



BRITELY PROPERTY

**SOCIAL IMPACT /
HOUSING
AFFORDABILITY
ASSESSMENT
AMENDED
PROPOSAL 1 to 5
Chester Street,
Annandale**

April 2019

**Report Title: 1-5 Chester Street Annandale, Social
Impact/Affordable Housing Assessment - Amended
Proposal**

Client: Britely Property

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Executive summary

Britely Property engaged Cred Consulting to deliver a Social Impact Assessment and Affordable Housing Study relating to proposed development at **1-5 Chester Street Annandale** (the subject site). This SIA related to the Amended Planning Proposal (proposal) which responds to concerns raised by Inner West Council regarding the previous proposal's bulk, scale and residential use and includes a development option for a new generation boarding house with 83 dwellings, delivering student housing.

The proposal is for a mixed-use development on a 1,300m² site. The site is part of the Parramatta Road Corridor Urban Transformation Strategy 2016 Camperdown Precinct, which has identified the area as a strategic 'live/work' location on the edge of the CBD. The strategy proposes to re-zone the subject site from IN2 Light Industrial (under the Leichhardt Local Environmental Plan 2013) to allow R3 Medium Density Residential. It is currently occupied by a car painting business.

Two development options are presented for the proposal:

- A residential flat building including 26 dwellings over 980m².
- A boarding house with 83 dwellings over 980m² for exclusive student use.

Post-development, the proposal would result in an additional 49 or 93 residents depending on which development option is chosen. The site is well connected to around 21 community facilities within 800 metres distance.

This SIA is version 3 and includes updated impacts and mitigations in response to Council feedback (See Appendix 1).

Proposed public benefits

Public benefits proposed by the development include:

- A minimum of 980m² capable of creating up to 65 to 98 jobs for smaller business operators in the creative, health and education industries
- Beautification of the public domain, in particular, at the interface with Johnstons Creek
- Extension of pedestrian and bicycle thoroughfare (subject to council requirements, VPA) for residential flat building
- Improved lighting around the site for enhanced safety at night
- Additional affordable housing of 5% of the new floorspace¹, or up to 100% if the development is a boarding house for exclusive student use
- New mural in keeping with local character, and
- S94 and Voluntary Contributions toward local and regional social infrastructure upgrade including open space as per the Leichhardt S94 Plan.

¹ This will be in the form of provision of dwellings, with a covenant on title requiring the dwellings to be operated by a Registered Community Housing Provider in perpetuity.

Housing affordability analysis

The Centre for Affordable Housing's housing market snapshot² indicates that the Central District (where the site is located) has very low levels of rental and purchase affordability. The Greater Sydney Commission has set a target of between 5% and 10% of new floor space for affordable housing (this would equate to between 98m² and 196m² for this development). In the case of a residential flat building, the applicant is proposing to contribute 5% of new floorspace as affordable housing with a covenant on title requiring the dwellings to be operated by a Registered Community Housing Provider in perpetuity. This meets requirements Greater Sydney Commission (between 5-10%) and is considered reasonable for a small development. If the boarding house option is pursued this would equate to 100% residential floorspace being a form of affordable housing.

Social impact analysis

A summary of the identified social impacts and proposed mitigation measures to address the identified impacts is provided below.

Impact	Type	Mitigation measures
Small population increase to local population of either 49 or 93 people (estimated, based on benchmarks), depending on chosen option.	Negative (minimal)	The proposal is consistent with the final Greater Sydney Commission District Plans (Eastern City District), where residential growth is planned urban renewal around new and existing infrastructure. Contribution through an Integrated Infrastructure Delivery Plan toward social infrastructure and open space provision resulting from population growth.
The development itself does not generate a requirement for delivery of additional social infrastructure. However, the proposal there will be a cumulative impact on demand for additional social infrastructure requirements based on land use changes proposed by the Parramatta Road Corridor Transformation Strategy.	Neutral	Contribution through an Integrated Infrastructure Delivery Plan toward social infrastructure provision resulting from population growth.
The increased population, while only small, will result in a need for improved and additional open	Negative	The applicant proposes to provide an upgrade to the existing

² Housing NSW Centre for Affordable Housing, 'Housing Market Snapshot: South West Sydney Subregion', <http://www.housing.nsw.gov.au/centre-for-affordable-housing/for-planners-of-affordable-housing/housing-snapshots/housing-market-snapshot-central-sydney-sub-region>

Impact	Type	Mitigation measures
<p>space to address growth. The increased population will require improved connectivity from the site to existing local parks and green spaces along the creek but a number of these are low quality, limiting use. No new public open space is proposed onsite.</p>		<p>pedestrian and bicycle thoroughfare which will benefit existing and future residents and workers.</p> <p>Further enhancements to be provided via a contribution toward the capital costs of planned improvements to the Urban Landscape Amenity Park on the junction of Chester Street and Johnstons Creek. A basketball court is proposed for this site.</p>
<p>If the development is a residential flat building, the applicant is proposing to contribute 5% affordable housing space, with caveats created on title in favour of Inner West Council upon approval, and limitations on the apartments use, whereby an affordable housing provider will be required to manage eligibility of tenants and rent-setting.</p> <p>If the development is a new generation boarding house, 100% of residential floorspace would be in the form of affordable housing.</p> <p>The subject site is well located near community and recreation facilities and services to support the future tenants of these housing units.</p>	Positive	Provision of affordable housing should be a requirement of development consent.
<p>The proposed development will replace an existing four jobs. The development will provide a minimum of 980m² capable of creating up to 65 to 98 jobs for smaller operators in the creative, health and education industries.</p>	Positive	The potential 98 jobs created will compensate for the jobs lost through the proposal.
<p>The subject site is located in an existing light industrial area with a low employment and residential density in the immediate area. Lighting at night is poor and there is a lack of passive surveillance. Connectivity across Johnston's Creek at night presents a safety risk for the reasons stated above.</p>	Positive	Improved lighting should be incorporated along the upgraded pedestrian and cycle connection.

Impact	Type	Mitigation measures
The applicant proposes to upgrade pedestrian/cycle connection across the creek, including lighting as part of their development.		
The subject site is located within an area that currently supports a number of businesses that attract customers throughout the day and night (e.g. Wayward Brewery) as well as a children's playground across Johnstons Creek. A basketball court is also proposed for the corner Urban Landscape Amenity Park. There is a risk that these existing uses may generate noise conflicts with future tenants. This will need to be managed by the applicant.	Negative	In order to minimise these potential conflicts, the applicant has commissioned West & Associates to undertake an Acoustic Report (June 2017) which identified the maximum attenuation (~38Rw) required to protect from possible noise levels generated by future commercial developments in the surrounding area. This level of attenuation is considered acceptable for residential property.
There is currently a mural on the Chester Street faced of the existing building. This public art is in keeping with the character of the local area and should be replaced.	Neutral (will be replaced)	Fund and deliver a new public mural in keeping with the local character of the area.

Conclusion

The proposal will result in a minor population increase to the suburb, between 49 to 93 people depending on the development option chosen. If the boarding house option is chosen, the development would accommodate university students aged 18-24 (tertiary education and independence). The boarding house would be managed by a specialist student housing operator and governed by a management plan.

The site is located in close proximity to 21 community facilities and services (within 800metres) and the amended proposal itself would not generate the need for new community facilities or services, or additional open space. However, as it is part of the PRUTS it will have a cumulative impact on future demand for additional social infrastructure and open space. As the area is currently industrial, there will also be a need to upgrade existing open spaces and pedestrian and cycle paths in the immediate area around the subject site to respond to population growth and change.

The proposal is consistent with the Greater Sydney Commission, Eastern Sydney District Plan, Parramatta Road Corridor Urban Transformation Strategy 2016 Camperdown Precinct, with the exception of FSR controls, which has identified the area as a strategic 'live/work' location on the edge of the CBD.

The public benefit of the proposal includes the provision of quality residential dwellings; local and regional infrastructure contribution as per the IIDP, which could include an additional publicly accessible pedestrian and cycle creek crossing between the subject site and Annandale village, as well as providing a 3m setback and beautified landscape buffer to Johnstons Creek.

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Should student housing be delivered, the need for student housing in the area has been supported by UTS. See Appendix 2 for letter of support.

The proposal adopts the Affordable Housing Targets set by State Government (Greater Sydney Commission and Urban Growth) with a covenant on title requiring the dwellings to be operated by a Registered Community Housing Provider in perpetuity. If the development is a residential flat building, a contribution of 5% of new floorspace would be provided as affordable housing. If the development is a boarding house, 100% of total residential floorspace would be provided as affordable housing.

The population growth and change while small will have cumulative impacts on future demand for local, district and regional social infrastructure and open space and the applicant could address this through S94 and voluntary contributions (as detailed in the Integrated Infrastructure Delivery Plan) toward local and regional social infrastructure and open space improvements; and contribution toward upgrade to the Urban Landscape Amenity Park at the junction of Chester Street and Johnston Creek.

1. Introduction

1.1. Background

Cred Consulting is an independent social planning consultancy based in Sydney. Cred was engaged by **Britely Property** to prepare a Social Impact Assessment (SIA) looking at the potential social impacts of a proposed development at **1-5 Chester Street Annandale** (the subject site). This Amended Planning Proposal (proposal) responds to concerns raised by Inner West Council regarding the previous proposal's bulk, scale and residential use and includes an option for a boarding house with 83 dwellings. The proposal is for a mixed-use development on a 1,300m² site. The site is part of the Parramatta Road Corridor Urban Transformation Strategy 2016 Camperdown Precinct, which has identified the area as a strategic 'live/work' location on the edge of the CBD. The strategy proposes to re-zone the subject site from IN2 Light Industrial (under the Leichhardt Local Environmental Plan 2013) to allow R3 Medium Density Residential. It is currently occupied by a car painting business.

Two development options are presented for the proposal:

- A residential flat building including 26 dwellings over 980m²
- A new generation boarding house with 83 dwellings over 980m² for exclusive student use

Post-development, the proposal would result in an additional 49 or 93 residents depending on which option is chosen (based on a household size of 1.9 persons per household). The proposal also includes a pedestrian bridge at the southern corner of the site, connecting existing bicycle and pedestrian tracks on either side of Johnstons Creek.

The site is well connected to around 21 community facilities within 800 metres distance. This SIA includes an assessment of the social impacts of the subject site on the suburb of Annandale as well as the Camperdown Precinct as identified in the Parramatta Road Corridor Transformation Strategy (PRCUTS), as well as an assessment of affordable housing.

This report responds to the former Leichhardt Council's Social Impact Assessment Policy, and Inner West Council's request of the applicant to prepare of a Social Impact Comment (SIC) and affordable housing assessment. This report provides an assessment of likely positive, negative and neutral social impacts and makes recommendations on how the development can achieve social sustainability and respect the existing character of the site and surrounding community, and deliver public benefits for the broader LGA.

1.2. What is Social Impact Assessment?

Social Impact Assessment (SIA) is a method for predicting and assessing the social consequences of a proposed action or initiative, on affected groups of people and on their way of life, life chances, health,

culture, and capacity to sustain these³. This SIA has been completed in accordance with requirements of the Environmental Planning and Assessment Act 1979 Sec 79C(1), the Planning Institute of Australia's Social Impact Position Statement, and the former Leichhardt Council's Social Impact Assessment Policy, 2009.

According to the Council's Policy, a Social Impact Assessment (SIA) is defined as "the assessment of the social consequences of a proposed decision or action (development proposals, plans, policies, and projects) namely the impacts on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these."

The policy has 4 objectives:

- Ensure social impacts are considered in Council decision-making and planning.
- Enhance consistency and transparency in Council's assessment of the social impacts of new policies, plans, projects or proposed development.
- Maximise positive social impacts and minimise negative social impacts on landuse plans and development, and new Council policies, plans, or projects.
- Support the delivery of the Leichhardt 2020 vision to: enhance community participation in working towards influencing decisions that affect them; and, to base Council decision-making on meeting environmental, social, and economic sustainability outcomes.

1.2.1. Social Impact Comment

A Social Impact Comment (SIC) comments on a social impact/s. It is a basic level of assessment that will briefly address social impacts (positive, neutral, negative). It need not be long but must contain sufficient information for Council to make a decision. A SIC should not require specialist technical assistance to complete. See Section 6 of these Guidelines for How to Complete a Social Impact Comment.

1.2.2. Social Impact Statement

A Social Impact Statement (SIS) is a more in-depth description and analysis of actual and potential social impacts which recommends management and mitigation measures to address identified impacts. A specialist consultant may be required to complete the SIS.

1.2.3. This report

The applicant is required by the former Leichhardt Council SIA Policy to provide a Social Impact Statement because the proposal for 1-5 Chester Street, Annandale is for multi-dwelling housing over 25 dwellings.

This report has been completed in accordance with Section 7 of the former *Leichhardt Council SIA guidelines for development applicants, 18 August 2009*.

Inner West Council have also requested this report to include an affordable housing assessment.

³ Planning Institute of NSW, SIA National Position Statement, June 2009

1.3. Methodology

This study has been undertaken using the following methodology:

- Review of local planning and policy context and implications
- A review of affordable housing policy, including the Inner West Council's Affordable Housing Policy, adopted on March 2017 and the Greater Sydney Commission (GSC) Affordable Housing Rental target
- Pre and post development demographic analysis
- Site visit and photos
- Audit and mapping of social infrastructure and services within 800 metres of the site and within the Camperdown suburb
- Audit and mapping of open space within 800 metres of the site and in the suburb of **Camperdown**
- Analysis of social impacts in accordance with PIA Policy Statement and *Leichhardt Council SIA guidelines for development applicants, 18 August 2009*, and
- Recommendation of mitigation measures, staged in accordance with site redevelopment, to address identified impacts.

2. Proposed development

2.1. The site context

The subject site is **1-5 Chester Street Annandale** and has a total area of **1,300m²** (Figure 1).

Figure 1 Location of proposed development site at 1-5 Chester Street Annandale

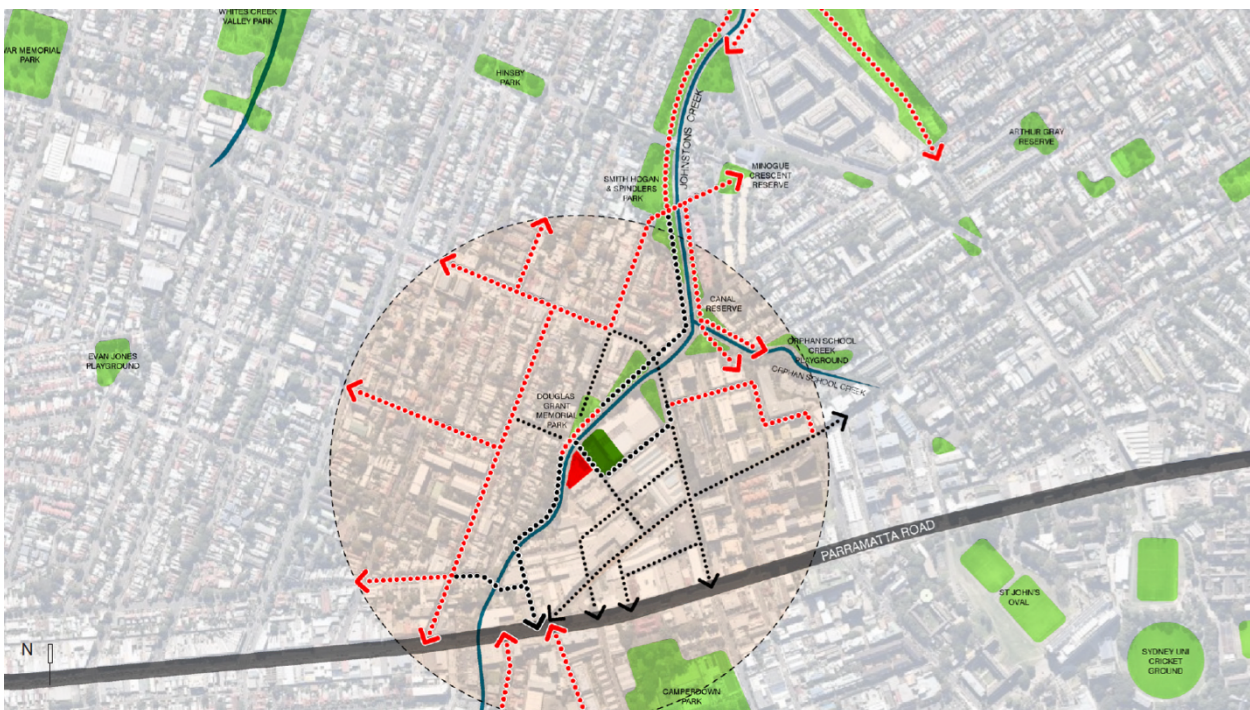


Figure 9: Open Space Network and Bicycle Links along Johnstons Creek

- Site
- Creek Lines
- Open Spaces
- Future Open Space based on Parramatta Road Corridor Urban Transformation Strategy 2016
- ⋯ Existing Bicycle Links along Johnstons Creek
- ⋯ Desired Future Bicycle Link based on Parramatta Road Corridor Urban Transformation Strategy 2016

Source: ae design partnership, 1-5 Chester Street Annandale Urban Design Report

This subject site is located in the suburb of Annandale, near the boundary of Camperdown Suburb in the Inner West Council Local Government Area (LGA), and formerly the Leichhardt Council LGA. The site is within walking distance to frequent bus services connecting to the CBD and Booth Street shopping precinct.

The subject site is currently occupied by a car paint workshop currently located on the site overlooking Johnstons Creek, which at the moment looks and functions as an open concrete culvert drain.

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Site photos



Existing car painting business occupying the subject site



Johnstons Creek Corridor adjoining the northern side of the subject site



Neighbouring site: Chester Street Business Park adjoining the southern side of the subject site



Douglas Grant Memorial Park and creek walk, adjoining the northern side of the subject site

2.2. Site observations

- The site is currently occupied by a car painting business, surrounded by light industrial uses and commercial offices and independent businesses, including a bouldering gym and Wayward Brewery
- The site is within close proximity to Annandale main street (multiple cafes, shops, grocery stores, newsagents, hardware stores etc) and amenities (multiple pocket parks, bus stops, primary schools) associated with the suburb, however low-quality pocket parks and a poorly maintained creek crossing limit the sites current connectivity
- The Douglas Grant Memorial Park adjacent to the site is a high quality local park for younger children and an asset to the future community at the subject site
- On the Camperdown side, streetscapes offer little pedestrian amenity, particularly on the route between the subject site and Parramatta Road transport corridor
- Poorly lit area at night, and
- A number of existing graffiti art walls and public art murals in both the Camperdown and Annandale areas, including one located on the Chester Street façade of the existing building on the subject site.

2.3. Proposed dwellings

The approximate proposed total dwellings and mix from both options is shown in Table 1.

Residential Flat Building Option

Proposed dwelling mix and total dwellings (source: AE Design Partnership, Urban Design Report 24th July 2017)

No of bedrooms	Mix	Total proposed development
Employment Floorspace	N/A	980m ²
1 bedroom	24%	6
2 bedrooms	61%	16
3 bedrooms	15%	4
Total dwellings	100%	26

Boarding House Option**Proposed dwelling mix and total dwellings (source: AE Design Partnership, Urban Design Report 24th July 2017)**

No of bedrooms	Mix	Total proposed development
Employment Floorspace	N/A	980m ²
Total dwellings	100%	83 rooms

The applicant proposes high quality new generation boarding house, in the style of the images below:



Source: Igloo Redfern

2.4. Proposed social infrastructure and open space

Social infrastructure

The applicant proposes to provide:

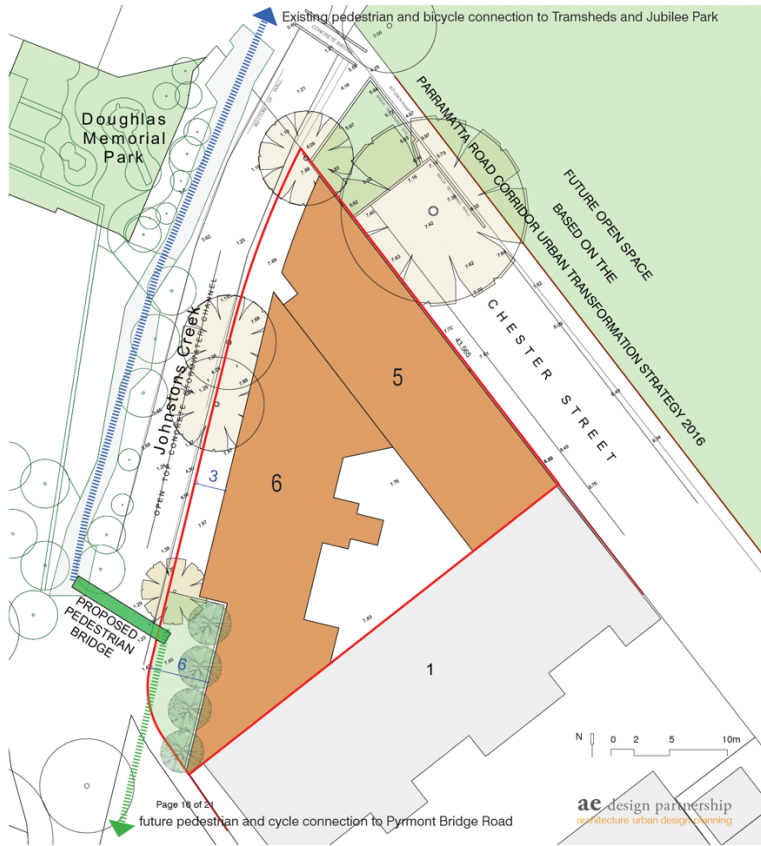
- an affordable housing contribution of 5% of the new floorspace if the development is a residential flat building, or
- an affordable housing contribution of 100% of the total residential floorspace if the development is a boarding house, and
- a minimum of 980m² capable of creating up to 98 jobs for smaller operators in the in the creative, health and education industries (replacing 4 existing blue collar jobs).

Open space

The applicant proposes to provide:

- Beautification of the public domain, in particular, at the interface with Johnstons Creek
- Extension of pedestrian and bicycle thoroughfare, if residential flat building, and
- Properly designed and useable rooftop communal sky terrace for occupants.

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1-5 Chester Street Annandale Proposal (Source: AE Design Partnership, Urban Design Report 24th July 2017)

Existing park at the junction of Chester Street and Johnston Creek.

3. Strategic context

This section provides a summary of existing plans, policies and strategies at State and local government levels that will influence planning in area, and that should be considered in the context of the proposal at 1-5 Chester Street, Annandale.

3.1. State Government

3.1.1. Greater Sydney Commission Three Cities

Eastern City District

Based on the Greater Sydney Commission's District Plans, the site is located in the Eastern City District. The Eastern City 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 focus of growth will be on well-connected walkable places that build on local strengths and deliver quality places. An integrated approach to the green infrastructure of the District - waterways, bushland, urban tree canopy and open spaces - will improve sustainability. The Greater Sydney Green Grid will provide cool, green links to support walking, cycling and community access to open space.

Figure 2 Greater Sydney Commission three cities (source: GSC 2018)



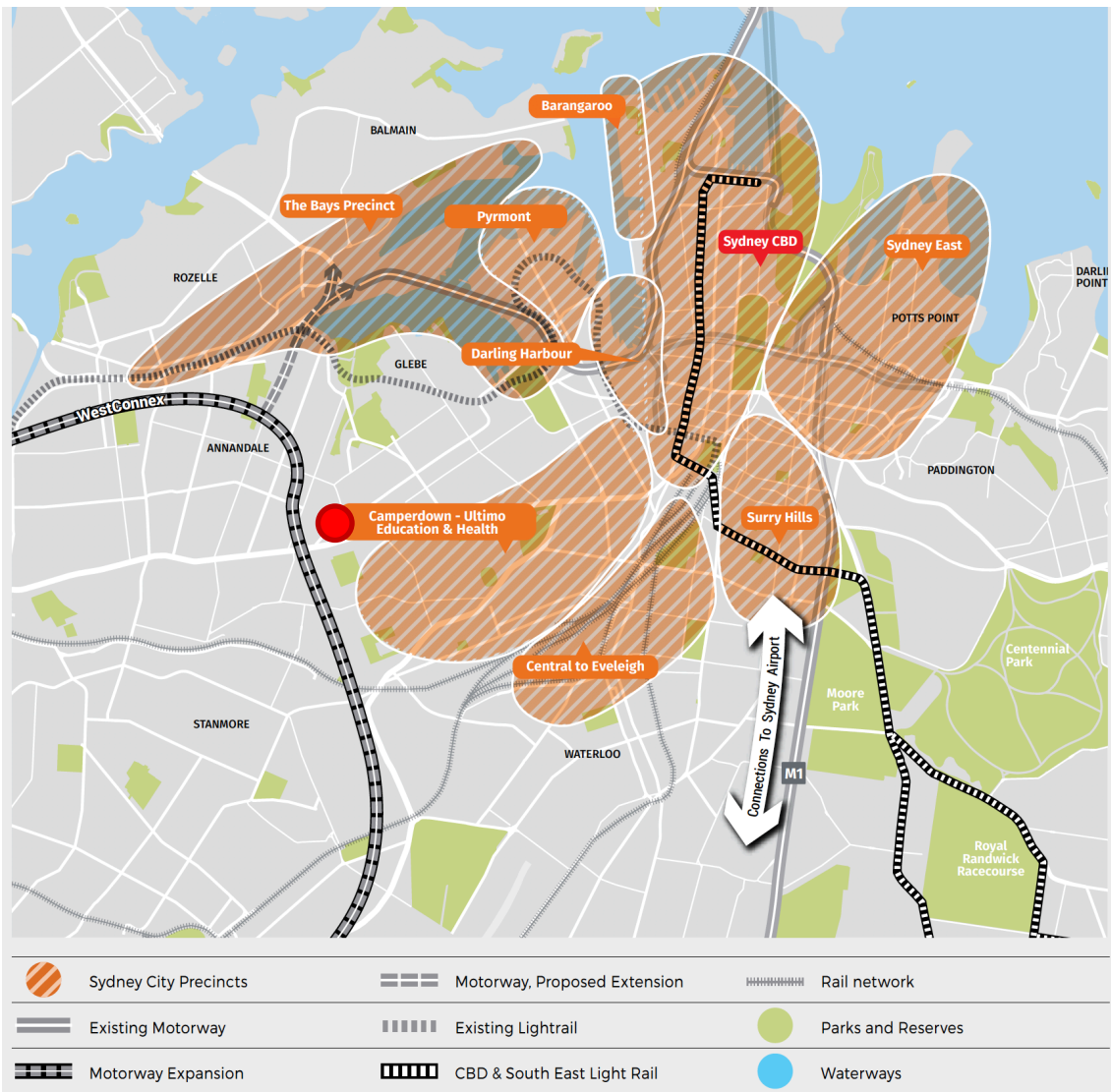
Affordable housing

A Metropolis of Three Cities includes Affordable Rental Housing Targets for very low to low-income households in Greater Sydney. Affordable Rental Housing Targets that are generally in the range of 5-10 per cent of new residential floor space are subject to viability.

Ultimo-Camperdown Health and Education Super Precinct

The Central District Plan has identified Ultimo-Camperdown as a Health and Education Super Precinct, which comprises the Royal Prince Alfred Hospital, Sydney University, the University of Technology and Notre Dame University, located to the south of the subject site.

For this precinct, the Commission has prioritised investment and planning for the growth of knowledge-intensive innovation areas, industrial activities, urban services and support for a variety of industries: from start-ups to the tourism economy will remain a priority for the precinct in the future.



The GSC also proposes that Affordable Rental Housing dwellings will be secured by the relevant planning authority and passed onto a registered Community Housing Provider to manage, further developing this emerging sector of the economy.

The target also aims to provide housing opportunities closer to employment centres that will, in turn, reduce pressure on transport infrastructure and support a mix of household types within communities.

This target should apply to the subject site as it is part of the UrbanGrowth (state government led), Parramatta Road Corridor Urban Transformation Strategy and proposed re-zoning of the site from Light Industrial to R3 Medium Density Residential.

3.1.2. UrbanGrowth – Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) and Fine Grain Study

“The Parramatta Road Corridor Urban Transformation Strategy and Implementation Tool Kit were finalised in November 2016. The Strategy is an integrated land use planning and transport framework that establishes the vision for a high quality multi-use Corridor with improved transport choices, better amenity and balanced growth of housing and jobs. This will guide the delivery of 27,000 new homes and 50,000 new jobs in a range of industries across the Corridor over the next 30 years. The Implementation Tool Kit responds to community priorities for more open space and more appealing streets, reduced traffic congestion, improved public transport and a better environment for residents and business.

The eight 'Precincts' along the Corridor were identified in consultation with local councils. These Precincts have been earmarked for renewal because of their unique access to jobs, transport, infrastructure and services, and their ability to accommodate new development in a balanced way.

Delivery of the Strategy is supported by the \$198 million Urban Amenity Improvement Plan which will deliver upgrades of existing facilities and fund new infrastructure to support growing communities. The plan includes including funding for streetscape upgrades, creation of new or improved open spaces, urban plazas and town squares, and new walking and cycling links to key transport nodes and open spaces.” (Greater Sydney Commission, Central District Plan, p 44).

The subject site is located within the Camperdown Precinct. Key attributes of the precinct include:

- An eclectic mix of architectural styles and eras.
- Most new buildings are sympathetic toward existing buildings and integrate with use of complementary materials and details and reflection of the predominant historical grain.
- Juxtaposed building typologies and land uses; in Camperdown it is common to see a row of terrace houses adjoining a light industrial warehouse.
- Buildings are predominantly built to the street and not setback, with the exception of terrace houses.
- There is currently no formal open space within the Precinct.
- The Camperdown Precinct and Frame Area are transitioning to a vibrant high-density Precinct with a diversity of uses and scale of built form.

3.2. Inner West Council

3.2.1. Statement of Vision and Priorities⁴

The Inner West Council has prepared a 'Statement of Vision and Priorities', as an interim measure while operating under an Administrator, until a new Community Strategic Plan (CSP) is developed when the new Council is elected. The Statement was developed over a three-month period in close consultation with the inner west community and Council staff. The Statement sets out strategic priorities that will provide high level guidance to Council until the development of a single Community Strategic Plan (CSP) for the inner west.

The Vision is:

"we are Inner West, land of the Gadigal and Wangal peoples, whose rich cultures, heritage and history we acknowledge and respect. Together we are in inclusive, passionate, creative, vibrant community united in our desire to build a great future for all who live and do business here."

3.3. Implications

- The subject site is located within the Camperdown Precinct, as identified in PRCUTS – which proposes to rezone the subject site from light industrial to R3 Medium Residential.
- The GSC has set a benchmark of 5 to 10% provision of affordable housing.
- It also identified the eclectic and industrial character of Camperdown should be maintained.
- The Inner West Statement of Vision and Priorities is a strong, diverse and creative community.

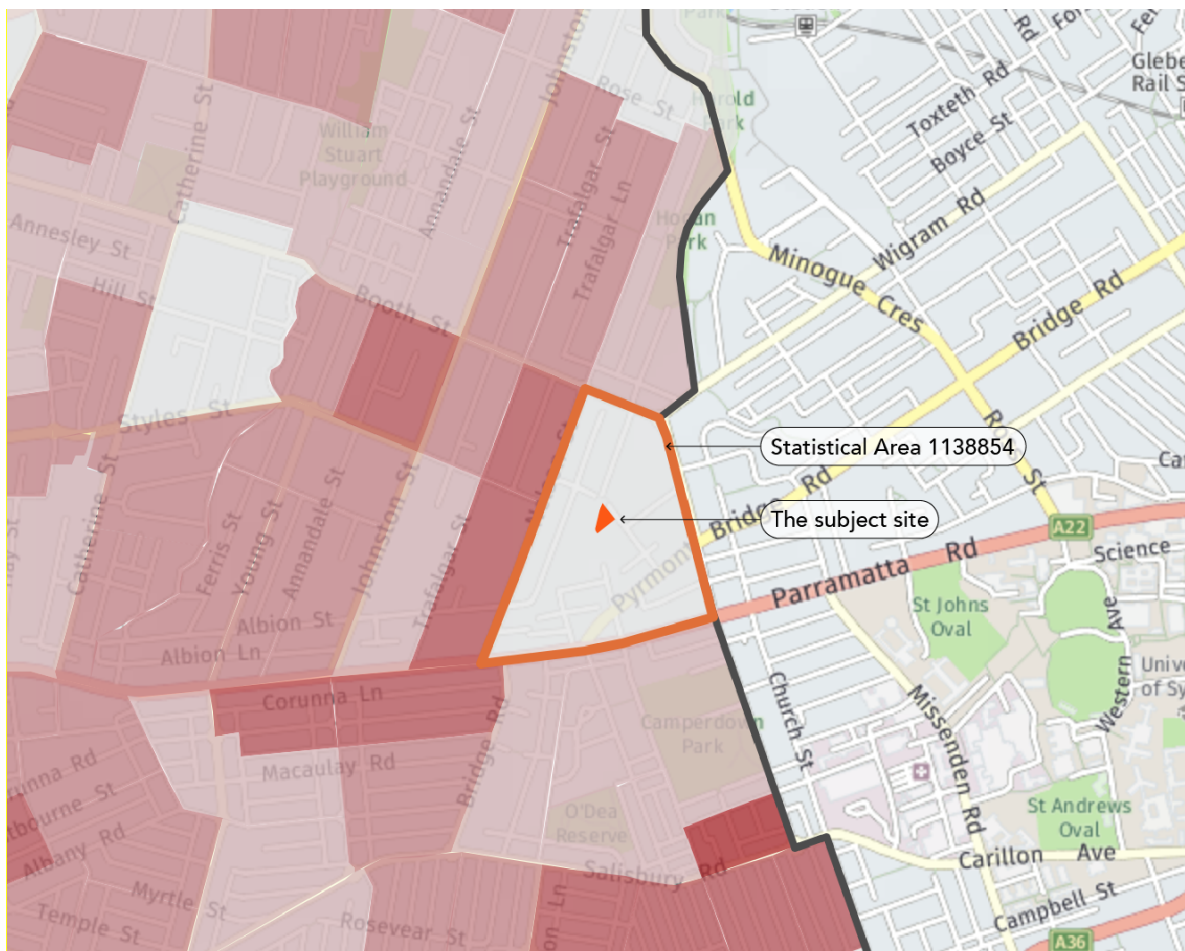
⁴ <https://www.innerwest.nsw.gov.au/council/planning-for-our-future/statement-of-vision-and-priorities>

4. Pre- and post-development community profile

The site is located in the ABS statistical area **1138854** (see Figure 3), in the suburb of **Annandale**, in the **Inner West Council** LGA. The site is also located in the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) Camperdown Precinct.

This section identifies the existing resident population of the suburb of Annandale (2016 Census), utilising data obtained from profile.id, atlas.id and estimates the forecast population post development in terms of population growth and change. It also includes demographic information about the Camperdown Precinct, drawn from the PRCUTS Social Infrastructure Analysis Report where available (note, this data was based on the 2011 Census).

Figure 3 Location of the site in Statistical Area 1138854 (source: atlas.id)



4.1. About Inner West Council LGA

The Inner West Council LGA is located in Sydney's inner western suburbs, just over 3km from the Sydney CBD (Town Hall). Compared to Greater Sydney, **the Inner West Council** LGA in 2016⁵ has:

- A median age of 36, the same as Greater Sydney.
- 35% of households earned an income of \$2,500 or more per week, significantly higher than the Greater Sydney average of 28.3%.
- A higher proportion of people living in lone households (25.5%) compared to Greater Sydney (20.4).
- 16.5% of households in the Inner West LGA were couples with young children, slightly lower than the Greater Sydney Average of 18.8%.
- 73.4% of dwellings were medium or high density, much higher than the Greater Sydney Average (44%).
- 28% of people spoke a language other than English at home, lower than the Greater Sydney average of 36%.
- In 2011, the Inner West Council had an unemployment rate of 5.2% compared to Greater Sydney at 5.8%.
- In 2011, the Inner West Council had a SEIFA index of advantage and disadvantage of 1,058.9 compared to Greater Sydney at 1,025.3.
- Over the past years there has been a rapid influx of affluent residents and a subsequent rise in property prices which has pushed out many disadvantaged and vulnerable people from the local area⁶.
- The analysis of key socio-economic indicators provides clear evidence of significant demographic change, rapid gentrification and displacement and exclusion of more disadvantaged and vulnerable people from the Inner West Council area over at least the past decade in the former Marrickville and Ashfield LGAs, and for at least two decades in the case of Leichhardt LGA; and the failure of the market to provide for the needs of very low, low and moderate income workers and other more vulnerable groups in an increasingly expensive housing market⁷.

⁵ atlas.id 2016 Census data

⁶ <https://www.innerwest.nsw.gov.au/community/for-residents/affordable-housing>

⁷ Inner West Council Affordable Housing Policy, p6

4.2. Current population and age profile of Annandale

Total population in 2016

The population for Annandale was 9,973 with an average household size of 2.27 people per dwelling.

Age profile 2016

As shown in Table , compared to **Inner West Council** LGA, **Annandale** had:

- A lower proportion of young workforce 25 to 34 years (12.9% compared to 20.3%)
- A higher proportion of parents and homebuilders 35 to 49 years (26.6% compared to 24.8%)
- A lower proportion of seniors 70 to 84 years (5.5% compared to 6.6%)
- A higher proportion of empty nesters and retirees (9.5% compared to 8.6%)

Between 2011 and 2016 in **Annandale**, the age groups with the greatest percentage increase were:

- Empty nesters and retirees aged 60 to 69 (2.51% or +217 people)
- Primary schoolers aged 5 to 11 (1.58% or +137 people)
- Tertiary education and independence aged 18 to 24 years (1.16% or +100 people)
- Older workers and pre-retirees aged 50 to 59 (1.11% or +96 people)

Table 1 Age profile 2011 to 2016 (source: profile.id)

Annandale - Total persons (Usual residence)	2016		2011				Change 2011 to 2016	
	Number	%	Inner West Council LGA %	No.	%	Inner West Council LGA %	No.	% change
Babies and pre-schoolers (0 to 4)	619	6.6	5.9	656	7.6	6.9	-37	-0.43%
Primary schoolers (5 to 11)	709	7.6	7.1	572	6.6	6.3	+137	1.58%
Secondary schoolers (12 to 17)	421	4.5	4.6	328	3.8	4.2	+93	1.07%

Annandale - Total persons (Usual residence)	2016			2011			Change 2011 to 2016	
Tertiary education and independence (18 to 24)	776	8.3	8.5	676	7.8	8.5	+100	1.16%
Young workforce (25 to 34)	1,679	17.9	20.3	1,712	19.8	20.3	-33	-0.38%
Parents and homebuilders (35 to 49)	2,493	26.6	24.8	2,444	28.2	26.2	+49	0.57%
Older workers and pre-retirees (50 to 59)	1,137	12.1	12.0	1,041	12.0	11.7	+96	1.11%
Empty nesters and retirees (60 to 69)	885	9.5	8.6	668	7.7	7.9	+217	2.51%
Seniors (70 to 84)	518	5.5	6.6	478	5.5	6.3	+40	0.46%
Elderly aged (85 and over)	123	1.3	1.7	77	0.9	1.6	+46	0.53%
Total population	9,360	100.0	100.0	8,652	100.0	100.0	+708	8.18%

Population density

At 66.98 persons per hectare, the 2016 residential population density of Annandale was higher than the Inner West Council LGA average of 51.73.

4.3. Population diversity and wellbeing for Annandale suburb

ATSI population

In 2016, at 1.1% of the population (or 106 people), Annandale had the same proportion of Aboriginal and Torres Strait Islander residents compared to Inner West LGA (1.5%) and a lower proportion than Greater Sydney (1.5%).

Cultural and linguistic diversity

In 2016, at 23.3% of the population (or 2,119 people), Annandale had a significantly lower proportion of people that were born overseas compared to Inner West LGA (34.2%) and a lower proportion than Greater Sydney (36.7%). The top three countries of birth were United Kingdom (6.3%), New Zealand (2.6%), China (1.4%) and United States of America (1.4%).

In 2016, at 15.6% of the population (or 1,468 people), Annandale had a significantly lower proportion of people that speak a language other than English at home compared to the Inner West LGA (28.4%) and Greater Sydney (35.8%). The most common languages other than English spoken at home were Italian (1.9%), Mandarin (1.5%), Greek (1.1%) and Spanish (1.1%).

Household income

In 2016, At 10.8% of the population, Annandale had a lower proportion of low income households (less than \$650 per week) compared to the Inner West LGA (13.1%) and Greater Sydney (15.1%).

In 2016, At 42.5% of the population, Annandale had a significantly higher proportion of high income households (more than \$2,500 per week) compared to the Inner West LGA (35%) and Greater Sydney (28.3%).

SEIFA Index of Disadvantage

In 2011, Annandale had higher SEIFA Index of Disadvantage score (1,086.9) than the Inner West LGA (1,037.4%) and Greater Sydney (1,011.3).

Unemployment

In 2011, at 4.4% of the population, Annandale had a lower unemployment rate compared to the Inner West LGA (5.1%) and Greater Sydney (5.7%).

In 2011, at 11.3% of the population, Annandale had a lower youth unemployment (persons aged 15 - 24) rate compared to the Inner West LGA (10.1%) and Greater Sydney (12.6%).

Rental stress

In 2011, at 15.5% of the population, Annandale had a lower proportion of households in rental stress compared to the Inner West LGA (19.7%) and Greater Sydney (25.1%).

Mortgage stress

In 2011, at 3.3% of the population, Annandale had a lower proportion of households in rental stress compared to the Inner West LGA (5.5%) and significantly lower than Greater Sydney (11.6%).

4.4. Current population and age profile of Camperdown Precinct

The following population and age profile summary is for the Camperdown precinct as designated in the PRCUTS strategy. Population projections are based on the *Parramatta Road Corridor Urban Transformation Strategy: Social Infrastructure Analysis Report Volume 1*, November 2016. The most up to date at the time of its publication was the 2011 Census.

Precinct population summary based on 2011 Census

- The population for Camperdown Precinct was 720 in 389 dwellings
- Average household size of 2.3 persons per dwelling, the same as Leichhardt Precinct
- A median age of 31

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- A low proportion of children, with 9% aged under 18 years (the lowest in the whole PRCUTS corridor by 7%)
- A low proportion of people aged over 60 years or older (9%)
- 19% of people were born in non-main English speaking countries (the lowest in the whole PRCUTS corridor)
- *19% of people speak a language other than English at home* (the lowest in the whole PRCUTS corridor), and
- *High median weekly household income of \$1,823, the second highest in the whole PRCUTS corridor, second to Leichhardt.*

4.5. Population forecasts post-development

Benchmark population

This section provides estimates of the forecast population resulting from the Amended Proposal using a forecast household size of 1.9 persons per household for both development options.

To forecast the population post-development, we have looked at the population characteristics of SA1's with similar scaled developments, in nearby areas to deduce and average % population age breakdown.

These SA1's included;

- SA1 1133225 - includes the Gantry Apartments, Camperdown
- SA1 1133143 - includes apartments on Booth Street
- SA1 1133103 - part of The City Quarter, Camperdown
- Combined SA1 areas of SA11133031 + SA1 1133032 + SA11133021 + SA11133001 - Sydney Park Village
- SA11133002 - Ashmore Precinct, Erskineville

Based on potential household size of 1.9 persons per household, the forecast population of the subject site will be around 49 people if the residential flat development option is chosen.

If the new generation boarding house option is chosen, it is predicted 93 persons would reside at the site. This, however is not based on the forecast household size used for the residential flat development.

Figure 4 Benchmark SA1s



Table 2 Forecast population of proposed development

Site	Potential dwellings	Forecast future population of the subject site
		1.9 pp household
Residential flat option	26 dwellings	49 people
Boarding house option	83 dwellings	93 people

Change to SA1 1138854 population

As shown in Table 2 the forecast population of SA1 1138854 would increase from 664 people (2016 Census) to around 713 people post-development of the subject site if the residential flat option is chosen, or a 7.3% increase in the total population. If the boarding house option is chosen, the proposal would increase the population of SA1 1138854 to 757 people, or a 14% increase in the total population.

Table 3 Change to the population of the suburb of SA1 1138854 post development

Forecast population	Existing population (2016)	Forecast population of proposed development	SA1 1138854 population post development	% change (2016 SA1 1138854 population)
SA1 1138854	664			
Residential flat option	0	49	713 people	7.3% increase
Boarding house option	0	93	757 people	14% increase

Estimated forecast age profile

The indicative age breakdown indicates that the proposed residential flat development option compared to Annandale suburb will have:

- Lower proportions of children aged 0 to 4 and 5 to 11 years old
- Lower proportions of teenagers aged 12 to 17
- Similar proportion of tertiary education and independence (18 to 24 years)
- Much higher proportions of adults aged 25 to 34 (young workforce)
- Similar proportions of 35 to 49 years (parents and home builders)
- Lower proportions of people over 50 years of age

If the boarding house option is chosen, residents would be exclusively university students, predominantly aged 18-24 (tertiary education and independence).

4.6. Implications

- The current population of the subject sites is 0 as it is an industrial area. Post development of the subject site the population will be either approximately 49 or 93 people depending on the development chosen.
- Based on population benchmarks, if the residential flat option is chosen it would be envisaged that the majority of future residents living in the proposed development would be working age people aged between 25 to 49.
- If the boarding house option is chosen, the 93 residents would be exclusively university students, predominantly aged 18-24 (tertiary education and independence).

5. Existing social infrastructure

For a healthy, liveable and sustainable community, housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, and community services and facilities. Quality social infrastructure and services play an important role in supporting and facilitating community harmony and connectedness, and open space provides opportunities for play, exercise, connection to nature and a space to build social connections. In high density areas, a hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. There is a need for social infrastructure that provides space to build community within the development, as well as connection to the broader community, and that is adaptable to diverse uses.

5.1. Definitions

For the purposes of this study social infrastructure refers to public and communal/semi-private community facilities, services and open space.

Community facilities

Community facilities are those indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

Public community facilities are those facilities that are accessible by the general public including community centres and childcare centres.

Communal or semi-private community facilities are those facilities located within medium and high-density buildings and are specifically created for the private use of those tenants.

Open space

Public open space includes parks, outdoor courts, and playgrounds. It is open space, which is publicly owned, accessible to all members of the public, and can be planned and managed by local, state or federal government.

Communal open space (semi-private) is open to all residents of a development, or within a particular high density building. Examples of communal (semi-private) open space include communal gardens and green spaces on rooftop parks, swimming pools, or gyms only accessible to residents of that development.

5.2. Social infrastructure and open space audit

5.2.1. Social infrastructure and open space within 800 metres

The site is well serviced by local parks, shops, cafes and restaurants, primary schools, child care centres and is in close proximity to a university and major hospital with social infrastructure within 800 metres.

Community facilities

As shown in Figure 5, there are 21 community facilities/services within approximately 800 metres (or walking distance) of the site including:

- 2 public schools (Annandale Public School, Forrest Lodge Public School)
- 1 university (The University of Sydney)
- 1 community centre (Annandale Community Centre)
- 1 community hall (Booler Community Centre)
- 1 arts centre (Annandale Creative Arts Centre)
- 1 urban farm (Camperdown Commons)
- 1 PCYC (Glebe PCYC)
- 1 childhood healthcare (Camperdown Early Childhood Health Centre)
- 7 Long Day Care (Camperdown Child Care and Pre-School, Camperdown Sunshine Kids, Explore & Develop Camperdown, Explore & Develop Annandale, Guardian Early Learning Centre Camperdown, Annandale Child Care Centre, Toxteth Kindergarten)
- 4 after school care (St Brendan's OSHClub, Annandale After School Centre Inc., Woosh Care Annandale Community Centre, Annandale North Out of School Hours Care)
- 3 x gyms - (Camperdown Fitness and F45, Nomad Bouldering Gym)
- 2 medical centres (Annandale General Practice, Annandale Family Healthcare)



Source: Nomad Bouldering



Annandale Public School (source: scootersafety.com.au)



Annandale Creative Arts Centre Source: Former
Leichhardt Council



Camperdown Commons - urban farm, workshops
and Acre Restaurant

Transport

As shown in Figure 5, public transport options near to the subject site include:

- Bus stops on Parramatta Road, with buses to the city, the eastern suburbs, Strathfield, Burwood, Leichhardt and Rozelle, 400m from the site, and
- Bus routes on Booth Street, with buses to the city and Lilyfield, 170m from the site.
- No train station within walking distance (800m)
- Jubilee Park Light Rail stop is located 1.2km north of the site, accessible by a walking/cycle train along Johnstons Creek.

Open space

As shown in Figure 5, there are 12 open space areas and 2 sports and recreation facilities within approximately 800 metres of the subject site. This includes:

- 10 local parks - Douglas Grant Memorial Park, Badu Park, Canal Reserve, Orphan School Creek Playground, Minogue Reserve, Smith Hogan and Spinders Park, Evan Jones Playground, Whites Creek Valley Park, Hinsby Park and O'Dea Reserve
- 2 district parks - Camperdown Park and St John's Oval
- 1 tennis centre - Camperdown Tennis
- 2 sports fields (at St John's Oval).

In addition, PRCUTS has identified a future park location opposite the subject site on Chester Street, on part of the current Kennards Storage site.

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Douglas Grant Memorial Park



Camperdown Park



Future park location (proposed in PRCUTS)



Johnstons Creek pedestrian / cycleway

5.3. Public community facility needs analysis

Depending on the development option chosen, an additional 49 or 93 residents will reside at the subject site. This would not generate demand for additional community facilities or unduly increase demand for particular services.

Based on population benchmarks, if the residential flat development option is chosen future residents who will be living in the proposed development are expected to be working age people aged between 25 to 49 including single person households, couples without children, and single parent/couple households with children. These residents will have excellent access to the Annandale Village life and facilities, including a quality range of shops, restraints, cafes, pubs, health services and community facilities. Importantly, they will also be within close proximity to Parramatta Road transport corridor for access to work. Some of these residents may be interested in the home office/SOHO Apartments offered as part of the development.

If the boarding house development option is chosen the resident population would exclusively university students, predominantly aged between 18 to 24. This may include high numbers of students from Non-English-Speaking and CALD backgrounds, who require different social infrastructure and services than existing populations, including libraries, community and health services. They will have excellent access to the University of Sydney and other related facilities in the Greater Sydney Commissions 'Camperdown-Ultimo Health and Education Super Precinct'.

6. Open space demand

6.1. Public open space

The provision of public open space within neighbourhoods provides many benefits to a community. These include:

- Personal - improved physical and psychological health
- Social and community - strengthened family and community ties, and reduction of crime and anti-social behaviour
- Environmental - contrast to urban development, access to natural settings, improved visual landscape, and improved air quality from presence of trees, and
- Economic - attracts new residents to an area, property prices are higher adjacent to parks, and savings in health costs from increased physical exercise.

The quality of open space is determined by its design, management/maintenance, sustainability, safety, amenity and comfort. A variety of quality open spaces offers the new residents opportunities to build local networks and friendships and provides places for people to plant a tree, create an artwork, grow some vegetables and contributes to building strong ownership of a new place.

In high density areas, residents should have access to both communal and local level open space that can function as a "backyard", as well as access to activity and play opportunities and district and regional level open space. Open space should be connected with walking and cycling paths, to encourage use and provide opportunities for physical activity.

6.2. Open space needs analysis

6.2.1. Public open space

The subject site is well serviced by multiple smaller local/pocket parks, with access to Camperdown District Park in under a 10 minute walk (500m away, but across the barrier of Parramatta Road).

However, a number of the pocket parks in the immediate area, in particular, the one at the junction of Chester Street and the Creek, are low quality with limited facilities, and have great potential to be upgraded to meet the immediate needs of the future community e.g. it would be their backyard.

The Parramatta Road Corridor Urban Transformation Strategy has identified a new park located opposite the subject site on Chester Street.

7. Housing affordability

The provision of affordable housing supports a diverse community and provides housing for local key workers such as hospital staff. Affordable housing is defined as “housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education”⁸. Generally, housing that costs less than 30% of gross household income is considered affordable⁹. Affordable housing encompasses a range of housing types including private rental housing, social housing managed by community housing providers or NSW Land and Housing Corporation, and boarding houses.

A second definition of affordable housing is a “specific type of housing built to be occupied by a range of low to moderate income households that are ineligible for public housing and also unable to participate effectively in the private rental market”¹⁰. Typically, affordable housing is managed by community housing providers, with rents set at 20-25% below the private rental market¹¹.

Affordable housing should be located close to employment opportunities, transport, community facilities and services and open space, as well as being energy and water efficient and cost efficient to maintain.

7.1. Housing market analysis

7.1.1. Housing snapshot area

The Centre for Affordable Housing’s housing market snapshot¹² indicates that the Central District has:

- The Central District has a diversity of housing demand, supply, needs and trends.
- Very low levels of rental and purchase affordability.
- Only a very small proportion of private rental stock is affordable to very low income households at June 2016 (between 0.4% and 4.4%) and the situation is not much better for low income households (all Central District LGAs are below the Sydney SD average of 18%). All Central District LGA’s have

⁸ Centre for Affordable Housing, What is affordable housing?

<http://www.housing.nsw.gov.au/Centre+For+Affordable+Housing/About+Affordable+Housing/>

⁹ *ibid.*

¹⁰ NSW Parliamentary Research Service Affordable Rental Housing: Current Policies and Options, 2015

¹¹ St George Community Housing, Submission to the Parliamentary Inquiry into Social, Public and Affordable Housing, 2014

http://www.tonygilmour.com/yahoo_site_admin/assets/docs/SGCH_submission.6741034.pdf

¹² Housing NSW Centre for Affordable Housing, ‘Housing Market Snapshot: South West Sydney Subregion’,

<http://www.housing.nsw.gov.au/centre-for-affordable-housing/for-planners-of-affordable-housing/housing-snapshots/housing-market-snapshot-central-sydney-sub-region>

experienced a significant loss of affordable housing between 2006 and 2013 with a 65% decline across the District in total (see Comparative Statistics for more information).

- Home ownership is declining.
- A very high median rent and sales prices.
- A very low vacancy rate.
- In the rental market, there have been strong increases in median rents over the last five years.
- Very high proportions of tenants in rental stress.
- Increasing numbers of low income households and low income renters and yet a rapidly dwindling supply of affordable private rental.
- There is significant demand for affordable housing for students and lower paid and service workers as well as housing appropriate for the aged in the Central District.
- There is scope to increase studios and one bedroom homes to meet demand. The DPE forecast a strong increase in lone person households in the LGAs of the Central District to 2036, yet between 2001 and 2011 there was a loss of studio dwellings across the District according to the Census.

Specifically, for the Inner West, the snapshot reported:

- The Inner West was the only LGA to not experience an increase of low income renters from 2001 to 2011, however low income households still comprise a significant proportion of all households in the Central District.
- The loss of private rental and low-income households and increase in high income earners suggests gentrification in Inner West.

7.1.2. Inner West Council LGA¹³

Proportion of private rental market housing that is affordable

As at November 2016, 2% of advertised rental stock in the Inner West LGA was affordable for the upper band of very low income households, 4% was affordable for low income households, and 62% of the privately advertised market rental stock was affordable for moderate income households.

There is a lower proportion of the private market rental stock that is affordable for low to moderate income households than in Greater Sydney, (3.5% affordable for very low income households, 18.4% affordable for low income households) and slightly more affordable for moderate income households (60.4%).

Proportion of dwellings for purchase that are affordable

There were no median dwellings of any size that were affordable for purchase by very low or low income households in 2016 in the Inner West LGA.

Median rents

¹³ Inner West Affordable Housing Policy: Background Paper, November 2016

In the Greater Sydney Inner Ring (Council LGA's of Ashfield, Botany Bay, Lane Cove, Leichhardt, Marrickville, Mosman, North Sydney, Randwick, Sydney, Waverley and Woollahra), median rents for all dwelling types doubled between 2007 to 2017. Median rents for three bedroom dwellings increased significantly in Sydney LGA and Leichhardt LGA by over 70% in the same time period.

In 2016, the median weekly household income in Annandale was \$2,337, and \$1,796 in Camperdown. An affordable rental property, based on the median income, would be (30% of median income), equal to \$701 per week for rentals in Annandale and \$539 per week for rentals in Camperdown.

In Annandale, one bedroom houses are the only affordable dwelling type based on 30% of the median income for the suburb. In Camperdown no dwellings are affordable based on 30% of the median income for the suburb.

Table 4 Weekly rents for new bonds - All Dwellings - March quarter 2017 (source: NSW Government, Rent and Sales Report, March quarter 2017)¹⁴

	1 bedroom	2 bedroom	3 bedroom
	Median wkly rent	Median wkly rent	Median wkly rent
Annandale Suburb (postcode 2038)	\$450	\$730	\$1000
Camperdown Suburb (postcode 2050)	\$590	\$720	\$937
Leichhardt LGA	\$493	\$705	\$950
Sydney LGA	\$550	\$760	\$1020
Greater Metropolitan Region	\$484	\$530	\$540

Vacancy rate¹⁵

For the Sydney Sub Region, the Housing Market Snapshot reported that the vacancy rate has been extremely tight - a vacancy rate of 3% is regarded as representing a balance between supply and demand. Since 2006 the vacancy rate has mostly been below 2%, indicating a severe shortage (REI NSW figures). Only a very small proportion of private rental stock is affordable to very low income households at June 2016 (between 0.4% and 4.4%) and the situation is not much better for low income households (all Central District LGAs are below the Sydney SD average of 18% for low income households).

¹⁴ http://www.housing.nsw.gov.au/_data/assets/pdf_file/0011/419636/Rent-and-Sales-Report-No-119-Mar-2017.pdf

¹⁵ Housing NSW Centre for Affordable Housing, 'Housing Market Snapshot: Central Sydney Subregion'

Housing type

In Annandale, 71.9% of the housing stock are medium density, 20% are high density. In Camperdown, only 5.7% of the houses are medium density, and 93.5% are high density.

The Centre for Affordable Housing Snapshot - Central Sydney Sub Region notes that there is a shortage of studio and one bedroom dwellings in all *Central Sydney's LGA's*.

Housing tenure¹⁶

In 2016 in Camperdown, 25% of all households were purchasing or fully owned their own home, 47.4% were renting privately and 16.1% were in social housing.

In 2016 in Annandale, 51% of households were purchasing or fully owned their own home, 37.1% were renting privately and 2.7% were in social housing.

Housing stress

Across the Inner West LGA, around 8.7% of households are in housing stress. Annandale has a slightly lower proportion of households in housing stress (7.4%). The suburb experiencing the highest proportion of stress in the whole LGA is Ashfield (19.2%).

Across the City of Sydney LGA, around 13.2% of households are in housing stress. Camperdown has a significantly higher proportion of households in housing stress (26.3%), the highest in the whole LGA second to Darlington (30.3%).

Lone person households

Annandale has a similar proportion of lone person households (30%) as the Inner West Council (28%).

Camperdown has a significantly higher proportion of lone person households (54%) as the Sydney City Council (28%).

Average household size

Annandale has an average household size of 2.27 persons per dwelling, slightly lower than the Inner West LGA (2.35%) and Greater Sydney (2.72%) averages.

Camperdown has an average household size of 1.58, slightly lower than the City of Sydney LGA (1.97) and significantly lower than Greater Sydney (2.72%).

Social housing

Annandale currently has a slightly lower than average supply of social housing at 2.7%, compared to the Inner West Council LGA of 3.5%.

By contrast, at 15.9% of all housing, Camperdown currently has a significantly higher than average proportion of social housing compared to City of Sydney LGA (8%) and Greater Sydney (4.6%).

¹⁶ <http://profile.id.com.au/sydney/tenure?WebID=110>

Boarding houses¹⁷

Annandale currently has 8 boarding houses, while Camperdown has 6.

7.2. Affordable housing policy context

Overall, there are inconsistencies between Inner West Council's higher affordable housing rate (15%), the Greater Sydney Commission's affordable housing target (5% to 10%) the PRCUTS affordable housing contribution rate (minimum 5%). At this stage, it is unclear how these inconsistencies will be resolved and what is required from developers.

7.2.1. Greater Sydney Commission Affordable Rental Housing Targets

A *Metropolis of Three Cities* includes Affordable Rental Housing Targets for very low to low-income households in Greater Sydney. Affordable Rental Housing Targets that are generally in the range of 5-10 per cent of new residential floor space are subject to viability.

7.2.2. UrbanGrowth PRCUTS Affordable Rental Housing Targets¹⁸

In relation to affordable housing, the PRCUTS Strategy identified:

"Given the growing proportion of people unable to afford accommodation in the Corridor, it is important to identify an appropriate target for affordable housing, based on the opportunities and characteristics across the Corridor. A target sets out housing diversity aspirations and will help support the retention of existing residents who may be unable to relocate in the area or under pressure to move further away or be at risk of total displacements.

Local planning instruments will need to facilitate the delivery of housing in line with local housing strategies. These strategies will need to include housing for seniors, people with a disability, and students, as needs are identified. Local housing should also investigate the demand for, and ability to provide, non-strata residential typologies.

Strategic Actions for affordable housing:

- Provide a minimum of 5% of new housing as Affordable Housing, or in-line with Government policy of the day.
- Amend the underlying Local Environmental Plan(s) to insert Affordable Housing principles.
- Amend State Environmental Planning Policy No 70 – Affordable Housing (Revised Scheme) to identify that there is a need for affordable housing in all local government areas in the Corridor."

¹⁷ <http://parkspr.fairtrading.nsw.gov.au/BoardingHouse.aspx>

¹⁸ <http://www.urbangrowth.nsw.gov.au/assets/Projects/Parramatta-Road/Publications-161124/PROAD-0010-Parramatta-Road-Transformation-Strategy-Report.pdf>

7.2.3. Inner West Affordable Housing Policy¹⁹

The Inner West Affordable Housing Policy was adopted at Council's Ordinary Meeting on 28 March 2017 to "facilitate the provision of affordable housing options within the Inner West Council area to meet the needs of very low, low and moderate-income households so as to promote diversity, equality, liveability and sustainability" (p14).

The Policy principally focuses on strong interventions through the planning system and the direct creation of affordable housing on public land through development and management partnerships as these are virtually the only way to create affordable housing in most areas of Inner West Council area.

Section 2.5.1 Market Delivery of Affordable Housing

"Noting the evidence that the strata area of apartments is a relevant factor in cost, and in affordability for some of the target groups, for developments of ten or more apartments, Council will require 5% of apartments to be delivered as studio apartments with total strata area (including parking) less than 36 square metres, 5% of apartments to be delivered as one bedroom apartments with total strata area (including parking) less than 51 square metres, and 5% of apartments to be delivered as two bedroom apartments with total strata area (including parking) less than 71 square metres, with calculated numbers of apartments rounded up to the nearest whole number."

Section 2.5.2 Sharing Land Value Uplift for Affordable Rental Housing

When considering planning actions that result in an increase in residential and/or commercial floor area, Council will seek an equitable share of the land value uplift through a planning agreement under s93F of the Act.

Under the policy, on land that has been rezoned for higher density development, 15 per cent of gross floor area on developments 1700 square metres or over would need to be affordable housing, where development results in 20 or more dwellings.

¹⁹Inner West Affordable Housing Policy, November 2016

7.3. Affordable housing needs analysis

- The Centre for Affordable Housing's housing market snapshot²⁰ indicates that the Central District (where the site is located) has very low levels of rental and purchase affordability
- There is an identified high need for affordable rental housing in the Inner West LGA due to accelerated levels of gentrification in the area and displacement of historic populations. Increased high quality private rental housing may continue to contribute to housing unaffordability in the area
- Compared to Greater Sydney average, the Inner West LGA has a lower provision rate of private rental stock for both low and very low income households (2% compared to 3.5% for very low incomes and 4% compared to 18.4% for low incomes).
- The Greater Sydney Commission has set a target of between 5% and 10% of new floor space for affordable housing (this would equate to between approximately 91.5m² and 182m² for this development).
- There is a severe undersupply of private rental properties in the Central District, with vacancy rates mostly below 2%.
- The Greater Sydney Commission has set an affordable housing target of 5% - 10% of new floor space
- UrbanGrowth has set an affordable housing target of 5% of new floor space
- The Inner West Housing Affordability Policy has set an affordable housing target of 15% of new floor space
- The Inner West Housing Affordability Background Paper identified the need to provide more studio and one bedroom apartments.

7.4. Implications

The applicant is proposing to contribute either 5% or 10% of new floor space for affordable housing, depending on the development option chosen. This meets the minimum requirement of the Greater Sydney Commission affordable housing target of 5 to 10% and the UrbanGrowth Requirements for 5% of new floor space. Furthermore, as a caveat will exist on title in favour of Council, Council will have control over how the affordable housing is used in the long term.

The developer has advised Cred Consulting that due to underlying land value, meeting the Inner West Council target of 15% contribution of new floor space to affordable housing has been found to be financially unviable for a development of this size, and they expect this to be the case across the whole Camperdown Precinct.

²⁰ Housing NSW Centre for Affordable Housing, 'Housing Market Snapshot: South West Sydney Subregion', <http://www.housing.nsw.gov.au/centre-for-affordable-housing/for-planners-of-affordable-housing/housing-snapshots/housing-market-snapshot-central-sydney-sub-region>

8. Social impacts and mitigation measures

This section looks at the potential social impacts of the proposed development.

8.1. What are social impacts?

Impact assessment is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made. Social impact Assessment (SIA) refers to the assessment of the potential social consequences (positive, negative or neutral) of a proposed decision or action²¹. The International Association for Impact Assessment identifies social consequences or impacts as occurring in one or more of the following areas:

- People's way of life - how they live, work, play and interact with each other
- Their culture - their shared beliefs or customs
- Their community - its cohesion, stability, character, services and facilities
- The population - including increases or decreases in population numbers and population change
- Their political systems - the extent to which people are able to participate in decisions affecting them
- Their natural and built environment
- Their health and well-being
- Social equity and quality of life
- Access and mobility
- Their personal and property rights, and
- Their fears and aspirations and safety²².

8.2. Social sustainability

Quality of life is a key concept within social sustainability and can be defined as the degree to which societies provide living conditions conducive to health and well-being (physical, mental, social, spiritual). In addition to the social or human elements of social sustainability, there are a number of physical characteristics of social sustainability that are current best practice²³:

- Safe and secure places
- Accessibility
- Provision of social infrastructure

²¹ Planning Institute of NSW, SIA National Position Statement, June 2009

²² International Principle for Social Impact Assessment p.2, May 2003

²³ Based on the work of Jan Gehl

- Promotion of social interaction and inclusion through design
- Diverse housing options, and
- Preservation of local characteristics.

Research from the University of Newcastle identified a number of key success factors²⁴ in relation to achieving a socially sustainable community which are demonstrated through these developments:

Provision of social infrastructure: Public facilities for basic needs, open spaces to facilitate social gatherings and public interaction, and provision of accommodation for different socioeconomic groups.

Availability of job opportunities: Provision of employment and the working area offers a place for social contact and interaction, to improve the feeling of social well-being of citizens.

Accessibility: Aspirations to live, work and participate in leisure and cultural activities without travelling too far, and to be housed in areas of convenience to access certain places in daily lives, with the freedom of movement.

Good urban design: Pedestrian-oriented streetscapes, visual images of street furniture, and interconnectivity of street layouts.

Preservation of local characteristics: Preservation of heritage items, local characteristics and distinctiveness in existing community networks has to be conserved and public art and landscapes can be utilised for this.

Ability to fulfill psychological needs: Safety and security is an essential element in every neighbourhood. A sense of belonging is essential for a community.

8.3. Summary of social impacts and mitigation measures

Table 12 provides a summary of social impacts including their likelihood and their impact type. In accordance the Former *Leichhardt Council Social Impact Assessment Guidelines*, this section will summarise the research including ways to maximise positive and minimise negative impacts.

²⁴ Michael Y MAK and Clinton J Peacock, School of Architecture and Built Environment, The University of Newcastle Australia

Table 5 Social impacts and proposed mitigation measures

Potential Social Impact	Type Positive/ Negative / Neutral	Frequency Cumulative / Temporary/ Permanent	Level Severe/ Moderate/ Minimal	Proposed Mitigation/Enhancement Measure
Population change and impacts on community and recreation services and facilities				
Small population increase to local population of either 49 or 93 people, depending on development option chosen (estimated, based on benchmarks).	Negative	Permanent	Minimal	Contribution through an Integrated Infrastructure Delivery Plan toward social infrastructure and open space provision resulting from population growth.
The development itself does not generate a requirement for delivery of additional social infrastructure. However, the proposal will form part of a cumulative impact on demand for additional social infrastructure and open space requirements based on land use changes proposed by the Parramatta Road Corridor Transformation Strategy.	Neutral	Permanent	Minimal	Contribution through an Integrated Infrastructure Delivery Plan toward social infrastructure provision resulting from population growth.
The increased population, while only small, will result in a need for improved open space to address growth. The increased population will require improved connectivity from	Negative	Permanent	Moderate	The applicant proposes to provide an extension to the existing pedestrian and bicycle thoroughfare, which will benefit

Potential Social Impact	Type Positive/ Negative / Neutral	Frequency Cumulative / Temporary/ Permanent	Level Severe/ Moderate/ Minimal	Proposed Mitigation/Enhancement Measure
<p>the site to existing local parks and green spaces along the creek but a number of these are low quality, limiting use.</p>				<p>existing and future residents and workers (if residential flat building proceeds).</p> <p>Further enhancements could include a contribution toward the capital costs of planned improvements to the Urban Landscape Amenity Park on the junction of Chester Street and Johnstons Creek. A basketball court is proposed for this site.</p>
<p>Accessibility, mobility and connectivity</p>				
<p>Increased residential population utilising the streets in the Camperdown Precinct to access transport.</p> <p>Ensure that the streetscape adjoining the subject site is upgraded as part of development, in accordance with Council's design guidelines for streetscape design (to ensure a seamless public realm is rolled out across Camperdown precinct as it redevelops).</p>	<p>Negative</p>	<p>Permanent</p>	<p>Moderate</p>	<p>Ensure that streetscape upgrades are delivered in line with Councils material and planting palette.</p>

Potential Social Impact	Type Positive/ Negative / Neutral	Frequency Cumulative / Temporary/ Permanent	Level Severe/ Moderate/ Minimal	Proposed Mitigation/Enhancement Measure
<p>Poor quality existing pedestrian connection across Johnstons Creek, discouraging use particularly at night and possibly contributing to a sense of isolation.</p> <p>The applicant has proposed to contribute to the upgrade of the existing Johnstons Creek pedestrian crossing in terms of quality and safety (including lighting for night.), as well as provide an additional crossing.</p>	Positive	Permanent	Moderate	None required.
Residential amenity and quality of life				
<p>The adjoining commercial offices on the southern boundary of the subject site are strata owned, indicating that their redevelopment will be more likely to take place in the long term, rather than the short term.</p> <p>It will be important to minimise the future community's feeling of isolation in the short term and that feel connected to the Annandale community (physically and psychologically).</p>	Positive	Temporary	Minimal	None required.

Potential Social Impact	Type Positive/ Negative / Neutral	Frequency Cumulative / Temporary/ Permanent	Level Severe/ Moderate/ Minimal	Proposed Mitigation/Enhancement Measure
The applicant has proposed to improve pedestrian and cycle connections to Annandale village to improve connectivity to the existing community.				
Housing diversity and affordability				
<p>Increased private rental housing in the area will contribute to increasing housing supply in the area.</p> <p>The applicant is proposing to contribute 5% in affordable housing floor space if the development is a residential flat building, or 100% affordable housing floor space if the development is a boarding house, with caveats created on title in favour of Inner West Council upon approval.</p> <p>The subject site is well located near community and recreation facilities and services to support the future tenants of these housing units</p>	Positive	Permanent	Moderate	The provision of minimum 5% floor space for affordable housing should be a requirement of development consent.
Health and wellbeing				

Potential Social Impact	Type Positive/ Negative / Neutral	Frequency Cumulative / Temporary/ Permanent	Level Severe/ Moderate/ Minimal	Proposed Mitigation/Enhancement Measure
Annandale has a good provision of local medical and health services in close proximity to the subject site.	Neutral	Cumulative	Minimal	None required.
Crime and public safety				
The subject site is located in an existing light industrial area with a low employment and residential density in the immediate area. Lighting at night is poor and there is a lack of passive surveillance. Connectivity across Johnston's Creek at night presents a safety risk for the reasons stated above.	Positive	Permanent	Moderate	The applicant proposes to upgrade pedestrian/cycle connection across the creek, including lighting as part of their development.
Local economy and employment opportunities				
The proposed development will replace an existing four jobs with a potential 98 jobs in the creative, health and education industry.	Positive	Permanent	Minimal	None required.
Impact on pre-existing area and uses				

Potential Social Impact	Type Positive/ Negative / Neutral	Frequency Cumulative / Temporary/ Permanent	Level Severe/ Moderate/ Minimal	Proposed Mitigation/Enhancement Measure
<p>Parramatta Road Corridor Fine Grain Study identifies the Camperdown precinct as an eclectic and mixed use area. The proposed architectural character of the development makes reference to the dominant warehouse character of the immediate area.</p> <p>The applicant proposes to reflect the eclectic and warehouse character in the architectural design of the buildings.</p>	Neutral	Permanent	Minimal	None required.
<p>The subject site is located within an area that currently supports a number of businesses that attract customers throughout the day and night (e.g. Wayward Brewery) as well as a children's playground across Johnstons Creek. There is a low risk that these existing uses may generate noise conflicts with future tenants.</p>	Neutral	Permanent	Minimal	<p>In order to minimise these potential conflicts, the applicant has commissioned West & Associates to undertake an Acoustic Report (June 2017) which identified the maximum attenuation (~38Rw) required to protect from possible noise levels generated by future commercial developments in the surrounding area. This level of attenuation is comparable to those recommended for residential properties on Busy roads such as Botany Road.</p>

Potential Social Impact	Type Positive/ Negative / Neutral	Frequency Cumulative / Temporary/ Permanent	Level Severe/ Moderate/ Minimal	Proposed Mitigation/Enhancement Measure
<p>The buildings on the subject site will be overlooking the Douglas Grant Memorial Park, which has multiple areas of children’s play equipment.</p> <p>While the new buildings are likely to improve the safety of the playground through passive surveillance, there is a risk privacy issues (views into apartments from the park) and noise complaints.</p>	Neutral	Permanent	Minimal	Consider apartment and landscape design that allows for passive surveillance, while also minimizing privacy issues.
<p>Loss of a public art mural on the Chester Street facade of the existing building on the subject site. A new mural is proposed for the site.</p>	Neutral	Permanent	Minimal	Investigate appropriate locations in the surrounding public domain to replace the mural.

8.4. Conclusion

This proposal would result in a minor population increase to the suburb of either 49 or 93 people, depending on the development chosen. If the boarding house option is chosen, it would be for the exclusive use of students predominantly aged 18 to 24 (tertiary education and independence). The boarding house would be managed by a specialist student housing operator and governed by a management plan.

The site is located in close proximity to 21 community facilities and services (within 800metres) and the proposal itself will not generate the need for new community facilities or services, or additional open space. However as it is part of the PRUTS it will have a cumulative impact on future demand for additional social infrastructure and open space. As the area is currently industrial, there will also be a need to upgrade existing open spaces and pedestrian and cycle paths in the immediate area around the subject site to respond to population growth and change.

The proposal is consistent with the Parramatta Road Corridor Urban Transformation Strategy 2016 Camperdown Precinct, with the exception of FSR controls, which has identified the area as a strategic 'live/work' location on the edge of the CBD.

The public benefit of the proposal includes the provision of quality residential dwellings; an additional publicly accessible pedestrian and cycle creek crossing between the subject site and Annandale village, as well as providing a 3m setback and beautified landscape buffer to Johnstons Creek.

The proposal adopts the Affordable Housing Targets set by State Government (Greater Sydney Commission and Urban Growth) with a covenant on title requiring the dwellings to be operated by a Registered Community Housing Provider in perpetuity. If the development is a residential flat building, a contribution of 5% of new floorspace would be provided as affordable housing. If the development is a boarding house, 100% of total residential floorspace would be provided as affordable housing.

The population growth and change while small will have cumulative impacts on future demand for local, district and regional social infrastructure and open space and the applicant could address this through S94 and voluntary infrastructure contributions (as detailed in the proponents Integrated Infrastructure Delivery Plan) toward local and regional social infrastructure and open space improvements; and contribution toward upgrade to the Urban Landscape Amenity Park at the junction of Chester Street and Johnston Creek.

Appendix 1 Cred response to Council comments



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22 May 2018

RE: Response Inner West Council comments - 1 - 5 Chester Street Annandale

Cred Consulting has reviewed Council’s comments in regards to the SIA for 1-5 Chester Street Annandale, see table below.

Inner West Council comment	Cred Consulting response
<p>The Social Impact Assessment (SIA) page 5-6 summary needs to be more realistic. 78 residents would increase demand on community and physical infrastructure, so even though the increase is small this proposed development should contribute to the costs of increasing / improving infrastructure on a pro-rata basis. Consequently, some of the population and social infrastructure impacts described in the SIA summary as positive or neutral would in reality have a small, significant negative impacts and required some mitigation. Likewise although relatively limited the impacts on public open space from an increased population would be negative not positive and also require mitigation.</p>	<p>The proposal includes contributions to current and future local and regional infrastructure contributions through the IIDP. It is agreed that the development should contribute to infrastructure and amenity improvements.</p> <p>Page 6 of the SIA summary have been updated accordingly and note the small negative and cumulative impact on future social infrastructure and open space demand resulting from the proposal:</p> <p><i>The population growth and change while small will have cumulative impacts on future demand for local, district and regional social infrastructure and open space and the applicant could address this through S94 and voluntary contributions (as detailed in the Integrated Infrastructure Delivery Plan) toward local and regional social infrastructure and open space improvements; and contribution toward upgrade to the Urban Landscape Amenity Park at the junction of Chester Street and Johnston Creek.</i></p>
<p>Table 12 (p46) of the SIA provides additional details on a wide range of potential social impacts, but again it underplays these as positive or neutral and to an extent side steps the issue at all developments that will increase population in PRCUTS area will need to make a pro rata contribution to the provision of all the new and improved infrastructure required to accommodate the final PRCUTS increased population even if small early re-zonings only have minor impacts.</p>	<p>The SIA has been updated to note the negative and cumulative impacts of the proposal and the need for a contribution toward local, district and regional social infrastructure to support growth. The proposal seeks to offset additional demand with contributions to local and regional infrastructure upgrades.</p>
<p>Page 36 of the SIA relies on public open space being provided opposite the Planning Proposal site to the rear of Kennard’s storage centre, but that open space</p>	<p>Agreed that there is no certainty that this open space will be delivered. Therefore, the revised SIA recommends a contribution as above.</p>

Creating and building community



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proposal cannot be relied on as there is no clear way of Council delivering this facility in the near future as storage operation are more profitable that residential development, it is unlikely to arise through this route.	
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Best regards

A handwritten signature in black ink, appearing to read "Sarah Reilly".

Yours Sincerely
Sarah Reilly

Britely Property

Appendix 2 Letters of support

Alex Sicari
Director
Britely
Level 2, 210 Clarence Street
Sydney NSW 2000 Australia

26 March 2019

Dear Alex,

Re: Planning Proposal 1-5 Chester St, Camperdown

We write to advise that we have reviewed the Planning Proposal prepared by Britely Property for 1-5 Chester St, proposing to provide approximately 70 x bed student accommodation and approximately 800m² creative office and/or education/research related space.

We can confirm that the area requires a greater supply of purpose built student accommodation and employment space servicing the education sector.

We have not committed in any way to the Proposals, however we support the Proposal and would be interested in discussing in more detail closer to DA Stage.

Regards



Brett Smout
Director, Student Services Unit

cc.

Patrick Woods
Deputy Vice-Chancellor and Vice-President (Resources)
University of Technology Sydney