 Introduction

This Social Impact Assessment (SIA) supports both a Concept State Significant Development Application (SSDA) and detailed SSDA being lodged concurrently with the Department of Planning, Housing and Infrastructure (DHPI) for a new shop top housing development including in-fill affordable housing at 136-148 New South Head Road, Edgecliff. The proponent for the SSDAs is Lendlease along with capital partners Mitsubishi Estate Asia, who acquired the site in 2024.

The proposal aims to:

- Retain and refurbish the existing heritage building at 136 New South Head Road.
- Contribute to the continued renewal of the Edgecliff Commercial Centre.
- Respond to the housing challenges facing NSW through boosting the delivery of housing in a highly accessible location with high levels of amenity.
- Align with the NSW Government's ambition to deliver high density housing around transport infrastructure.
- Deliver affordable housing in accordance with the in-fill affordable housing provisions of State Environmental Planning Policy (Housing) 2021.
- Deliver active street frontages to support a vibrant public domain.
- Deliver a built form that relates to the surrounding context while emphasising the key gateway/corner of New South Head Road and Darling Point Road.

1.1 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.

1.2 SEARs Reporting

The SIA has been prepared in response to the concept and detailed SEARs issued on 12 November 2024.

Concept SSD – 76855210

Item	SEARS Requirement	Relevant Section of this Report
22.0	<u>Social Impact</u> Provide a social impact assessment prepared in accordance with the <i>Social Impact Assessment Guidelines for State Significant Projects</i> .	Sections 3.0 - 8.0

Concept SSD – 77608714

Item	SEARS Requirement	Relevant Section of this Report
20.0	<u>Social Impact</u>	Sections 3.0 - 8.0

Item	SEARS Requirement	Relevant Section of this Report
	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.	

1.3 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: 4 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: Click or tap to enter a date.

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	BA Communications, MA Environmental Management, Grad Dip Urban and Regional Planning, MPIA, SIMNA 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 a range of social impact assessments in line with the Social Impact Assessment Guidelines for State Significant Projects.
Isabelle Best Principal, Social Strategy	BCPlan, Grad Cert Social Impact (current), MPIA, SIMNA Isabelle has 8+ 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.

2.0 Methodology

The assessment of social impacts in this report has been prepared in accordance with the SIA Guideline. SIA involves the analysis of social changes and impacts on communities that are likely to occur as a result of a particular development, planning scheme, or government policy decision.

This methodology is designed to ensure that the social environment of communities is considered as part of project decision-making. 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.

Ultimately, there can be two main types of social impacts (both positive and negative) that may arise as a result of the proposed development. First, direct impacts can be caused by the proposal which may cause changes to the existing community, as measured using social indicators, such as population, health and employment. Secondly, indirect impacts that are generally less tangible and more commonly related to matters such as community values, identity and sense of place. Both physically observable as well as psychological impacts need to be considered.

2.1 Assessment Objectives

This SIA seeks to identify how people will be impacted by the proposal, through:

- Identifying, analysing and assessing any likely social impacts, whether positive or negative, that people may experience at any stage of the proposal lifecycle, as a result of the proposal
- Investigating whether any group in the community may disproportionately benefit or experience negative impacts and proposing commensurate responses consistent with socially equitable outcomes
- Developing social impact mitigation and enhancement options for any identified significant social impacts.

2.2 Assessment Structure

The stages in the preparation of the SIA are shown in **Table 2**.

Table 2. Assessment Structure

Element	Location
Methodology	Section 2.0
Overview of site context and proposed development	Section 3.0
Review of relevant policy context at local, state and federal level	Section 5.0
Social baseline analysis of the existing socio-economic environment, involving: • Social locality definition • Demographic analysis, including current and forecast characteristics • Mapping of current social infrastructure local community rely on	Section 4.0
Analysis of findings of stakeholder and community consultation undertaken identify community and stakeholder values, concerns and aspirations	Section 6.0
Identification of the social impacts of the proposal. The SIA ultimately appraises the significance of each identified impact based on its duration, extent and sensitivity of impact “receivers.” This results in a social significance rating for impacts and benefits.	Section 7.0
Concluding comments	Section 9.0

2.3 Social Factors for Assessment

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



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)



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



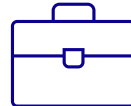
Health and wellbeing

People's physical, mental, social and spiritual wellbeing – especially for people vulnerable to social exclusion or substantial change, psychological stress (from financial or other pressures), access to open space and effects on public health



Surroundings

Access to and use of natural and built environment, including ecosystem services (shade, pollution control, erosion control), public safety and security, as well as aesthetic value and amenity



Livelihoods

Including people's capacity to sustain themselves through employment or business



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.

2.4 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 3. 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.

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

Table 4. 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 5. 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.

2.5 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 site is located at 136 – 148 New South Head Road, Edgecliff, at the corner with Darling Point Road. The site is located within the Woollahra Local Government Area (LGA), where the traditional custodians of the land are the Gadigal people of the Eora nation.

The site is located within the Edgecliff Commercial Centre (ECC) and is within a 200m walking distance from the Edgecliff Shopping Centre, the Bus Interchange and the Edgecliff Train Station, providing bus and railway connection to Watsons Bay, Bondi Junction, Walsh Bay, Chatswood and the Sydney CBD. The site is located approximately 5km from the Sydney CBD and 3km from Bondi and is surrounded by a mixed-use urban environment.

A Site Location and Context Map is provided in **Figure 1** below.



Figure 1. Site Location and Context

Source: Nearmap / edited by Ethos Urban

3.2 Key Features of Site and Surrounds

3.2.1 Site Description

The site has a total site area of 1,746m², and an approximate frontage of 27m to Darling Point Road and a 50m to New South Head Road. The site is zoned MU1 Mixed Use and is subject to additional local provisions under Clause 6.11 of the Woollahra LEP with the goal to provide high density development that exhibits design excellence. The site is an irregular shape, following the curve of the Darling Point Road and New South Head Road corner. On that corner is 136 New South Head Road, part of which is identified as land acquisition reservation. This portion of the site, measuring around 43sqm, is subject to be acquired for a public purpose in the future, more specifically as part of a future road widening or works to New South Head Road, which is a classified road meaning that meaning Transport for NSW is the relevant roads authority.

A site aerial is provided in **Figure 2** below.

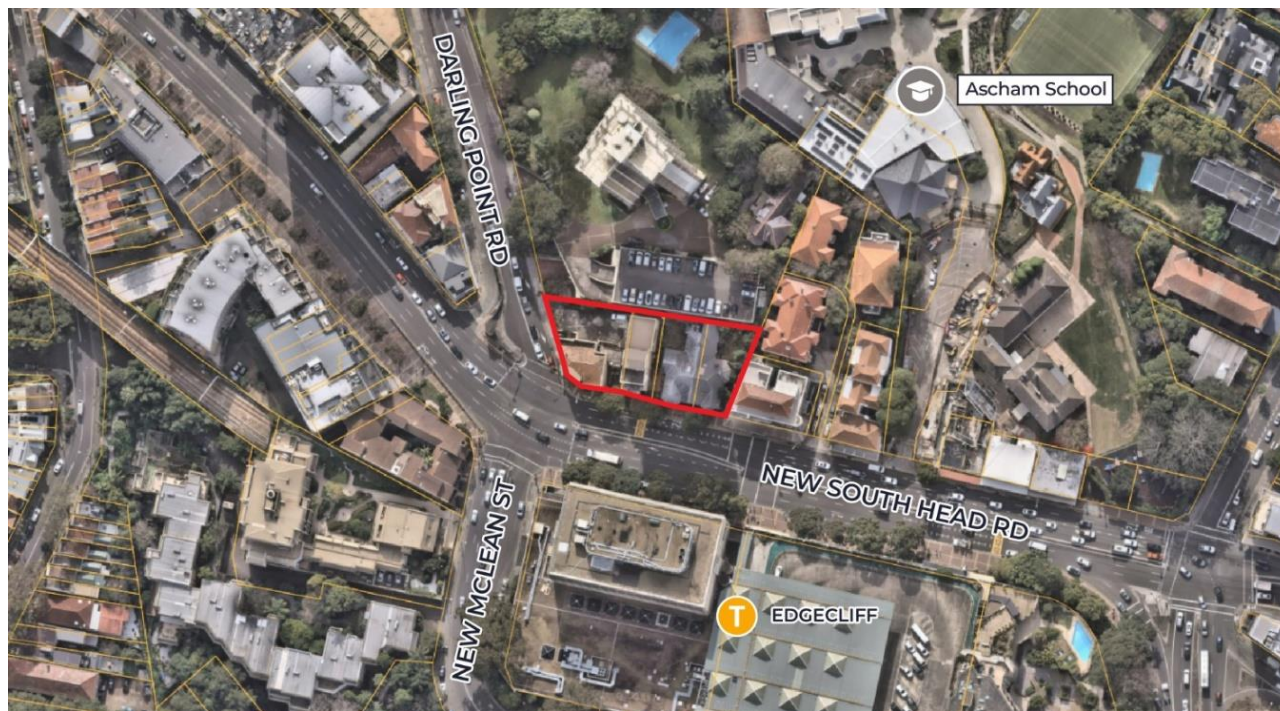


Figure 2. Site Aerial
Source: Nearmap / edited by Ethos Urban

3.2.2 Existing Development

The existing development on the site is of a mixed-use nature and comprises three separate buildings ranging from two storeys to four storeys. The building at 136 New South Head Road is used as a photo studio and is identified as a local heritage item (I238). Located on the corner of 136 New South Head Road is a 40m² land acquisition reservation. The other buildings are vacant. A photo depicting the existing development is provided in **Figure 3** below.



Figure 3. Existing Development
Source: Tzannes Architects

3.2.3 Surrounding Development

The development surrounding the site is characterised by a range of different land uses that support the ECC and the nearby residential land uses. The surrounding development is described as follows:

- **North:** To the immediate north of the site is the Ranelagh Apartment complex, a 30 storey development with an outdoor carpark located adjacent to the northern boundary of the subject site. Beyond that is Ascham School which occupies the land to the north-east and east of the site with an access point on New South Head Road. Further north along Darling Point Road is additional residential development that is characterised by low to medium density individual dwellings and apartment blocks.
- **South:** To the south of the site on the other side of New South Head Road is the Edgecliff Centre, including Eastpoint Food Fair and Edgecliff Railway Station. Located inside the Eastpoint Food Fair is a variety of cafes, supermarkets, chemists and other retailers. The Edgecliff Railway Station services the T4 Illawarra and Eastern Suburbs Line and the South Coast Line, providing transport to the Sydney CBD, Wollongong and beyond. Further south is Trumper Park and an extensive range of open spaces, surrounded by low-density residential development including detached housing and terraces.
- **East:** To the east of the site are buildings characterised by shop top housing, featuring an F45 Gym, Edgecliff Mart, hairdresser studios and other retail premises on the ground floor. Further east is the suburb of Double Bay, including the Double Bay Commercial Centre containing a variety of restaurants, supermarkets, cafes, and various other retail tenancies along New South Head Road.
- **West:** to the west of the site is the continuation of the EEC as other commercial and retail land uses line New South Head Road. Further West is Rushcutters Bay Park, a large open space located adjacent to Rushcutters Bay. The Sydney Grammar School is also located to the west of the site, surrounded by terrace style and detached. housing

A collage of photographs depicting the immediate surrounding development is provided in **Figure 4** below.



Figure 4. Surrounding Development

Source: Ethos Urban

3.3 Proposed Development

Lendlease have engaged the leading and highly experienced Tzannes architectural team to lead the design of the project. A high-level summary of the proposed development is described below, with further details provided within the respective Environmental Impact Assessments (EISs) prepared by Ethos Urban.

Section 4.22 of the EP&A Act relates to concept development applications. A concept development application is one that sets out concept proposals for the development of a site, and for which detailed proposals for the site are to be the subject of a subsequent development application/s. There is an administrative/technical need to progress with a concept proposal SSDA and for which a detailed proposal will be progressed within a subsequent SSDA (albeit in this instance concurrent).

The Concept SSDA will seek consent for land uses, gross floor area, apartment mix, building envelope, public domain concept, heritage conservation strategy, pedestrian and vehicle access and circulation arrangements and associated car parking provision. It will also incorporate strategies to a concept level of detail with respect to utilities services provision, drainage and ESD.

The detailed SSDA seeks approval for:

- The restoration and fit-out of the existing heritage item at 136 New South Head Road;
- Demolition of the existing buildings at 138 and 140-148 New South Head Road;
- The construction and operation of a 17-storey mixed-use building, comprising the following:
 - Residential dwellings (market and affordable housing units).
 - Commercial office space,
 - Retail floor space,
 - Podium car parking,
- Associated landscaping and public domain works, including a publicly accessible through-site link; and
- Augmentation and servicing of infrastructure and utilities.

3.3.1 Housing mix

The proposal is for a housing mix, with a range of housing sizes proposed as summarised below:

- 16 affordable one-bedroom apartments
- 2 affordable two-bedroom apartments
- 2 affordable three-bedroom apartments
- 1 market two-bedroom apartment
- 32 market three-bedroom apartments
- 9 market four-bedroom apartments.

4.0 Social Locality and Baseline

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 6**.

Table 6. Social Locality Definition

Study Area	Relevance to SIA	Definition in this SIA
Primary Social Locality (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 has been designated as an area approximate to 400m from the site boundary.
Secondary Social Locality (SSL)	• Understand the broader impacts and benefits that the proposed development will likely have on the surrounding community	The SSL has been designated as the housing market area for the site, which includes the suburbs of Edgecliff, Potts Point, Elizabeth Bay, Rushcutters Bay, Double Bay, Rose Bay, Paddington, Darling Point, Point Piper, Woollahra, Bellevue Hill, Vaucluse, Dover Heights, North Bondi, Bondi Beach, and Bondi Junction. This area has been informed by a sales strategy prepared by the applicant.

These social localities are shown over the page in **Figure 5**.

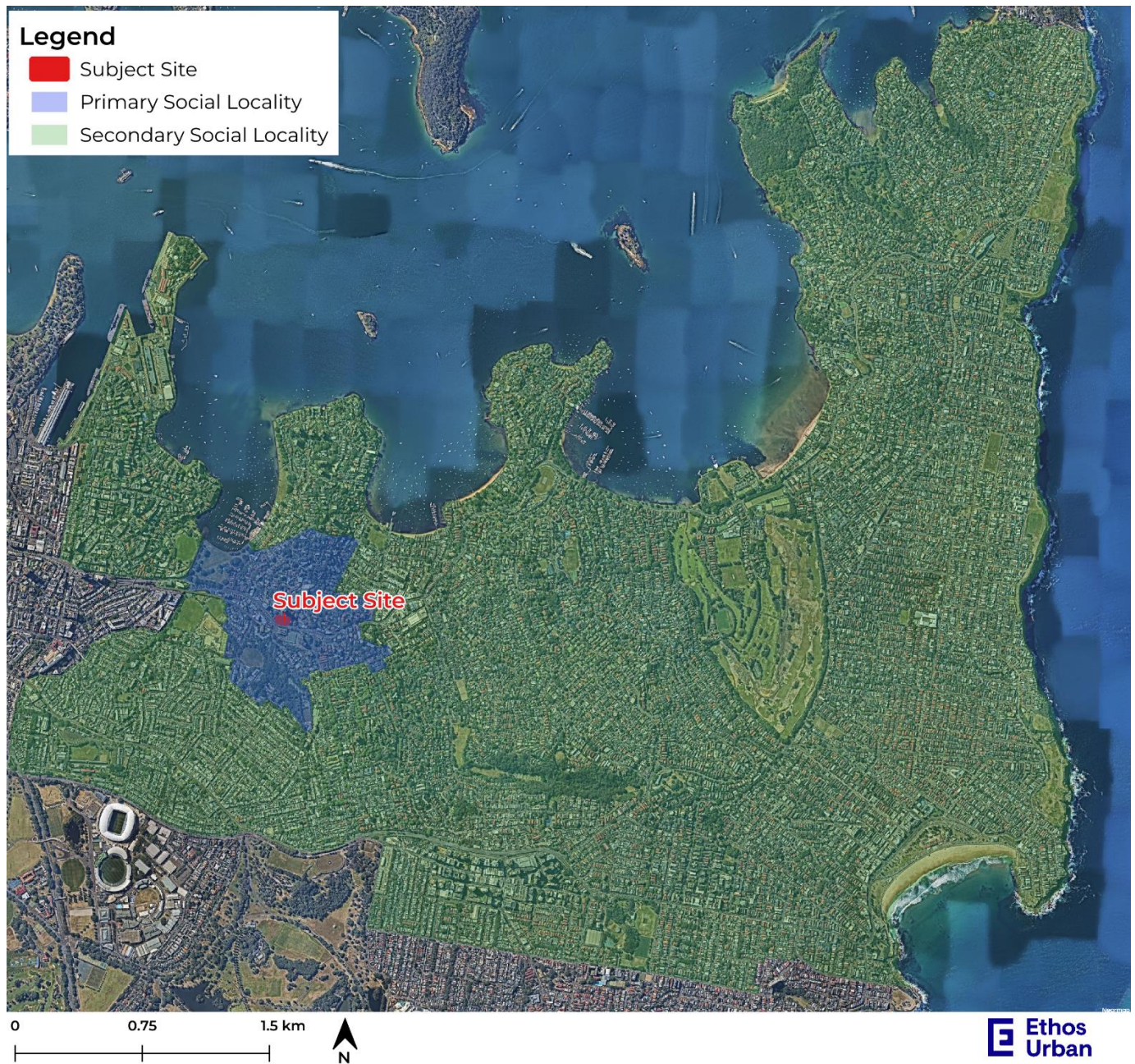


Figure 5. Social Localities

4.2 Demographic Profile

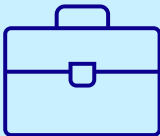
Based on 2021 ABS Census of Population and Housing data, an overview of the demographic profile of the local community is compared to the Greater Sydney benchmarks. Other data sources have been included in this section also including housing affordability data from SGS Rental Affordability Index and social housing waiting time data from the NSW Department of Communities and Justice.

Key findings in relation to relevant social indicators are highlighted below with detailed demographic tables available in **Table 7**.

A full demographic profile of the Social Localities can be found at **Appendix A**.

Table 7. Overview of Demographics

Category	Demographics
 Income	Economically advantaged area Median household income in the Primary Social Locality was \$127,250, which is +17.0% above the annual median household income of \$108,750 for Greater Sydney The median individual income was \$84,090 which is 83.1% higher than the Greater Sydney benchmark of \$45,930.
 Age Profile	Older community Residents are moderately older than the balance of residents across Greater Sydney. The median age of residents in the Primary Social Locality was 39.6 years, which was higher than the median for Greater Sydney of 37.3 years. Most residents were aged between 35-64 years (37.2%), which was below the share within Greater Sydney (38.7%).
 Household Composition	Lone person and smaller family households In the Primary Social Locality, the majority of households are couple families without children, comprising 29.0% compared to 24.5% observed in Greater Sydney. Overall, family households accounted for 51.5% of households within the Primary Social Locality, much lower than Greater Sydney (72.6%). In contrast, lone person households accounted for 40.1% in the Primary Social Locality, compared to 23.3% in Greater Sydney, while Group households represented 8.4% of the total in the Primary Social Locality, exceeding the 4.1% seen in Greater Sydney.
 Dwelling Tenure	More renters A higher percentage of households rented their dwellings in the PSL (50.3%) than in Greater Sydney (36.1%).
 Dwelling Structure	Medium and high-density living Flats, units or apartments were the most common dwelling type in the Primary Social Locality, accounting for 79.5% of dwellings. This share was significantly higher than the Greater Sydney benchmark of 30.7%. In contrast, separate houses accounted for only 4.1% of dwellings within the Primary Social Locality, which was significantly lower than the Greater Sydney share of separate houses at 56.1%. Reflecting the higher share of smaller family households or lone person households, the average household size of the Primary Social Locality was 1.9 persons per households, which was well below the Greater Sydney benchmark of 2.7 persons per household.
 Housing affordability	Severely unaffordable housing and high waitlist times for social housing The SGS Rental Affordability Index shows that in Quarter 2 of 2024 the suburb of Edgecliff was severely unaffordable for the average rental household income and a hospitality worker and critically unaffordable for a single income couple with children. Expected waitlist times for social housing in the Eastern Suburbs allocation zone is 5-10 years for a studio/1 bedroom apartment and 10+ years for two-, three- and four-bedroom apartments. There are 888 general and 193 priority applicants on the waitlist.

Category	Demographics
 Cultural and linguistic diversity	Limited cultural and linguistic diversity The Primary Social Locality has a lower share of Aboriginal and Torres Strait Islander people at 0.3% compared to Greater Sydney (1.8%). In the Primary Social Locality 19.7% were born overseas and 82.9% spoke only English at home which was much higher than Greater Sydney where 31.8% were born overseas and 61.0% spoke only English at home.
 Employment Status	Knowledge workers and highly skilled people 92.8% of the employed persons in the Primary Social Locality worked in white-collar jobs which was much higher than Greater Sydney (76.8%) and a much lower share of individual looking for work at 3.9% compared Greater Sydney (5.0%). The professional, scientific and technical services accounted for the largest share of employment for residents living in the Primary Social Locality at 23.4% which was significantly higher than Greater Sydney (11.5%). The second largest industry of employment for persons living in the Primary Social Locality is in Financial and Insurance services at 14.6% and is higher than the share of persons employed in this industry in Greater Sydney (7.4%).

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.

5.0 Strategic Baseline

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 8. Strategic Policy Drivers

Policy theme	Key implications for impact assessment	Source
Housing and Affordability	- 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. Woollahra LGA has a 5-year target of 1,900 dwellings. - Increasing the supply of private dwellings is a key priority for the Eastern City District. The District will continue to grow over the next 20 years with demand for an additional 157,500 dwellings. This will be provided through urban renewal around new and existing infrastructure and infill development. - The Woollahra Local Housing Strategy aims to deliver sustainable, well-planned, and high-quality dwellings that respect heritage structures, protect the environment, and offer diverse housing types to meet community needs. The Council targets the addition of 900 new dwellings between 2021 and 2036 to accommodate a projected population of 59,850 by 2036. - The aim of the Woollahra LSPS is to create a sustainable city structure with a diverse range of housing types focusing on affordable housing and easy access to transportation, enhancing community connectivity.	- National Housing Accord, Australian Government, 2022 - Eastern City District Plan, Greater Cities Commission, 2018 - Housing 2041, Department of Planning, Housing and Infrastructure (DPHI), 2021 - Woollahra Local Housing Strategy, Woollahra Municipal Council, 2021 - Woollahra Local Strategy Planning Statement (LSPS), Woollahra Municipal Council, 2020 - Woollahra Social and Cultural Plan 2018-2030, Woollahra Municipal Council, 2018

Policy theme	Key implications for impact assessment	Source
	Darling Point is among the four most expensive suburbs in Woollahra LGA. The council has developed a strategy to address affordability and homelessness related issues over the next 10 to 20 years.	Add in affordable housing policy for Woollhara?
Local heritage & character	- The LSPS supports high quality structures that integrates well with the present environment whilst local heritage that is both sustainable and resilient. - Woollahra boasts a distinctive natural and built environment and the Council together with the community play a crucial role in recognizing and maintaining its local character. - Council emphasizes offering a diverse range of housing options to accommodate different household types, incomes, and lifestyles while preserving the area's low-rise, mixed urban form and vibrant villages. - There is a desire to balance protecting the leafy character with development demands and aims to enhance the village atmosphere in shopping areas, ensuring convenient access to a variety of shops and facilities.	- Woollahra Local Strategy Planning Statement (LSPS), Woollahra Municipal Council, 2020 - Woollahra 2032: Community Strategic Plan, Woollahra Municipal Council, 2022
Transformation of Edgecliff centre	- The Edgecliff Commercial Centre is an important local hub, providing a range of opportunities for shopping and services, living and working, transport, and recreation. - Key objectives of the Edgecliff Commercial Centre Planning and Urban Design Strategy include: - Facilitate uplift on appropriate sites and encourage more retail, employment, residential and community space. - Introduce built form measures that respond to heritage and amenity. - Improve liveability via public domain improvements including new public spaces, urban greening, street furniture and lighting, pedestrian paths, cycleways and public art.	Edgecliff Commercial Centre Planning and Urban Design Strategy, Woollahra Municipal Council, 2024

5.2 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.

5.2.1 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”¹.

¹ 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>.

5.2.2 Challenges of essential workers to live near the places they work

The last two-decades of sustained property value growth, particularly in the desirable and well-connected inner-city neighbourhoods of Sydney, has seen the spatial separation many jobs and affordable housing. This phenomenon has affected people with low and middle income most acutely, including key workers that support essential services (teachers, emergency service personnel, nurses, etc.). The AHURI-funded study by Gilbert et al. highlights the growing housing stress key workers face in Sydney:

- 52,000 (20%) key workers in Sydney are in housing stress (spending more than 30 per cent of their gross household income on housing)
- 31,000 key workers in Sydney are living in overcrowded homes
- Approximately 40% of the Enrolled Nurses, commercial cleaners, aged and disability carers and child carers renting within 10kms of the CBD are paying rents that put them into rental stress²⁵.
- Providing affordable housing for key workers that is closely located to employment is a growing priority across Sydney, as affordable housing – especially for key workers – acts as vital essential infrastructure vital to the liveability and social sustainability of cities².

² Kathleen Flanagan, Chris Martin, Keith Jacobs, and Julie Lawson, "A conceptual analysis of social housing as infrastructure", AHURI, (2019) DOI: [10.18408/ahuri-4114101](https://doi.org/10.18408/ahuri-4114101)

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 of the proponent.

6.1 Project Communications

A notification letter was distributed via letter box drop during the pre-lodgement consultation period to provide key project updates and advertise opportunities to participate in a community webinar, community drop-in session and social impact survey. A letter was sent to approximately **2,253 letterboxes** on 26 August 2024 to neighbours and business surrounding the site.

6.2 Survey

The community survey had a total of **16 respondents** comprised of all residents. This section details the survey findings in **Table 9** and **Table 10**.

Summary	
- Key demographics included: - All respondents lived in the local area. Respondents who provided the suburb they live in, live in Edgecliff (7) and Darling Point (6) and Double Bay (1). Further, most respondents lived on Darling Point Road and Ocean Street. - Over 70% of respondents have mostly lived in the area for over 10+ years. - Over 80% of respondents own their homes. - All respondents were aged over t35, with most aged between 45-54 (37%) and 75-84 (25%). - Respondents value the location, proximity to the harbour and city, local shops and the village atmosphere. 64% of respondents believe there is not a need to increase the amount of affordable housing and 71% believe there is not a need for more diverse housing choice in Edgecliff. - There were some survey respondents who noted the positive impacts of more apartments and affordable housing. Survey respondents also identified revised and more retail offerings as a positive impact. - Main concerns were around increased traffic, the height and inconvenience during construction. - The most important design aspects of the proposal to survey respondents were planting and greenery, ground floor improvements to the New South Head Road frontage and high quality and attractive design. - When asked about the kind of retail mix survey respondents would like to see as part of the project, the top three responses were casual/café style dining, affordable, grab and go style food and beverage and services (like dry cleaning, hairdresser and laundromat).	

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

Theme	Perceived social benefits	Suggested social benefit enhancements
More housing	- Increased availability of affordable housing - Offering greater housing choice which can be a positive case study for success.	- More affordable housing. - Underground connection to the train station. - Enhance access for elderly and young parents to this area.
Retail offerings	- Potential for increased availability of retail shopping. - Revised retail.	Keep existing retailers.
Streetscape	Updated and improved streetscape	More gardens space and trees surrounding the development.

Table 10 SIA survey - perceived social impacts and suggested mitigations

Theme	Perceived social impacts	Suggested social impact mitigations
Local traffic and pedestrian safety	- Significant impacts on local traffic, particularly on Ocean Street and Darling Point Road. - Traffic impact at intersection of Darling Point Road, New South Head Road and New McLean Street. - Development will be on a major road with no pedestrian crossings nearby. - Traffic related noise.	- Better and more reliable public transport. - Car share options. - Bridge over New South Head Road and encourage parents of Ascham School to collect children from the under-utilised bus terminal.
Height	Too tall and big for the area.	Reduction to building height and less apartments.
Overshadowing and wind	Overshadowing and wind tunnel impacts to Ascham School.	N/A
Construction Impact	- Impact of construction traffic on New South Head Road. - Inconvenience during construction.	Construction and demolition to start at 9am and not 7am.

6.3 Stakeholder interviews

Woollahra Council Social Planner

An stakeholder interview email request was sent to Woollahra’s Community team on 5th November 2024 and a follow up email was sent on 13th November 2024.

A response was received on 13th of November 2024 that Council needed to check internally before being able to participate in an interview. No further correspondence has been received to date.

Evolve Housing

An interview was undertaken with a representative from Evolve Housing on 22nd November 2024. Key findings from this meeting are provided in **Table 11**. Evolve Housing interview findings

Affordable housing is needed in Edgecliff and the location was a huge driver to support a project like this.

Evolve Housing representative

Table 11. Evolve Housing interview findings

Theme	Findings
About Evolve Housing	• Evolve Housing has a Sydney based portfolio of over 2,000 dwellings. • Currently do not have any properties in Woollahra LGA, however manage Waverley Council portfolio.
Need for social and affordable housing in Edgecliff	• Need for housing stock across the housing continuum. Social • There is a significant need for social housing in this allocation zone (Eastern Suburbs) with the expected waiting time for a studio/1 bedroom property 5-10 years and expected waiting time for 2-, 3- and 4-bedroom properties 10+ years. • There are over 1,000 social housing tenants on the waitlist for this allocation zone. • The wait times are significant because of the lack of overall stock in the area which is a huge challenge for social and affordable housing. • There is limited stock in the pipeline and therefore tenants are directed away from this allocation zone if it is possible for them to make another location work. Affordable • There is very little affordable housing product in Woollahra LGA and nothing in scale that has been delivered. • There is a need for affordable housing in Woollahra LGA. • Evolve Housing managed stock in Waverley LGA has almost nil turnover as the housing is so in demand.
Likely future profile of residents	• Key essential workers, working within the LGA but travelling from outside the LGA. • This particular product will likely cater for the 'moderate' and 'high' income levels as the housing will be more expensive. • Based on the above, this will mean that it is most likely the proposal will house health workers, and then education (more likely to be childcare workers). Followed by retail and hospitality workers. • Evolve need to be strategic about who is housed in what location. • There is a big focus on housing individuals who contribute to the local community through work (thus the prioritisation for health and childcare workers in this location). • Adopt a local allocation strategy. • Properties are advertised with the legislative criteria, however, Evolve also have partnerships with other organisations such as Women's Shelters and the Nurses and Midwife Association. Evolve work with their partners by offering direct access to their pipeline and can directly allocate housing.
Supportive infrastructure required	• Through surveys Evolve has done with their residents, the number one priority for residents is to have access to safe, secure and affordable housing that is well located. • Preferable for housing to be blind tenure and ensure good access to communal spaces, open space and BBQ areas. • Other 'higher end' spaces like pools and gyms are not high priority as they drive up the cost of the housing which can make a project not viable for a CHP. • However, a 'buy-in' option where affordable housing residents are offered the opportunity to pay a monthly fee for access to spaces like pools and gyms is an option. • Other important infrastructure off-site for residents are dog walking spaces and walking tracks.
Benefits of CHP management	• Legislative requirement that affordable housing is managed by a CHP. • However, even though it is a legislative requirement there are benefits because of the support units available for residents. This includes case

	management and referral systems, support when residents are in arrears and transitional support housing. • Sustainable long-term tenancies is the goal for Evolve. • Evolve have housing across the housing spectrum which is a benefit for residents as residents can be transferred to transitional or social housing or market housing depending on changes to their circumstances. • Evolve also have resident engagement activities throughout the year which are location based such as school holiday programs, educational programs, social events and training sessions.
Best practice design approaches	• Having an embedded network and high NATHERS rating to reduce outgoings. • Any design measures/elements that reduce costs operationally as its very difficult for CHPs to achieve the full 80% of rent through resident income alone. • Allocate most affordable dwellings on site for affordable housing, for example lower floor and rear facing apartments of minimum sizes.

6.4 Community drop-in session

15 participants registered and 11 participants attended a community drop-in session held on 21 October 2024. T

A member of the SIA team attended the community drop-in session to make observation and record findings relevant to this assessment.

As noted in the Consultation Outcomes Report prepared by Ethos Urban, the following questions and comments were provided by attendees. Detailed project responses to questions are provided in the Consultation Outcomes Report.

Table 12 Community drop-in session feedback of relevance to the SIA

Theme	Questions and comments
Architectural design	• Support for the proposed design, and comments that it is an attractive scheme. • Interest in the proposed building materiality and colour palette – and interest in seeing it correspond with surrounding buildings. • Some thought the existing buildings on site are unattractive.
Height, bulk, scale	• Clarification sought around difference in height between the previous Planning Proposal (and Edgecliff Commercial Centre Planning and Urban Design Strategy), compared to proposed design in the SSDA (which is taller). • Mixed feedback on the proposed building height: - Reasons for support noted the site's proximity to public transport is appropriate for high density; the proposed height is lower than the neighbouring proposal for the Edgecliff Centre; the proposed height is lower than the previous Planning Proposal concept scheme for the site; - Reasons for concern include view impacts, additional residents in the area and subsequent impact on existing traffic conditions.
Amenity Impacts – View, Shadowing, Privacy, Noise	• Concern about view impacts, with Eastpoint Tower residents noting existing views of the Opera House, Harbour Bridge and CBD. • Interest in shadowing studies and anticipated impact on Trumper Park. • Interest in the View and Visual Impact Assessment (VVIA) process and request for project team to accept photos from existing properties for consideration. • Interest in balcony locations with reference to potential privacy impacts on Ranelagh residents.
Traffic, Parking, Access, and Movement	• Support for inclusion of a traffic study and construction traffic management plan as part of SSDA. • Interest in proposed car parking (location and number of spaces) and vehicle access points. • Commentary about existing traffic issues and intersection operation in the area, with specific reference to Darling Point Road, New South Head Road, New McLean Street. • Commentary about existing traffic conditions associated with school drop-off/pick-up times and on Saturday due to school sports. • Concern the proposal could exacerbate existing traffic congestion in the area. • Suggestion to include a pedestrian bridge over New South Head Road, from station to school.

Theme	Questions and comments
	• Questions on commercial and retail parking access management.
Affordable Housing	• Support for affordable housing with reference to lack of aged care workers in the area and significant aged care facilities. • Interest in selection criteria for affordable housing and whether renters have the option to purchase in future. • Interest in role of Community Housing Providers (CHPs) and relationship with Lendlease.
Heritage	• Support for retaining the heritage building on site. • Interest in the heritage building on the site with reference to heritage significance and building age. • Commentary that the heritage building is ordinary-looking and should not be heritage listed.
Project benefits	• Support for the proposal with reference to the need for affordable housing in the area and need for urban renewal. • Commentary that the proposal will uplift a section of New South Head Road which is in need of improvement. • Commentary that the site is an ideal location for this development, with reference to proximity to public transport and amenities.
Building amenities and retail/commercial space	• Interest in proposed amenities, including suggestion for an indoor pool. • Recommendation for a community space accessible to all ages and demographics. • Interest in proposed commercial space. • Desire for quality retail options, for example wine bar, Harris Farm, café, good restaurant. Noted that current immediate area is lacking in good retail options.
Designing with Country	• Interest in and support for Designing with Country approach.
Social and environmental impacts	• Concern about existing vehicle pollution on New South Head Road. • Suggestion for a medical consultant on the project team due to car fumes and health impacts.
Landscaping and green space	• Interest in proposed green space and landscaping.
Precinct development	• Interest in Edgecliff Centre development and suggestion for Lendlease to partner with Longhurst for a larger precinct development. • Commentary about the neighbouring Edgecliff Centre development.
Construction	• Interest in building defect liability period. • Request for community liaison during construction. • Query over where will construction workers will park. • Interested in the length of construction, impacts to neighbours, especially as Ranelagh is due to finish façade works around the same time as this project will start. • Interest in mitigation measures and construction traffic.

6.5 Webinar

11 participants registered and **5 participants attended** a community online webinar held on 23 October 2024. The webinar registration details were shared via a QR code on the project notification letter distributed via letterbox drop.

A member of the SIA team attended the community webinar to make observation and record findings relevant this assessment.

As noted in the Consultation Outcomes Report prepared by Ethos Urban, the following questions and comments were provided by attendees. Detailed project responses to questions are provided in the Consultation Outcomes Report.

Table 13 *Community webinar feedback of relevance to the SIA*

Theme	Questions and comments
Amenity impacts – view, shadowing, privacy	How will you compensate neighbours from any view loss?
Traffic, parking, access and movement	How is 'minimal' traffic impact determined? There is significant existing traffic and parking issues in the area.
Affordable housing	15% is not a high percentage of affordable housing. Why do you think a 30% increase in height is justified by this?
Project benefit	What can we do to really impact this development, for the benefit of the community?

6.6 Connecting with Country Engagement

In parallel with the ACHAR process requiring consultation with Registered Aboriginal Parties, Lendlease and its team of architects and consultants have engaged with Traditional Owner representatives through Gujaga Foundation to better understand the cultural heritage context and story of the site (Gujaga Foundation). This included:

- Deep listening session with cultural authority Rowena Welsh-Jarett
- Design charette with Gujaga Foundation
- Second design workshop with consultant team to refine design outcomes.

7.0 Social Impact Assessment

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 the outcomes of engagement conducted to inform this SIA. This section summarises the scoping phase previously conducted and provides the full social impact assessment, about the information provided in the previous sections of this report.

7.1 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.

The impacts identified during this stage are identified in **Appendix B**. Following additional research only the impacts considered to be material have been assessed in detail within this report.

This 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 scoping study is provided in **Appendix B**.

7.2 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:

- Immediate neighbours living in surrounding streets.
- Ascham School students, parents and teachers.
- Future residents of the site and people seeking housing in the local market.
- Key workers in the health and education sector looking for affordable housing in the local market.
- Retail and hospitality workers looking for housing in the local market
- Future retailers and businesses looking for space in the local market
- Construction workers and future retail/hospitality workers
- Wider community that use New South Head Road (pedestrian and vehicle).

7.3 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.

7.3.1 Summary of impacts

Social Impact	Impact category	Key affected communities	Duration	Social significance rating (unmitigated)	Social significance rating (mitigated)
Positive					
Supply of contemporary, well-located and diverse housing, including affordable housing in Edgecliff	- Livelihoods - Way of life	- Future residents of the site and people seeking housing in the local market. - Key workers in the health and education sector looking for affordable housing in the local market. - Retail and hospitality workers looking for housing in the local market.	Operation	Almost Certain/Major: Very High	Almost Certain/Major: Very High
Improved urban experience and opportunity to Connect with Country for residents, workers and visitors	- Way of life - Surroundings	- Immediate neighbours living in surrounding streets. - Future residents on site. - Wider community who use New South Head Road (pedestrian and vehicle).	Operation	Moderate/Likely: High	Moderate/Likely: High
Economic benefits during construction and operation	Livelihoods	- Future retailers and businesses looking for space in the local market - Construction workers - Ascham students	Operation and construction	Moderate/Likely: High	Moderate/Likely: High
Negative					

Social Impact	Impact category	Key affected communities	Duration	Social significance rating (unmitigated)	Social significance rating (mitigated)
Traffic during operation and construction	Way of life	- Immediate neighbours living in surrounding streets. - Ascham School students, parents and teachers. - Wider community who use New South Head Road (pedestrian and vehicle).	Operation and construction	Moderate/Possible: Medium	Moderate/Possible: Medium
Increased height, bulk and scale changing views, outlook and solar access for immediate neighbours	- Surroundings - Way of life	- Immediate neighbours living in surrounding streets. - Ascham School students, parents and teachers.	Operation	Moderate/Possible: Medium	Moderate/Possible: Medium
Temporary disruption to daily life during construction	- Surroundings - Way of life	- Immediate neighbours living in surrounding streets. - Ascham School students, parents and teachers.	Construction	Moderate/Possible: Medium	Moderate/Possible: Medium

7.3.2 Supply of contemporary, well-located and diverse housing, including affordable housing, in Edgecliff

Unenhanced

The proposal will introduce 62 apartments, including 20 affordable housing apartments into a well-located position that is connected to transport, local services, social infrastructure and other amenities to support quality of life. This aligns with the national, state government and local government priorities (**Section 5.0**) to increase housing supply in good locations.

As introduced in **Section 5.0** there are 52,000 key workers in Sydney experiencing housing stress and 40% of enrolled nurses, commercial cleaners, aged and disability carers and child carers renting within 10kms of the CBD are paying rents that put them into rental stress. Based on the SGS rental affordability index the suburb of Edgecliff is severely unaffordable for the average household renting and critically unaffordable for a single income couple with children.³ Housing affordability is a critical issue across metropolitan Sydney.

While there is evidence to demonstrate need in the local area, the introduction of additional diverse housing or affordable housing (see **Section 6.0**), was raised as a concern by the immediate community with the PSL, noting this is a small sample size of local residents (16). This local concern should be seen on balance with the social benefits of housing, including equity and inclusion in Woollahra LGA and ability for key workers to live near to where they work. As summarised in **Section 6.0** the target resident cohort for the affordable housing apartments will likely be health care and childcare workers, followed by retail and hospitality workers.

The addition of high-quality market housing in this location will provide housing options for local downsizers who want to stay living in their local communities but in a smaller dwelling. AHURI research shows that the primary barrier/challenge for downsizing is the current satisfaction people have with their current dwelling and location⁴. Research also shows that the most expensive housing markets have the fewest affordable dwellings for purchase. Therefore, new dwelling supply needs to deliver a diverse range of housing options able to support ageing in place⁵.

There is substantial need for more diverse and affordable housing supply in Sydney to be delivered in good locations. Therefore, the unenhanced level of social impact is assessed as **Very High (positive)**.

Enhanced

Following the State Design Review Panel (SDRP) feedback the podium outdoor terrace has been designed as a single space and accessible to both affordable and market housing residents. The internal communal rooms will be separated for affordable and market housing, both accessible from the communal terrace areas to provide indoor and outdoor access. A tenure blind approach has also been adopted.

Negotiations are currently underway for the affordable housing to be managed by Evolve Housing, a Tier 1 Community Housing Provider. As discussed in the interview undertaken with Evolve Housing (see **Section 6.0**), the benefits of CHP management are the support services that enhance the experience of residents. This includes access to social events, training and education opportunities, support when in arrears and transitional and market housing transition options. Additionally, Evolve Housing have partners such as women's domestic violence shelters to offer direct housing options to those who may be more vulnerable. Evolve Housing will also adopt a local allocation zone strategy to target those currently living and/or working in the local area.

It is also noted that an additional monetary contribution will be made to Woollahra Council for affordable housing as per the Woollahra Affordable Housing Policy 2021.

The proposed ESD objectives of the project will encourage a balanced approach to designing new facilities for the project to be resource efficient and cost-effective in operation and construction (Urban Design Report, Tzannes, 2024). This is an important consideration for Evolve Housing to keep operational costs down for the affordable housing component (see **Section 6.0**).

The social impact of increased supply of well-located and diverse housing will remain as **Very High (Positive)**.

³ SGS Rental Affordability Q2 2024 <https://sgsep.com.au/projects/rental-affordability-index>

⁴ James, A., Rowley, S. and Stone, W., *Effective downsizing options for older Australians*, AHURI Final Report No.325, AHURI (2020).

⁵ Ibid.

7.3.3 Improved urban experience and opportunity to Connect with Country for residents, workers and visitors

Unenhanced

The current experience of the urban environment along New South Head is poor, given the traffic impacts, maintenance of assets, vacant buildings and 'lack any street activation along Darling Point Road and New South Head Road' (Urban Design Report, Tzannes, 2024). Improving the public domain in this local area is a local government priority. As part of the Edgecliff Commercial Centre (ECC) Strategy, a future public plaza is proposed opposite the site and footpath widening and additional pedestrian crossings are proposed for New South Head Road.

The proposal aims to improve the ground floor experience of New South Head Road by enhancing the site activation and amenity through landscaping and public domain works, including a north/south publicly accessible through-site link and improvements to the heritage item on site. The publicly accessible through site link acts as a homage to an Aboriginal pathway that once passed through the site (Urban Design Report, Tzannes, 2024).

Improvements of the public domain in this area is supported by the community. As summarised in **Section 6.0** the most important aspects of the proposal to survey respondents were planting and greenery, ground floor improvements to New South Head Road and high quality and attractive design.

The improvements to the ground floor plane will likely increase site activation and amenity and allow the site to be a gateway to the ECC. Therefore, the unenhanced social impact is assessed as **High (positive)**.

Enhanced

The location of communal open spaces has been considered to enhance resident experience by placing them at the top of the podium rather than at the ground floor to allow a better outlook and solar access. The combined outdoor terrace is north facing to allow for winter sun, but also ensure shade during summer months.

A Connecting with Country process and framework has informed the design of the built form, landscaping and operational including suggestions for the following enhancement:

- Cultural learning in development and construction teams
- Parity in employment
- Local and First Nations supplier diversity
- Resident/buyer Welcome to Country and smoking ceremonies
- Walk on Country speaking to the cultural landscapes
- Settlement gifts representative of Country through contemporary cultural practice, contemporary artefacts or artwork
- A hard copy book that speaks to Country, Cultural heritage, Place and the Designing with Country outcomes.

Improved urban experience and opportunity to Connect with Country for residents, workers and visitors is likely to have a residual **High (positive)** social impact.

7.3.4 Economic benefits during construction and operation

Unenhanced

The ECC is an important local hub that provides a range of opportunities for shopping and services, living and working, transport and recreation. A key objective of the ECC Strategy is to encourage more retail and employment on appropriate sites.

The proposal includes 1,344sqm of commercial office space and 403sqm of retail floor space which is expected to add 110 additional job opportunities in the local area. This is in addition to the jobs that will be created during construction.

As summarised in **Section 6.0** when asked about the kind of retail mix survey respondents would like to see as part of the project, the top three responses were casual/café style dining, affordable, grab and go style food and beverage and services (like dry cleaning, hairdresser and laundromat. Community members who attended community engagement activities also noted a desire for quality retail options like a wine bar, Harris Farm and good restaurants as they felt the area was lacking good retail options. Further, when asked about how the

proposal could be further enhanced, some respondents to the SIA survey noted keeping and encouraging local existing retailers.

The generation of additional employment during operation and construction is likely to generate a **High (positive) social impact**.

Enhanced

Lendlease have construction workforce targets to enhance equity and diversity in the workforce. For this project, targets will include 7% women in construction, 20% to be apprentices and 3% of to identify as Aboriginal.

Working with Ascham School located next to the site, Lendlease will also provide a STEM program partnership to offer work experience and programs to students to improve academic outcomes and career options for students.

The workforce targets and partnership with local school, Ascham will enhance the economic benefits of the proposal, maintain a **High (positive) social impact**.

7.3.5 Traffic during operation and construction

Unmitigated

Operation

Existing and increased traffic because of the proposal is a main area of concern for the community (**Section 6.0**). Commentary from the community were mostly concerned with current traffic conditions on Darling Point Road, New South Head Road and New McLean Street particularly during school drop-off and pick-up times and on Saturday mornings due to school sport. There is concern that the proposal will introduce more people to the site and therefore increased traffic congestion on local roads.

The Traffic Impact Assessment (TIA) prepared by Traffix undertook intersection surveys on a typical weekday in September 2024 at three key intersections: (1) New South Head Road/Mona Road, (2) New South Head Road/Darling Point Road/New McLean Street and (3) New South Head Road/Ocean Street/Ocean Avenue. This found that during peak hour periods there are 5,812am and 5,226pm vehicles at intersection 1, 5,482am and 5,129pm vehicles in intersection 2 and 5,784am/5,416pm vehicles at intersection 3. Application of TfNSW trip rates would mean that the proposal will generate around 11 vehicle trips per hour during the morning peak period and 9 vehicle trips per hour during the evening peak period.

The commercial and retail components of the proposal are also anticipated to generate 13 trips in the morning and 13 trips in the evening peak periods.

Modelling the existing and proposed development, the TIA found that all three intersections will continue to operate satisfactorily in the morning and evening periods with a level of service of 'A' (Good Operation) at intersection 1, 'B' to 'C' (Good with acceptable delays and spare capacity and satisfactory) at intersection 2 and 'C' at intersection 3. Therefore, the TIA found that the proposal will not result in any unacceptable traffic implications.

Construction

There are also concerns from the community for potential increased construction traffic along New South Head Road and other local roads and the inconvenience of construction traffic to daily lives (**Section 6.0**).

A Preliminary Construction Traffic and Pedestrian Management Plan (CTPMP) prepared by Traffix suggests that there could be up to 50 vehicles a day at the peak of construction works, with 40 of these being heavy vehicles and 10 light vehicles. The TIA found the road network can satisfactorily accommodate the construction traffic.

While the TIA assessment finds that the proposal will not adversely impact traffic on surrounding streets near the site, it is acknowledged that the community experience traffic related frustrations at peak morning and evening periods. Therefore, the social impact of traffic during operation and construction is assessed as **Medium (negative)**.

Mitigated

Operation

No identified operational mitigation measures.

Construction

There will be a small amount of on-site parking available for key contractors and staff throughout the construction works. Through the implementation of a Green Travel Plan (GTP), construction workers will be encouraged to utilise carpooling and public transport to the site to reduce the reliance on private vehicles and minimise parking demands near the site.

A revised CTPMP will be prepared upon appointment of the contractor once the construction methodology is known, however general mitigation measures are likely to include measures such as:

- Management and control of construction traffic movements on the adjacent road network
- Trucks to enter and exit in a forward direction.
- Restricted construction vehicle activity to designated truck routes.
- Pedestrian movement across construction access driveways to be managed by site personnel where required.
- Activities related to the construction works to not impede traffic flow along local roads.
- Identifying sensitive receivers such as Ascham School.

Construction related traffic management and mitigation will enhance pedestrian safety and aim to not impede on traffic flows along local roads near the site. People's experience of traffic is still likely to remain and therefore the social impact is still assessed as **Medium (negative)**.

7.3.6 Increased height, bulk and scale changing views, outlook and solar access for immediate neighbours

Unmitigated

The buildings currently occupying the site are two to four storeys in height. The proposal will introduce increased height to the site as the proposal is 17 storeys.

During engagement, community raised concerns about the density including height and scale of the proposal (**Section 6.0**) with a view that the proposal is too dense for this location. The Urban Design Report prepared by Tzannes notes that the height of surrounding buildings ranges from 6 to 20 storeys, with buildings above 20 storeys towards Darling Point. The ECC Strategy also envisions that buildings around the Edgecliff transport interchange hub provide increased density, height and amenity (Urban Design Report, Tzannes, 2024).

Concerns around changes to views, outlook and solar access for immediate neighbours were also raised during community engagement activities. There were concerns raised that the building density would overshadow Ocean Street, Ascham School and Trumper Park and that the height would impact on current views available of the Opera House, Harbour Bridge and CBD from Eastpoint Tower (**Section 6.0**).

Solar analysis undertaken by Tzannes finds that there will be some overshadowing on Trumper Park between 9-10am at mid-winter, however no additional overshadowing occurs between 10am and 2pm which aligns with site specific DCP controls.

Overshadowing to other surrounding residential properties including Ascham School, and properties on New McClean Street show that 2 hours of solar access will be maintained during mid-winter to living areas, private open space and communal open space (Urban Design Report, Tzannes, 2024).

View impacts of private and public domain views have been assessed in the Visual Impact Assessment (VIA) prepared by Ethos Urban for this SSDA. The VIA found that the most impacted private domain views from nearby apartment buildings will be south facing apartments in the Ranelagh building and west facing apartments in Eastpoint Tower, Oceanpoint, 164 New South Head Road and 166 New South Head Road. It found that for Raneleagh apartments, while the proposal will block a large part of views to the south, the impact is assessed as moderate due to apartments still retaining their primary views from to the north-east or north-west. For apartments in Eastpoint Tower and Oceanpoint the view impacts is qualitatively assessed as moderate – severe due to the blocking of views to part of Sydney Opera House and Sydney Harbour Bridge (VIA, Ethos Urban, 2024). However, it is noted that the blocked elements are a small part of the view obtained obliquely from these apartments and views in other directions from the apartments will retain much of the Sydney CBD skyline and Sydney Harbour. Therefore, overall, the VIA finds the view impacts to Eastpoint Tower and Oceanpoint to be moderate. The available views to a glimpse of part of the Sydney CBD skyline from 164 New South Head Road and 166 New South Head Road is assessed as moderate (VIA, Ethos Urban, 2024).

The VIA assessment finds that the proposal will have an acceptable impact on public domain views. It will appear as a dominant new element in close range views from the Edgecliff rail station entrance and New South Head Road, however, is seen as appropriate in its context.

Overall, the increased height, bulk and scale changing views, outlook and solar access for immediate neighbours is assessed as having a **Medium (negative)** social impact.

Mitigated

The proposal is permissible within its zone and satisfies the relevant objectives of the Housing SEPP and Woollahra Local Environmental Plan (WLEP) 2014 (VIA, Ethos Urban, 2024). It also complies with key controls that influence view and visual impact under the WLEP 2014, including retention of the existing heritage item, maximum building height and maximum FSR (VIA, Ethos Urban, 2024).

As also noted in the VIA, the proposal has been subject to a Stage design review process that has included consideration of visual impact such as setting back and angling the building's south-west edge to create a view corridor through the site to the north-west for properties to the south-east and a greater setback to the site's northern boundary, providing a wider view corridor for apartments in 164 New South Head Road and 166 New South Head Road.

It is likely the local community and residents living in neighbouring apartments will experience impacts related to increased height, bulk and scale which change views and outlook. Mitigation measures will help reduce impact; however, the residual social impact is likely to remain as **Medium (negative)**.

7.3.7 Temporary disruption to daily life during construction

Unmitigated

The community expressed concerns about construction amenity impacts such as increased noise, dust and vibration (construction traffic impacts discussed above in **Section 7.3.5**) and inconvenience to daily life during construction.

Attendees at the community drop-in session also had comments about potential cumulative construction impacts of the proposal and the façade works occurring at the Ranelagh residential building on Darling Point Road. Cumulative construction can lead to people feeling a sense of construction 'fatigue' and can lead to how community members may experience day to day life. Some community members might feel the need to develop strategies to reduce continual impacts on themselves including changes to their daily routines.

Other vulnerable members of the community who may be susceptible to construction noise, vibration and changes to daily routines and accessibility include those with mental health conditions, asthma and other physical disabilities. There is a lower proportion of people living in the PSL and SSL who have asthma and a mental health condition when compared with Greater Sydney. However, those who do have asthma and a mental health condition in the PSL and SSL may be more susceptible to construction impacts. Around 5.8% of the PSL and 5.9% of the SSL have asthma and 5.6% of the PSL and 5.9% of the SSL have a mental health condition.

Construction will take place next to a school and this may interrupt the learning environment and routines of students, staff and parents.

Construction related amenity impacts are likely to have a **Medium (negative)** social impact.

Mitigated

No basement/carpark excavation is required due to the design incorporating podium car parking.

Lendlease is committed to appointing a dedicated Community Liaison Officer throughout the delivery of the project to manage any issues that may arise during construction.

As noted in **Section 7.3.5** a preliminary CTPMP has been prepared which will be updated and detailed post approval and once a building contractor has been appointed.

It is likely that the local community will experience construction related amenity impacts for the duration of the construction period. Mitigation measures will help reduce impact; however, the residual social impact is likely to remain as **Medium (negative)**.

8.0 Monitoring

A social impact management plan (SIMP) can be required as 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.

The assessment has identified social impacts relating to supply of well-located housing provision including affordable housing, improved urban experience and opportunities for future residents, workers and visitors to connect with country, economic benefits during construction and operation, traffic and density related impacts and disruption to daily life during construction.

The assessment has identified social benefits with a residual Very High – High rating relating to supply of well-located housing provision including affordable housing, improved urban experience, opportunities for future residents, workers and visitors to connect with country and economic benefits during construction and operation. It found social impacts relating to traffic during operation and construction, the height, bulk and scale changing views and outlook for immediate residents and temporary disruption to daily life during construction. The identified social impacts were found to all have a residual rating of Medium with identified mitigation measures outlined to reduce impact.

9.1 Recommendations

The following are additional recommendations for consideration by the project to enhance the social benefit delivered by the project:

- As noted in Council's Housing Affordability Policy, investigate how to support efforts of local schools (including private schools) in providing low-cost housing for teachers.
- The affordable housing apartments will be managed by Evolve Housing for a period of 15 years, as required by NSW legislation. To extend the benefits of affordable housing a longer timeframe could be considered.
- Consider ways to bring together the community during construction and/or operation such as involving local schools or partnering with local artists to prepare artwork for construction hoarding and/or for building areas that are visible from the through-site link or New South Head Road.
- Prepare a retail strategy post approval that considers survey respondent preferences for the types of retail mix including casual/café style dining, food and beverage and services.
- Develop and implement a local workforce strategy for operation and construction to prioritise local job opportunities. Particularly for the commercial and retail spaces on site to encourage local business.
- Liaison with neighbouring residents, Ascham School and businesses about construction timeframes, activities and potential disruptions throughout the extent of the construction timeframe.

Appendix A Demographic Profile

Category	Primary Social Locality	Secondary Social Locality	Greater Sydney
<u>Individual Income</u>			
Individual	\$84,090	\$79,530	\$45,930
Household	\$127,250	\$141,080	\$108,750
Individual income			
No income	6.3%	7.6%	11.2%
Low	15.2%	15.7%	28.7%
Medium	39.7%	39.9%	43.1%
High	38.8%	36.7%	17.0%
Household income			
No income	2.1%	2.1%	2.1%
Low	8.2%	7.5%	11.3%
Medium	26.6%	26.8%	34.3%
High	63.1%	63.6%	52.3%
<u>Age Structure</u>			
0-4 years	4.0%	4.6%	6.0%
5-19 years	10.1%	12.9%	18.1%
20-34 years	27.8%	27.1%	22.1%
35-64 years	37.2%	38.9%	38.7%
65-84 years	16.9%	14.1%	13.2%
85 years and over	4.0%	2.4%	2.0%
Median Age (years)	39.6	38.1	37.3
<u>Country of Birth</u>			
Australia	62.8%	60.5%	61.1%
Other Major English Speaking Countries	17.5%	19.5%	7.1%
Other Overseas Born	19.7%	20.0%	31.8%
<u>Household Composition</u>			
Couple family with no children	29.0%	27.5%	24.5%
<u>Couple family with children</u>	<u>16.3%</u>	<u>21.3%</u>	<u>36.1%</u>
Couple family - Total	45.3%	48.8%	60.5%
One parent family	5.5%	6.2%	11.0%
Other families	0.6%	0.7%	1.1%
Family Households - Total	51.5%	55.7%	72.6%
Lone person household	40.1%	36.4%	23.3%
Group Household	8.4%	7.9%	4.1%
<u>Dwelling Structure (Occupied Private Dwellings)</u>			
Separate house	4.1%	14.5%	56.1%
Semi-detached, row or terrace house, townhouse etc.	16.4%	17.9%	12.8%
Flat, unit or apartment	79.5%	66.5%	30.7%
Other dwelling	0.0%	1.2%	0.4%
Occupancy rate	83.3%	85.5%	91.8%
Average household size	1.9	2.1	2.7
<u>Tenure Type (Occupied Private Dwellings)</u>			
Owned outright	29.0%	27.9%	28.3%
Owned with a mortgage	18.6%	22.8%	34.0%
<u>Rented</u>	<u>50.3%</u>	<u>47.6%</u>	<u>36.1%</u>
Rented - State or territory housing authority	0.0%	0.6%	3.3%
Rented - Housing co-operative/community/church group	0.1%	0.2%	0.8%
Rented - Other	50.2%	46.8%	32.0%

Other tenure type	2.1%	1.8%	1.6%
Employment Status			
Unemployed/ looking for work	3.9%	3.8%	5.0%
Labour force participation rate	68.3%	67.1%	60.0%
Need for Assistance			
With Need for Assistance	2.4%	3.0%	5.5%
No Need for Assistance	97.6%	97.0%	94.5%
Long-term Health Conditions			
Arthritis	6.1%	5.1%	6.3%
Asthma	5.8%	5.9%	6.3%
Cancer	3.2%	2.3%	1.9%
Dementia	0.5%	0.4%	0.5%
Diabetes	2.2%	1.9%	4.1%
Heart disease	2.9%	2.6%	2.9%
Kidney disease	0.1%	0.2%	0.4%
Lung condition	1.1%	0.6%	0.8%
Mental health condition	5.6%	5.9%	6.1%
Stroke	0.6%	0.3%	0.4%
Other	6.4%	5.9%	6.9%
None	65.4%	68.8%	63.4%

Appendix B 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.

A summary of the scoped social impacts alongside the relevant social factors is provided below.

Preliminary impact	Social factor/s	Key impacted stakeholder/s	Impact status
Increased supply of well-located and diverse housing (including affordable rental housing) in Edgecliff.	- Livelihoods - Way of life	People looking to live in Edgecliff.	Considered material. Assessed in detail in Section 7.3
Improved urban design activation and amenity at ground floor for pedestrians, local community members, commuters etc.	- Way of life - Surroundings	Local residents, workers and visitors	Considered material. Assessed in detail in Section 7.3
Potential impacts and changes to local character or items of local heritage.	- Culture - Community	Local residents and community groups.	Based on research undertaken, this impact is not considered material and has not been assessed.
Increased demand on social infrastructure	- Way of life - Accessibility	Local residents, workers and visitor	Based on the size of the development, location of services, social infrastructure and open space surrounding the site and communal facilities provided for residents it is considered that there would be minimal increased demand on social infrastructure. Therefore, this impact has not been assessed.
Construction-related amenity impacts, including traffic, noise, vibration, and air pollution. This impact will reduce environmental comfort for people in the area.	Surroundings	- Local residents, workers and visitors - Ascham School staff, students, and parents.	- Based on research and community feedback this impact was divided into traffic and construction impacts. - Considered material. Assessed in detail in Section 7.3
Increased height, bulk and scale of buildings on site, changing views, outlook, and solar access for immediate neighbours.	- Surroundings - Way of life	Immediate neighbours.	Considered material. Assessed in detail in Section 7.3

