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WARWICK FARM VILLAGE PTY LTD

## Community Benefits Analysis - Lot 1 Governor Macquarie Drive, Warwick Farm

June 2018





**Report Title:** Draft Community Benefits Analysis - Lot 1 Governor Macquarie Drive, Warwick Farm

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# Executive summary

## BACKGROUND

Cred was engaged by SJB Planning to prepare a Community Benefits Analysis to inform a planning proposal for Lot 1 Governor Macquarie Drive in the suburb of Warwick Farm in the Liverpool City Local Government Area (LGA).

## PURPOSE

The purpose of this study is to provide recommendations on the community benefits that could be delivered through the proposal (both for the incoming and existing community).

## SITE CONTEXT

The site is located in the suburb of Warwick Farm, in the Liverpool City LGA. It has an area of approximately 2.93ha. The site is within 1 minute walking distance of Warwick Farm train station, serviced by 3 lines, the Cumberland, Bankstown and Airport lines. The site is adjacent to the Hume Highway and approximately 1.5km from Liverpool City Centre. As a key growth precinct and major transport node, Warwick Farm will face strong population growth and increasing density in coming years.

## THE PROPOSAL

The proposal is for an estimated 830 residential dwellings.

The proposed dwelling mix is for 249 one bed dwellings (30%), 415 two bed dwellings (50%) and 166 three bed dwellings (20%).

The design concept also includes:

- Multiple buildings ranging from 4 to 15 storeys
- Approximately 7,000sqm of publicly accessible open space is provided throughout the site including a new centrally located public plaza surrounded by active ground floor uses
- 5,000m2 of non-residential GFA, anticipated to include commercial and community uses.

## STRATEGIC CONTEXT

- Warwick Farm is located within the Western City District,

as characterised by the Greater Sydney Commission, with significant forecast population growth and increased density.

- There is a need for community facilities to meet the needs of a growing population, including in key growth precincts and major transport nodes such as Warwick Farm. Council recommends upgrading Warwick Farm Community Hub, and notes that it is the only space available in the locality.
- There is a need for high quality multi-purpose recreation and open spaces that meet the needs and consider the barriers faced by its highly diverse population, including culturally and linguistically diverse groups, refugees and women.
- There is a need to provide high quality on/off road cycle paths in the Liverpool CBD precinct, which includes Warwick Farm.

## PEOPLE AND PLACE CONTEXT

- With more than 57% of the population speaking a language other than English at home, there is a need for community facilities and spaces to respond to the highly culturally diverse community of Warwick Farm. In particular, Arabic, Vietnamese, Serbian, Hindi and Mandarin are key community languages.
- Warwick Farm suburb experiences higher levels of disadvantage compared to Liverpool City. In particular, areas located north of Hume Highway have a high proportion of social housing, higher proportions of households in housing stress, lower SEIFA scores (indicating higher levels of disadvantaged), a higher proportion of single parent families, and higher levels of unemployment. This indicates that the provision of affordable housing is a high priority on site.
- With increasing high density and a high proportion of people living alone, there is a need for communal and public spaces that facilitate chance meetings and social interaction. Public realm spaces should be activated, green and social to support residents in living in high density apartments.
- With a high proportion of the population in the 'young workforce' service age group, residents are likely to be working during the day time. Community spaces should provide for the needs of the high working population to socialise, recreate and exercise at night.

## IDENTIFIED COMMUNITY BENEFITS

The following community benefits are based on strategic context, demographic analysis and best practice and should be considered as recommendations only (see P24-25 for detailed analysis and full list of recommendations):

- Provide **early and temporary social enterprise/site activation** while construction is underway, through a social enterprise food truck/cafe that could provide training and skills development for local young people and women, potentially partnering with Liverpool Neighbourhood Connections/Peppers Cafe to operate.
- Provide **ongoing opportunities for employment and skills development** through an onsite, permanent facility for a social enterprise (eg cafe, co-working space) delivered in consultation with local services such as Liverpool Neighbourhood Connections.
- A **high quality child care centre** of 60 to 90 places to be delivered to Council to own and lease to a not-for-profit service provider, following best practice principles for care in high density including access to nature, not located above the 2nd floor and educational/social outcomes for disadvantaged children.
- Provide **a medical centre on site** for improved health outcomes for the existing and incoming community.
- Provide around **50m<sup>2</sup> to 200m<sup>2</sup> of indoor communal space per residential tower**, connected to podium or rooftop level open space to support improved community outcomes and take pressure of local community facilities.
- The proposed open space on site should be designed as a **publicly accessible local park of at least 0.7ha** that is adaptable to different users and uses and includes a range of active recreation and play opportunities, seating and shade and outdoor space for social connection, and connection to nature.
- Between **5%-10% (42 to 83 dwellings) of affordable housing** in alignment with the Greater Sydney Commission targets, including a mix of dwelling types to support families, including single parent families, and intergenerational living, and adaptable housing to support ageing in place.
- **Use by Council of contributions generated by future development towards the physical improvement of the Warwick Farm Community Hub**, based on providing at minimum an additional 185m<sup>2</sup> of hireable community space to cater for increased demand from the incoming population. The Warwick Farm Community Hub caters to a range of needs in a disadvantaged community and is managed by service provider Liverpool Neighbourhood Connections and needs physical improvements
- Improved connections from social housing areas to the new town centre and shops are a high priority. It is understood that there are existing contributions made by the site for improvement of **pedestrian and cycling connections**, including to the intersections, cycle way and path under Governor Macquarie Drive.
- Ensure **a diverse mix of shops including affordable options** on site to service the incoming and existing community.
- Address the cultural and social diversity of the Warwick Farm community through design of **open spaces that supports informal and unstructured recreation**, including shaded tai chi spaces, badminton courts and table tennis tables.

# INTRODUCTION

This report provides a Community Benefits Analysis to inform a planning proposal for Lot 1 Governor Macquarie Drive in the suburb of Warwick Farm in the Liverpool City Local Government Area.

A Community Benefits Analysis aims to provide an understanding of the social infrastructure, open space and other community needs of the future resident community of the site and the suburb of Warwick Farm and the community benefits that can be delivered to achieve a socially sustainable place.

## PURPOSE OF STUDY

The purpose of this study is to provide recommendations on the community benefits that could be delivered through the proposal (both for the incoming and existing community).

## APPROACH TO ASSESSMENT

This Community Benefits Analysis is based on analysis of the following indicators:

- Strategic policy context
- Demographic profile of the existing suburb of Warwick Farm suburb and population forecasts for the area
- Audit and mapping of existing social infrastructure and open space and capacity to support additional demand
- Social infrastructure needs benchmarking – based on best practice planning benchmarks
- Open space needs benchmarking – based on proximity, quality, and population based benchmarks
- Best practice principles and case studies for location, design and delivery of best practice social infrastructure and open space in high density environments, and
- High level assessment of demand for affordable housing in the area.

This Community Benefits Analysis is based on the assumption that a more detailed assessment should be undertaken at a later stage in the development process in consultation with government departments, Council, key stakeholders, service providers and the community.



Figure 1 - Subject site - Lot 1, Warwick Farm

## BACKGROUND

This section provides background information to inform the Community Benefits Analysis including:

- Site and proposal context
- State and local strategic context, and
- People and place context.

## SITE CONTEXT

The site is located at the south-western junction of the Hume Highway and Governor Macquarie Drive, in the suburb of Warwick Farm in the Liverpool City Local Government Area (LGA) (Figure 1). It has an area of approximately 2.93ha.

The site is within 1 minute walking distance of Warwick Farm train station, serviced by 3 lines, the Cumberland, Bankstown and Airport lines. The site is adjacent to the Hume Highway and approximately 1.5km from Liverpool City Centre.

The site is located on the northern periphery of the Warwick Farm Training Precinct, generally characterised by horse stabling and racecourse related uses, which have been rationalised in recent years as a result of the ATC disposing of land superfluous to current and future racecourse operations.

As a key growth precinct and major transport node, Warwick Farm will face strong population growth and increasing density in coming years.

## THE PROPOSAL

The proposal is for an estimated 830 residential dwellings.

The proposed dwelling mix is for 249 one bed dwellings (30%), 415 two bed dwellings (50%) and 166 three bed dwellings (20%).

The design concept also includes:

- Multiple buildings ranging from 4 to 15 storeys
- Approximately 7,000sqm of publicly accessible open space is provided throughout the site including a new centrally located public plaza surrounded by active ground floor uses
- 5,000m<sup>2</sup> of non-residential GFA, anticipated to include commercial and community uses.

# Strategic context

This section provides a summary of the strategic plans and policies that relate to supply and demand of social infrastructure, open space and affordable housing in Warwick Farm suburb and the Liverpool City LGA.

## STATE GOVERNMENT

### Greater Sydney Commission District Plan - Western District

The study area is located within the Western City District as defined by the Greater Sydney Commission. The Western City District covers the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly local government areas.

Over the next 20 years the Western Parkland City will transform, drawing on the strength of the new Western Sydney Airport and Badgerys Creek Aerotropolis, and the first stage of a North South Rail Link that will create the opportunity for a Western Economic Corridor. The Western Parkland City will capitalise on the established centres of Liverpool, Greater Penrith and Campbelltown-Macarthur, which form a metropolitan cluster.

### Department of Planning and Environment - A Metropolis of Three Cities - The Greater Sydney Region Plan

The site is located on the periphery of the Liverpool Central City, which is identified as a regional centre situated at the western end of the enterprise corridor running between Bankstown and Liverpool.

## LIVERPOOL CITY LGA

### Liverpool City Council Community Strategic Plan - Our Home, Liverpool 2027

Liverpool City Council's 10-year Community Strategic Plan sets out the following vision: "Liverpool - An inclusive place to live, learn and grow." The Plan is structured around four directions:

- Creating connection
- Strengthening and protecting our environment
- Generating opportunity, and
- Leading through collaboration.

### Recreation, Open Space and Sports Strategy, 2017

The Strategy identifies the following principles intended to be used as a guiding tool for Council and developers building facilities on Council's behalf:

- Planning for the future
- Creating a 'sense of place'
- Equity and access
- Multi-purpose
- Connections
- Promoting social capital
- Going green
- Safety and security
- Commercial development, and
- Building partnerships.

The Strategy identifies there is an existing shortage of open space in areas such as the city centre that will only be exacerbated by increasing density and strong population growth. The Strategy notes that strong growth in medium and high-density living, including in Warwick Farm, will further require meeting spaces for people to connect, and greater consideration of multi-purpose facilities.

The Strategy identified trends impacting open space, including:

- The shrinking backyard
- The rise of unstructured recreation, and
- Shared space.

Women may face many personal, social and environmental barriers to participating. Opportunities exist to inspire women to re-engage with physical activity and sports if issues are considered holistically and within the context of their everyday lives.

With one of the largest concentrations of people from a refugee background in Australia living in Liverpool, considerations of a wider range of recreational and social interests reflecting these cultural groups, as well as facilitation of targeted programs to meet their needs. The design and feel of our open space and recreational facilities should also reflect this strong cultural identity.



### Community Facilities Strategy, 2017 (Draft)

The Strategy addresses opportunities and challenges in the provision and management of community facilities in the Liverpool LGA. An assessment of community facilities found that only one facility was constructed in the last 10 years, and that facilities are ageing, with the average age of facilities currently 35 years. The Strategy outlines four key strategies:

- Meeting the needs of a growing population, including in key growth precincts and major transport nodes such as Warwick Farm
- Managing an ageing stock of facilities
- Funding and financing of new facilities and renewal/upgrade works, and
- The timely delivery of new facilities in the release areas.

Identified challenges for medium and high-density areas include: ensuring social harmony, providing high quality spaces to meet recreational needs and ensuring the needs of special needs groups are met.

The Strategy notes that Warwick Farm Community Hub is the only community facility in the Warwick Farm locality and recommends that it be upgraded.

### Liverpool Bike Plan, 2017-2022

Through the Liverpool Bike Plan, Council aims to encourage residents to adopt healthier lifestyles, enjoy the natural environment and to help reduce traffic congestion through increased bicycle activity. The Liverpool Bike Plan poses Warwick Farm as part of the Liverpool CBD precinct, a key origin and destination location marked by high traffic volumes and limited number of cycling links. The plan identifies a need to provide high quality on/off road paths in the city centre (with high quality way-finding signage) in order for the Liverpool city centre to evolve into a 21st century city. Identified opportunities for this precinct include:

- Hume Highway off-road cycleway
- Elizabeth Street on-road cycleway
- Cycleway through hospital precinct, and
- Cycleway through pedestrianised section of Macquarie Street.

## What does the strategic context tell us?

- Warwick Farm is located within the Western City District, as characterised by the Greater Sydney Commission, with significant forecast population growth and density.
- There is a need for community facilities to meet the needs of a growing population, including in key growth precincts and major transport nodes such as Warwick Farm. Council recommends upgrading Warwick Farm Community Hub, and notes that it is the only space available in the locality.
- There is a growing need for meeting spaces that provide opportunities for people to connect, particularly for those living in highly dense areas such as the proposed development. Communal open space should act as a backyard and provide opportunities for unstructured recreation for residents living in apartments.
- There is a need for high quality multi-purpose recreation and open spaces that meet the needs and consider the barriers faced by its highly diverse population, including culturally and linguistically diverse groups, refugees and women.
- There is a need to provide high quality on/off road cycle paths in the Liverpool CBD precinct, which includes Warwick Farm.

# People and place context

## PLACE

The study area is located in statistical area 1160106 in the suburb of Warwick Farm in the Liverpool City LGA.

The traditional owners of the land are the Dharug, Gandangara and Tharawal Aboriginal people.

Liverpool City LGA (Liverpool City) is located in Sydney's south-western suburbs - about 25 kilometres from the Sydney GPO. The LGA covers a large area that features city, suburban and rural living. As part of South West Sydney's major growth area, Liverpool City is growing and changing rapidly.

Historically, Warwick Farm was occupied by Irish political prisoners transported after the Irish Rebellion in 1789. Since the early nineteenth century, the area has been home to the Warwick Farm Racecourse, which still operates today.

## PEOPLE

Liverpool City has a large and diverse population with a range of birthplaces and languages spoken. This demographic analysis was completed using 2016 census data, from Profile.id.

### WHO LIVES IN LIVERPOOL CITY?

#### Total population in 2016: 217,736

Compared to Greater Sydney, Liverpool City has:

- A younger median age (33 compared to 36)
- A higher percentage of couples with children (46% compared to 35%)
- A lower median weekly household income of \$1,548 compared to \$1,745
- A higher percentage of people who speak a language other than English at home (52% compared to 36%). The most common languages other than English spoken at home were: Arabic (11.4%), Vietnamese (4.9%) and Hindi (4%).
- A similar proportion of Aboriginal and Torres Strait Islander residents (both 1.5%)
- A lower percentage of households renting (30% compared to 33%)
- A much lower percentage of medium and high density housing (25% compared to 44%)
- 41% of residents were born overseas in a non-English speaking country (compared to 37% in Greater Sydney), and
- Higher levels of disadvantaged (SEIFA index of 952 compared to 1,020 in Greater Sydney).

#### Emerging groups

From 2011 to 2016, Liverpool City's population increased by 24,144 people (13%).

The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:

- Older workers and pre-retirees (50 to 59) (+4,022 people)
- Young workforce (25 to 34) (+3,370 people)
- Parents and homebuilders (35 to 49) (+3,310 people), and
- Empty nesters and retirees (60 to 69) (+3,213 people).

#### Diversity

Liverpool LGA has one of the largest concentrations of people from a refugee background in Australia. Over 11,500 migrants settled in Liverpool LGA between 2008 and 2014;

a third of whom arrived through the Humanitarian Stream making Liverpool LGA the 5th highest local government area in Australia for settling humanitarian migrants (Recreation, Open Space and Sports Strategy, 2017).

### Dwelling types

"Separate house" is the most common dwelling structure in the Liverpool City (73.7% in 2016, compared to 20.3% for Greater Sydney). 25.5% of dwellings were medium to high density in 2016, a similar proportion to 2011 (low compared to Greater Sydney at 43.8%).

## WHO LIVES IN WARWICK FARM?

### Total population in 2016: 5,873 (usual residents)

### Age profile

Compared to the Liverpool City LGA, the suburb of Warwick Farm had:

- A lower proportion of people in the younger age groups (0 to 17 years) (20.9% compared to 27.1%).
- A slightly higher proportion of people in the older age groups (60+ years). (15.8% compared to 14.9%).
- A larger proportion of 'Parents and homebuilders (35 to 49)' (27.3% compared to 24.8%)
- A larger proportion of 'Young workforce (25 to 34)' (21.3% compared to 14.6%)
- A smaller proportion of 'Secondary schoolers (12 to 17)' (5.2% compared to 8.8%)
- A smaller proportion of 'Primary schoolers (5 to 11)' (7.8% compared to 10.6%), and
- A smaller proportion of 'Parents and homebuilders (35 to 49)' (20.3% compared to 21.3%).

### Emerging groups

From 2011 to 2016, Warwick Farm's population increased by 1,305 people (29%). This represents an average annual population change of 5.15% per year over the period.

The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:

- Young workforce (25 to 34) (+447 people)
- Parents and homebuilders (35 to 49) (+297 people)
- Tertiary education and independence (18 to 24) (+127 people), and
- Older workers and pre-retirees (50 to 59) (+107 people).

### Dwelling types

High density is the most common dwelling type in Warwick Farm (56% in 2016, an increase from 53.5% in 2011) compared to 11.7% in Liverpool City and 20.3% for Greater Sydney. Only 20.8% of dwellings in Warwick Farm were low density in 2016, compared to 73.7% in the LGA.

### Population density

Warwick Farm has a higher population density (12.68 persons per ha), compared to Liverpool City (6.69).

### ATSI population

At 1.5% of the population (or 91 people), Warwick Farm has a similar proportion of Aboriginal and Torres Strait Islander residents compared to Liverpool City and Greater Sydney (both 1.5%).

### Cultural and linguistic diversity

Warwick Farm has a much higher proportion of people born overseas (49.6%), compared to Liverpool City (40.7%) and Greater Sydney (36.7%). 46.4% of residents come from non-English speaking backgrounds.

Warwick Farm has a much higher proportion of people speaking a language other than English at home (57.3%), compared to the Liverpool City (51.9%) and Greater Sydney (35.8%). The main languages other than English are Arabic (10.1%), Vietnamese (7.1%), Serbian (4.2%), Hindi (3.8%), and Mandarin (2.5%).

### Household types

Warwick Farm has a much higher proportion of lone person households (28.6%), compared to Liverpool City (14.6%) and Greater Sydney (20.4%), and a much lower proportion of households with children (23.2%, compared to 45.7% in Liverpool City and 35.3% in Greater Sydney).

While Warwick Farm suburb overall does not have a higher proportion of one parent families (13.6%) compared to Liverpool City (13.8%), some statistical areas north of Hume highway have much higher proportions (up to 24%).

### Household income

Warwick Farm has a median weekly household income of \$972, much lower than Liverpool City at \$1,548 and Greater Sydney at \$1,745.

As shown in Table 1, Warwick Farm has a much higher proportion of households in the lowest household income quartile compared to Liverpool City and Greater Sydney.

**Table 1 - Household income quartiles (source: profile.id)**

Household Income Quartile	Warwick Farm	Liverpool City	Greater Sydney
Lowest group (\$0-\$750)	39.0	22.6	21
Medium lowest (\$751 to \$1,481)	31.7	25.5	22.3
Medium highest \$1,482 to \$2,554	20.8	27.6	26.1
Highest group \$2,555+	8.5	24.3	30.6

## Unemployment

Warwick Farm has much higher levels of unemployment (14.1%), compared to the Liverpool City (7.5%) and Greater Sydney (6%).

## SEIFA Index of Disadvantage

With a SEIFA score of 819, Warwick Farm is much more disadvantaged compared to the Liverpool City (952) and Greater Sydney (1,020).

## HOUSING AND AFFORDABILITY

### Housing tenure

Warwick Farm has a much higher proportion of households renting (57.1%), compared to Liverpool City (30.1%) and Greater Sydney (32.6%).

Moreover, a much higher proportion of households in Warwick Farm are renting social housing (19%), compared to Liverpool City (7.2%) and Greater Sydney (4.6%).

Just 15.3% of households own or are buying their dwelling, compared to 60.1% in Liverpool City and 59.2% in Greater Sydney.

### Housing stress

Housing Stress is defined as per the NATSEM (National Centre for Social and Economic Modelling) model as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on housing costs.

Warwick Farm has a much higher proportion of households in housing stress (24%) compared to Liverpool City (16.7%) and Greater Sydney (11.8%). This indicates that affordable housing is a high priority for the proposed development.

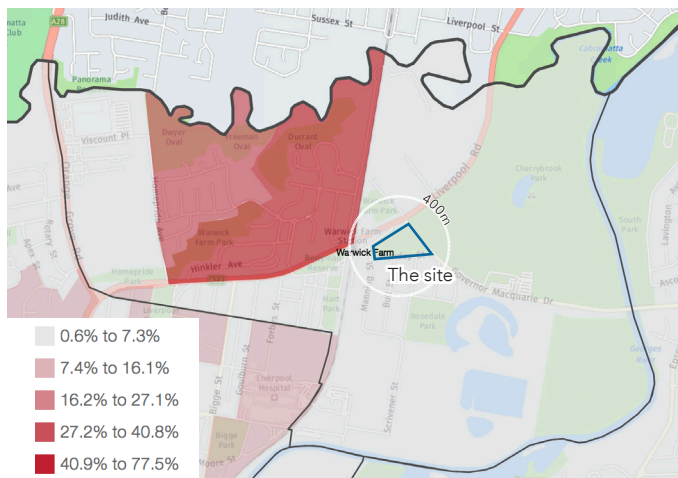


Figure 4 - Households renting social housing (source: atlas.id)

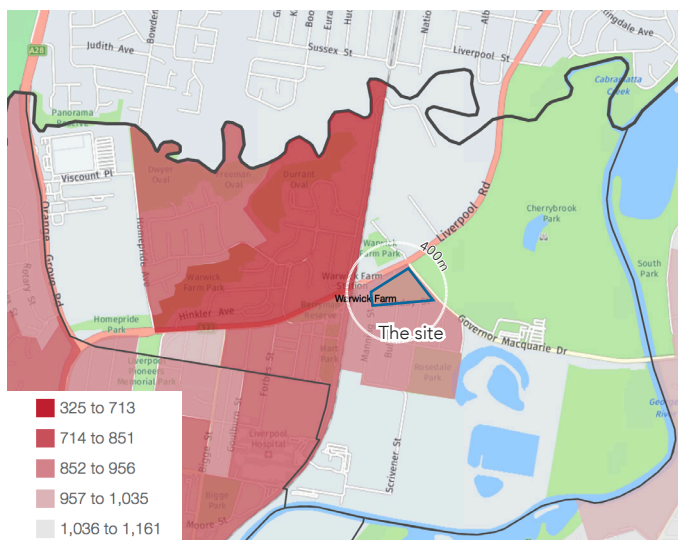


Figure 6 - SEIFA index 2016 (source: atlas.id)

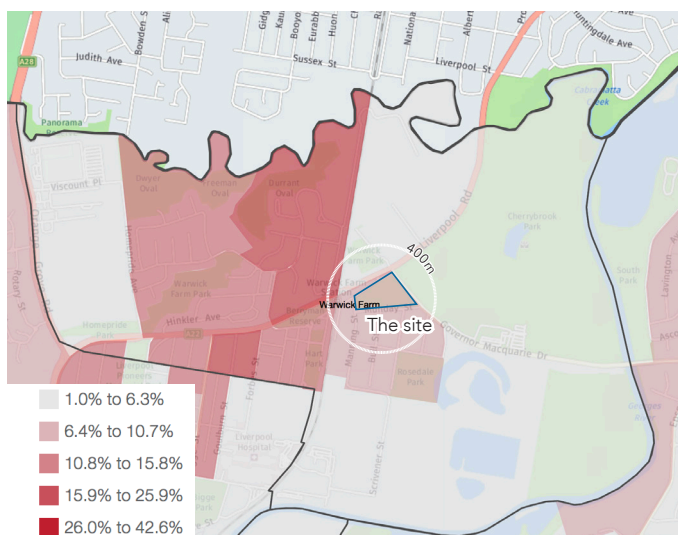


Figure 5 - Unemployment rate 2016 (source: atlas.id)



## What does the people and place context tell us?

- With more than 57% of the population speaking a language other than English at home, there is a need for community facilities and spaces that respond to the highly culturally diverse community of Warwick Farm. Arabic, Vietnamese, Serbian, Hindi and Mandarin are key community languages.
- Warwick Farm suburb experiences higher levels of disadvantage compared to Liverpool City. In particular, areas located north of Hume Highway have a high proportion of social housing, lower SEIFA scores (indicating higher levels of disadvantage), a higher proportion of single parent families and higher levels of unemployment. This indicates that the provision of affordable housing is a high priority on site.
- With increasing high density and a high proportion of people living alone, there is a need for communal and public spaces that facilitate chance meetings and social interaction. Public realm spaces should be activated, green and social to support residents in living in high density apartments.
- With a high proportion of the population in the 'young workforce' service age group, residents are likely to be working during the day time. Community spaces should provide for the needs of the high working population to socialise, recreate and exercise at night
- There is a need for communal rooms in high rise buildings for people to gather and socialise outside of their apartments including for children's birthday parties, family gatherings, music practice and other noisy activities and for students to study.

# COMMUNITY NEEDS ANALYSIS

This section provides an analysis of the community needs resulting from the proposal. It includes an analysis of what would be required to be provided onsite to address the needs of the potential future residents.

This community needs analysis is based on multiple indicators including:

- Forecast population
- Audit of existing social infrastructure within 400m, 800m and 2km of the site
- Audit of existing open space within 400m, 800m and 2km of the site, and
- Benchmarking of social infrastructure and open space against industry standards.



Figure 7 - Harbour Bridge Replica in Warwick Farm (Source: user Jbar on Wikipedia)



Figure 8 -Playground in Hart Park (source: Best Sydney Parks on YouTube)



Figure 9 - Warwick Farm Station (source: realestateview.com.au)

# Forecast population

This section provides estimates of the forecast population resulting from the proposed development using a forecast household size of 2.5 persons per household.

Based on potential household size of 2.5 persons per household, and an estimated 830 dwellings the forecast population of the subject site will be approximately 2,075 people when it is complete.

## Household size

A household size of 2.5 has been used to forecast the future population of the site. This represents a middle range of the household size of high-density SA1s in Liverpool CBD, which have between 2.19 and 2.85 persons per household. On average, areas in Western Sydney have higher average household sizes than Greater Sydney, with larger families and multi-generational households.

## Forecast population of the site

The proposed number of dwellings is 830.

The forecast population for the site, based on the expected number of dwellings and average household size of 2.5, is 2,075 people as shown in Table 2.

**Table 2 - Forecast population of site**

Potential dwellings	Potential future population (2.5pp household)
830 dwellings	2,075 people

## Change to Warwick Farm suburb population

Post-development, the forecast population of Warwick Farm would increase from 5,873 people (2016 Census) to around 7,948 people post-development of the subject site, or a 35.3% increase in the total population.

## Population density of the site

The study area currently has no residential population. As shown in Table 3, based on the estimated number of dwellings, the population density will be approximately 708 persons per hectare.

**Table 3 - Forecast population density of site**

	Total forecast population of the site	Site area (ha)	Gross density (persons per ha) site only	Statistical Area 1 (ha)	Gross density (persons per ha) SA1
930 dwellings	2,075	2.93	708	9.28	252

## Estimated forecast age profile

Table 4 provides an indicative age breakdown for the incoming population, based on the age profile of Liverpool CBD which has similar high density living.

**Table 4 - Estimated forecast age profile (source: based on Liverpool suburb 2016 age profile, profile.id)**

	Benchmark population	Total forecast population (830 dwellings)
Age group	%	#
0 to 4	7.9	164
5 to 11	7.8	162
12 to 17	5.2	108
18 to 24	9.8	203
25 to 34	21.3	442
35 to 49	20.3	421
50 to 59	12.0	249
60 to 69	7.9	164
70+	7.8	162
<b>TOTAL:</b>	100	2,075

## Cultural diversity

The forecast population is likely to be highly culturally diverse, with 54% of people in neighbouring high density suburb Liverpool born overseas and 65% speaking a language other than English at home. Key cultural groups are people from Arabic, Vietnamese and Hindi speaking populations (based on Liverpool LGA).

Moreover, recent high density developments in the area have been characterised by a high proportion of newly arrived residents. For example, 35% people living in a recently completed development in Liverpool city centre (Bigge St) are recently arrived people.

# Audit of existing social infrastructure

This section outlines social infrastructure located within 400m, 1km and 2km of the site. All social infrastructure is mapped in Figure 12 on page 17.

## DEFINITIONS

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

### 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.

### Community facilities

As shown in Table 5, there are:

- 0 community facilities within 400m of the site
- 1 community facility outside of 400m but within 800m of the site
  - Warwick Farm Community Centre meets a broad range of needs in a disadvantaged community, managed by a NGO who has developed programmed activities that cater for a variety of uses.
  - This facility is leased to a service provider, with 100% utilisation, and is not available for general community hire.
- 5 community facilities outside of 800m but within 2km of the site.

Table 5 - Existing community facilities (source: Liverpool City Council, Community Facilities Strategy, 2017)

Name	Type	Distance from site
Warwick Farm LNC (Small Hall and Offices)	Community centre	528m, 10min walk
Dr Pirie Centre	Community centre	1.4km
Hilda M Davis Centre	Senior Citizens Centre	1.4km
Liverpool Respite Centre	Specialised facility focussing on high need disability	1.79km
Liverpool District Child and Parent Stress Centre	Facility offering counselling services.	1.84km
Orange Grove Community Centre	Community centre	1.99km

### Local shops and services

There are limited shops and services available in Warwick Farm, with only one supermarket located on the northern side of the Hume Highway. There is one medical centre appearing on Google Maps however this centre may be closed. There are no post office, pharmacy, or banking facilities available in Warwick Farm.



## Primary schools

As shown in Figure 10, the site is located in the Warwick Farm Public School catchment. This school is located 719m from the site with a current enrolment of 227 students. A high proportion of students at this school are in the bottom quarter in the Index of Community Socio-Educational Advantage (ICSEA) (54%) compared to Australia (25%).

The relocation of Mainsbridge SSP to Warwick Farm to provide additional new permanent teaching spaces and new core facilities to address growth was announced in June 2018.

Community engagement with Warwick Farm Public School confirms that there is some capacity for additional places at the school.

## Secondary Schools

As shown in Figure 11, the site is located in a catchment with two secondary schools. Liverpool Boys High School currently has 560 students enrolled. Liverpool Girls High School currently has 937 students enrolled. Both schools are located within 1km of the site.

Table 6 shows all schools located within 2km of the site.

There are no new schools planned in the area, however Liverpool City Centre and Warwick Farm are urban renewal and growth areas and there will be cumulative impacts on the local schools.



Figure 10 - Primary School Catchment (Source: education.nsw.gov.au)

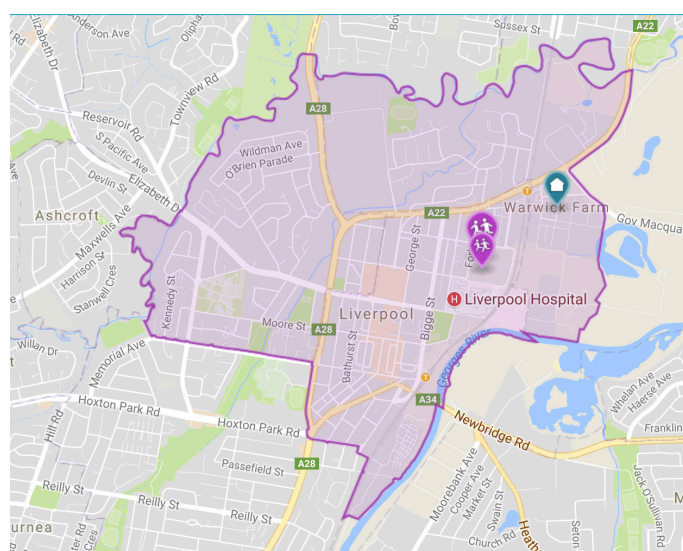


Figure 11 - Secondary School catchment (Source: education.nsw.gov.au)

Table 6 - Primary and secondary schools (source: myschool.edu.au)

Level	Name	Type	Enrolment 2017	Enrolment 2016	Enrolment 2015	Distance from site	Language background other than English
Primary	Warwick Farm Public School	Public	227	234	226	719m	76%
Special	Lawrence Hargrave School	Public	60	56	56	409m	21%
Secondary	Liverpool Boys High School	Public	560	598	564	660m	93%
Secondary	Liverpool Girls High School	Public	937	986	1005	775m	88%
Secondary	All Saints Catholic College	Catholic	966	994	504	1.16km	96%
Primary	All Saints Catholic Primary School	Catholic	645	645	639	1.27km	94%
Secondary	Cabramatta High School	Public	1526	1397	1369	1.52km	86%
Primary	Liverpool Public School	Public	758	710	745	1.58km	77%

## Child care

As shown in Table 7, there are 8 child care centres within 2km of the site, offering a total of 318 places. While some services are high quality, five out of eight centres are working towards or only meeting National Quality Standards. This indicates a need for quality care in the area, especially considering the relatively high levels of disadvantage in Warwick Farm.

## Out of school hours care (OSHC)

As shown in Table 8, there is 1 OSHC service within 2km of the site, offering 60 approved places.

Table 7 - Childcare within 2km of the site (source: [acecqa.gov.au](http://acecqa.gov.au))

Name	Approved places	NQS rating	Distance from site
The Liverpool Hospital Child Care Centre	90	Exceeding NQS	1.07km
Early Education & Care Centre - Warwick Farm	40	Exceeding NQS	1.17km
Cabramatta Early Learning Centre	40	Exceeding NQS	1.26km
Kids Castle Child Care Centre	31	Working Towards NQS	1.75km
Vattana Early Learning Centre	40	Meeting NQS	1.8km
Star Academy Kids	23	Working Towards NQS	1.84km
Jelly Bean Junction Child Care	28	Meeting NQS	1.98km
ABC Day Care Pre-School	26	Working Towards NQS	2km
<b>TOTAL PLACES: 318</b>			

Table 8 - OSHC within 2km of the site (source: [acecqa.gov.au](http://acecqa.gov.au))

Name	Approved places	NQS rating	Distance from site
YMCA All Saints OSHC	60	Working Towards NQS	1.17km
<b>TOTAL PLACES: 60</b>			

## Social Enterprise

In 2017, Liverpool's Pepper's Place, a cafe run by and for women from disadvantaged backgrounds, was recognised at the Zest Awards as the Exceptional Social Enterprise in Greater Western Sydney. The cafe operates in the foyer of the Liverpool City Library and was set up by local service Liverpool Neighbourhood Connections (LNC) as a way to create jobs for local women from disadvantaged backgrounds.

LNC offers employment pathways for women through five separate social enterprises in Liverpool, including a canteen at Warwick Farm Public School, a coffee cart, a second-hand clothing store and a cleaning and mowing business. LNC is based at Warwick Farm Community Hub (See M1 on Figure 12).





**FIGURE 12 - COMMUNITY FACILITIES AND SOCIAL INFRASTRUCTURE**

**T** Train station

**H** Hospital

**[Red Outline]** The site

### Childcare centres (C)

C1. The Liverpool Hospital Child Care Centre  
C2. Early Education & Care Centre  
C3. Cabramatta Early Learning Centre  
C4. Kids Castle Child Care Centre  
C5. Vattana Early Learning Centre  
C6. Star Academy Kids  
C7. Jelly Bean Junction Child Care  
C8. ABC Day Care Pre-School

### Out of Hours Care (O)

O1. YMCA All Saints OSHC

### Primary Schools (PS)

PS1. Warwick Farm Public School  
PS2. All Saints Catholic Primary School  
PS3. Liverpool Public School

### Secondary Schools (S)

S1. Lawrence Hargrave School  
S2. Liverpool Boys High School  
S3. Liverpool Girls High School  
S4. All Saints Catholic College  
S5. Cabramatta High School

### Public libraries (L)

L1. Liverpool Public Library

### Community centres, halls and meeting rooms (M)

M1. Warwick Farm Community Hub  
M2. Hilda M Davis Centre  
M3. Dr Pirie Centre  
M4. Liverpool Respite Centre  
M5. Liverpool District Child and Parent Stress Centre (Speed St)  
M6. Rosebank Cottage  
M7. Orange Grove Community Centre  
M8. Liverpool City Community Centre  
M9. Inspire Community Youth Centre



# Audit of existing 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 rooftop parks, swimming pools, or gyms only accessible to residents of that development.

As shown in Table 9 and Figure 13, the following open space is located within 400m, 800m and 2km of the site.

There are approximately 4 open spaces within 800m of the site, equal to around 8.94 ha.

There are an additional 6 open spaces within 2km of the site, equal to at least 9.57 ha.

**Table 9 - Open space within 2km (source: Liverpool City Council, Generic Plan of Management for Parks 2007)**

Name	Hierarchy	Size (sqm)	Distance from site
BERRYMAN RESERVE	Local	12229	320m
UNNAMED PARK ON SAPPHO ROAD	Local	570	425m
HART PARK	Local	15206	450m
STROUD PARK	Local	28140	750m
HARGRAVE PARK	Local	61370	909m
BOWDEN PARK	-	-	1.21km
PIONEERS MEMORIAL PARK	-	-	1.25km
BIGGE PARK	District	25730	1.35km
APEX PARK	District	7517	1.77km
LIGHT HORSE PARK	District	62475	1.87km
COLLIMORE PARK	-	-	1.96km

**Table 10 - Sportsfields within 2km (source: Liverpool Council website)**

Name	Hierarchy	Type	Distance from site
ROSEDALE PARK	Local	Cricket, AFL	320m
JACQUI OSMOND RESERVE	Local	Softball	425m
DURANT OVAL	Local	Rugby League	450m
FREEMAN OVAL	Local	Dog training	750m
DWYER OVAL	Local	Rugby Union, Athletics	909m
CHERRYBROOK PARK	-		1.21km
IRELANDS BRIDGE PARK	-	Cricket	1.25km
CABRAMATTA SPORTS GROUND	District	Cricket	1.35km
SHELL OVAL	District	Cricket, Netball	1.77km
SOUTH PARK	District	Soccer, cricket	1.87km





**FIGURE 13 - PARKS, OPEN SPACE AND SPORTING FACILITIES**

**T** Train station

**H** Hospital

**□** The site

### **Parks & open space (P)**

Local Parks:

- P1. Hart Park
- P2. Berryman Reserve
- P3. Unnamed park on Sappho Road
- P4. Hargrave Park
- P5. Pioneers Memorial Park
- P6. Collimore Park
- P10. Haigh Park
- P11. Thomas Moore Park
- P12. Chauvel Park
- P13. Angle Park
- P14. Stroud Park
- P15. Bowden Park

District Parks:

- P7. Apex Park
- P8. Bigge Park
- P9. Light Horse Park

### **Sportsfields (S)**

- S1. Rosedale Park
- S2. Jacqui Osmond Reserve
- S3. Durant Oval
- S4. Freeman Oval
- S5. Dwyer Oval
- S6. Cherrybrook Park
- S7. Irelands Bridge Park
- S8. Cabramatta Sportsgrounds
- S9. Schell Oval
- S10. South Park



# Benchmarking

Benchmarking is just one of the indicators that we can use to understand the needs of a community - alongside other indicators such as, analysis of the community profile, best practice, and an understanding of the existing facilities and opportunities.

Benchmarks should be applied with caution to ensure that they are relevant to the local context. For example, a more disadvantaged area may have a higher need for open space than benchmarking alone would indicate.

## SOCIAL INFRASTRUCTURE BENCHMARKING

The Planning Proposal would result in an additional 2,325 people living within the study area. Based on the forecast population and using planning benchmarks, the following demand for social infrastructure would result from the proposal.

### General/multipurpose community space

The population does not trigger demand for additional multipurpose community space. However, given that 100% of residents will be living in high-density apartments, there would be demand for communal spaces within the apartment complex for social and recreational activities (e.g. music practice rooms, meeting rooms, party rooms).

As the forecast incoming community will be highly culturally diverse, with a high number of newly arrived people, and a high proportion of working age people, communal space will provide an opportunity for residents to meet each other and connect with their neighbours.

The forecast community profile suggests a need for space to support program delivery and recreation for young people (with 162 forecast residents aged 5 to 11, 108 forecast residents aged 12 to 17), and old people.

### Early Childhood Education and Care

Based on a benchmark of 0.3 places per child aged 0 to 5 years (based on national utilisation rates in Australia of 40% of all children aged 0 to 5 accessing care on average 3 days per week) the proposal would result in demand for an additional 64 early education and care places. There are currently only 40 places available in the suburb of Warwick Park, with additional places available in Liverpool city centre.

Based on a benchmark of 0.16 places per child aged 5 to 11 years (based on National Usage rates in Australia of 16% all children accessing OSHC), the proposal would result in demand for an additional 26 Out of School Hours Care places.

### Primary School

Based on a benchmark of 0.64 places per child aged 5 to 11 years (based on current utilisation rates in Liverpool City) the proposal would result in demand for an additional 104 government primary school places. This may indicate a need for increased capacity at Warwick Farm Public School, which currently has 227 students enrolled. While there is some capacity at this school, this is a significant growth in demand and may require additional expansion of the school, or revised catchment areas.

### High School

Based on benchmark of 0.57 places per young person aged 12 to 17 years (based on current utilisation rates in Liverpool City), the proposal would result in demand for an additional 62 government secondary school places.

## OPEN SPACE BENCHMARKING

Current best practice is to use a range of benchmarks to understand demand for open space and benchmarking facilities. Open space benchmarking is based on a range of benchmarks including:

- Population
- Proximity, and
- Site size.

While there is currently no publically accessible recreation open space within 400m of the site, the planning proposal includes the delivery of 0.7ha of publically accessible open space.

### Population benchmark

The commonly used benchmark for open space that is applied across NSW is 2.83ha per 1,000 persons. Based on this benchmark, the incoming population would require 5.9ha of open space. While Liverpool City Council supports the use of this benchmark, they acknowledge it is for greenfield release areas and there is a need for more contextual and nuanced approach for urban renewal areas such as Warwick Farm.

A more relevant and practical benchmark is the World Health Organisation benchmark of 9m<sup>2</sup> per person. Based on this benchmark the incoming population would require 1.87ha of open space, which can be accommodated in the existing generous provision of open space within Warwick Farm.

### Proximity benchmarks

The Greater Sydney Commission's Western City District Plan indicates that high density dwellings should be within 200m of an area of at least 0.5ha of open space. Liverpool City Council's Recreation, Open Space and Sports Strategy identifies that, where possible, every household should be within close walking distance (500m) to at least one parcel of open space. The planning proposal currently meets this benchmark with 0.7ha of open space on site.

### Site size

The State Government's Recreation and Open Space Planning Guidelines (2010) includes a benchmark of 15% of site size for provision of open space, including:

- 9% of site area for local and district level open space including parks, linear and linkage corridors and outdoor sport, and
- 6% of site area for regional open space – including parks, linear and linkage corridors and outdoor sport.

These benchmarks are recommended in Liverpool City's Recreation, Open Space and Sports Strategy. Applying a benchmark of 15%, indicates a need for 0.4ha of open space to be provided on site. The current proposal includes the delivery of 0.7ha publicly accessible open space, meeting this benchmark.

### Sporting facilities

At around 2,325 people, the study area does not trigger the provision of further sporting facilities based on benchmarks identified in Council's Recreation, Open Space and Sports Strategy. However, considering the high forecast growth and density in Warwick Farm, there will be increasing pressure on existing facilities and grounds.

## What does the audit and benchmarking tell us?

- With forecast demand for an additional 64 early education and care places, there is a need for high quality child care in the area, with just three out of eight local services exceeding National Quality Standards.
- While there are a range of community facilities in Liverpool city centre, Warwick Farm Community Hub is the only facility available within 800m. However, this facility is a service hub and does not include hireable community spaces or rooms.
- There is a forecast demand for an additional 104 government primary school places.
- There is a forecast demand for an additional 62 government secondary school places.
- The proposed 0.7ha of open space on site meets benchmarks and is a positive community outcome. However, with 100% of residents living in high rise apartments and relying on this space as a "backyard", there will be high pressure on this open space and it will need to provide for a range of users and uses.

# COMMUNITY BENEFITS ANALYSIS

This section provides an analysis of community benefits that could be provided through the proposed development for the incoming and existing community, based on benchmarking, forecast population, strategic context and best practice.



Identified Community Benefits	Rationale	Case studies
<p><b>SOCIAL INFRASTRUCTURE ON-SITE</b></p> <p>Provide <b>early and temporary site activation</b> while construction is underway, for example through a social enterprise food truck/cafe that could also provide training and skills development for young people, potentially partnering with Liverpool Neighbourhood Connections. Provide <b>ongoing opportunities for employment and skills development</b> through onsite, permanent facility for a social enterprise (eg cafe, co-working space) in consultation with local services.</p>	<ul style="list-style-type: none"> <li>• There is an opportunity to partner with local service Liverpool Neighbourhood Connections, manager of award-winning social enterprise Pepper's Place and based at Warwick Farm Community Hub.</li> <li>• Warwick Farm suburb is home to a relatively highly disadvantaged community that would benefit from local opportunities for skills development and training. Moreover, a social enterprise would provide opportunities for social connections and contribute to building social capital.</li> </ul>	<p><i>Kickstart Youth Cafe, Riverwood</i></p> <p>Through the Payce Foundation, Payce funds the Kickstart Youth Café at the Riverwood Housing Estate which trains and employs local young people in hospitality. The café services the local community, but also the construction workers over the construction period. Payce will be rolling these Cafes out in future developments.</p> <p><i>Pepper's Place, Liverpool</i></p> <p>Pepper's Place is an award-winning social enterprise cafe run by and for women from disadvantaged backgrounds. The cafe is an initiative of local service provider Liverpool Neighbourhood Connections (LNC) based at Warwick Farm Community Hub. Other LNC social enterprise initiatives include a canteen at Warwick Farm Public School, a coffee cart, a second-hand clothing store and a cleaning and mowing business.</p>
<p>Provide a <b>child care centre</b> of 60 to 90 places. To ensure high quality service, and following best practice, the centre should be gifted to Council to own and lease to a not-for-profit service provider with requirements around places allocated to families on low incomes and with higher needs. The centre should provide opportunities for connection to nature, following best practice principles of:</p> <ul style="list-style-type: none"> <li>• Natural landscaping (real trees and dirt) and natural light</li> <li>• Preferably on one level, ground floor or not above third floor, and</li> <li>• Privacy from apartments to play spaces.</li> </ul> <p>As per NSW guidelines a 90 place centre would need 293m2 of internal unobstructed play space and 630m2 of outdoor unobstructed play space.</p>	<ul style="list-style-type: none"> <li>• Benchmarking indicates the site itself would result in demand for an additional 64 early education and care places. There are currently only 40 child care places available in Warwick Farm suburb, with additional places in Liverpool city centre.</li> <li>• There is a need for high quality child care in the area, with just three out of eight services within 2km of the site exceeding National Quality Standards.</li> <li>• Quality child care is key to achieving positive developmental outcomes for young children. Moreover, child care centres provide opportunities for social connections and contribute to building social capital.</li> </ul>	<p><i>Lady Gowrie Child Care Centre Docklands, Melbourne</i></p> <p>Lady Gowrie Child Centre in Docklands is a model for outdoor play provision in higher density areas. The centre has real outdoor space with real trees, gardens and dirt, on top of a supermarket. Rooms have natural light from the playground. The centre has been rated as "Excellent" in the National Quality Standards.</p> <p>In emergencies, evacuation of the centre can be done in under 3 minutes via stairwells. The Service uses dual baby carriers for children under 12 months. Best practice for centres located above ground floor is to provide "safe havens".</p>

Identified Community Benefits	Rationale	Case studies
<p>Provide <b>50m2 to 200m2 of indoor communal space per residential tower</b> connected to podium or rooftop level open space. Functions could include family functions, music practice/piano rooms, study space and building events.</p>	<ul style="list-style-type: none"> <li>• Best practice in design for high rise living in small apartments indicates a need for communal spaces within buildings to support improved community outcomes</li> <li>• The forecast resident population of the proposed development would include a high number of people who are newly arrived in Australia, and a high number of working age residents, indicating a high need for communal space to build community connections and recreation opportunities outside of the home.</li> </ul>	<p><i>Nic on Fifth, Minneapolis</i></p> <p>Indoor amenities at Nic on Fifth include bike storage and workshop, an iLounge, gourmet kitchen, clubroom, and fitness centre and yoga studio.</p> <p><i>Top Ryde City Living, Ryde</i></p> <p>Top Ryde City Living provides expansive common facilities including a music room with piano, library, media theatres, and indoor and outdoor function areas. The project won the 2014 Housing Industry Association (HIA) award for Best Outdoor Project.</p> <p><i>Grand Apartments, Milwaukee</i></p> <p>The Grand Apartments in Milwaukee, Wisconsin, includes a community room with free WiFi, lounges and a HD TV. The room can be rented for private parties or residents can come down and relax anytime.</p> <p><i>Ilk Apartments, South Yarra</i></p> <p>Ilk Apartments includes a residents' lounge and dining room with gas fireplace, reading corner, glass doors opening to rooftop open space, a kitchen area and a large dining table. Each apartment is entitled to one booking per year. The lounge cannot be booked on public holidays or major events e.g. Grand Finals, at these times it is available to all residents. The room can be used from 8am to 11pm, and costs \$200 to book, covering cleaning and security. There is also a residents' cinema with small kitchenette, fridge, boiling water and sink. The project won an Award for Excellence – High Density Development, UDIA VIC 2014.</p>

Identified Community Benefits	Rationale	Case studies
<p>Ensure <b>a diverse mix of shops</b> including affordable options on site to service the incoming and existing community</p>	<ul style="list-style-type: none"> <li>There are limited shops and services (e.g. supermarket, post office, bank, pharmacy) available in Warwick Farm, meaning the suburb's relatively highly disadvantaged population has limited access to everyday essential services.</li> <li>Local shops can be important locations for social interaction and connection, building social capital particularly in disadvantaged areas.</li> </ul>	
<p>Provide <b>a medical centre on site</b> for improved health outcomes for the existing and incoming community</p>	<ul style="list-style-type: none"> <li>There is currently one medical centre available in Warwick Farm suburb, with limited opening hours. However anecdotal evidence suggests that this centre is closed. Providing a medical centre on site would have a positive impact on community health outcomes in this relatively disadvantaged area.</li> </ul>	
<p><b>SOCIAL INFRASTRUCTURE OFF-SITE</b></p>		
<p><b>Use by Council of contributions generated by future development towards the physical improvement of the Warwick Farm Community Hub</b>, based on providing at minimum an additional 185m<sup>2</sup> of community space to cater for increased demand from the incoming population. The Warwick Farm Community Hub caters to a range of needs in a disadvantaged community and is managed by service provider Liverpool Neighbourhood Connections.</p>	<ul style="list-style-type: none"> <li>Liverpool City Council's Draft Community Facilities Strategy (2017) recommends upgrading Warwick Farm Community Hub.</li> <li>There is a need for additional community space in Warwick Farm. The Community Hub is well-utilised and located in an accessible location next to Warwick Farm Primary School, but does not currently offer hireable community space. Contributing towards the improvement of the hub and creating a space where there is already a sense of community ownership would positively impact community outcomes in this relatively disadvantaged area.</li> </ul>	

Identified Community Benefits		Rationale	Case studies
OPEN SPACE ON-SITE			
The proposed amount of open space to be provided on site (0.7ha) is a positive community benefit, however should be designed as a <b>publicly accessible park</b> that is adaptable to different users and uses, including families and children. Open space should be universally designed to support residents with access needs including parents with prams, people with disability and older people. The park should be clearly a public space, located at the edge of the development rather than internally to the site.		<ul style="list-style-type: none"> <li>There is a limited number of public open spaces within walking distance of the proposed development.</li> <li>Increasing high density and high rise in Warwick Farm will put increasing pressure on the already limited number of public open spaces. Providing public open space will benefit the community by creating opportunities for social connection, community events, and recreation.</li> </ul>	
Communal open space acts as a “backyard” for high density residents. Provide a <b>range of uses and flexible spaces in the communal open space</b> e.g. play space for babies and small children, gardening spaces, bbq and dining spaces.		<ul style="list-style-type: none"> <li>100% of residents will be living in high rise apartments and will need access to open space that can act as a “backyard” and take pressure of local open space.</li> </ul>	<p><i>Signature Apartments, Redfern</i></p> <p>Signature Apartments in Redfern is a great example of communal spaces helping to build community in high density areas. A group of residents converted the rooftop garden beds into a community garden, which has since expanded into common areas on the lower levels. The Strata runs events like Christmas parties and Earth Hour board games by candlelight on the roof, and a community swap room has been set up in the bin room. Residents can follow the building’s Facebook group, managed by the Strata, and ask advice, post about events, and welcome new people moving in. The community garden has even been featured with Costa on Gardening Australia. The building’s residents are also connected with the broader community, including through hosting a FoodConnect drop off point.</p>
Address the cultural and social diversity of the Warwick Farm community through design of <b>open spaces that support informal, unstructured and active recreation</b> , including shaded tai chi spaces, multipurpose courts, outdoor gym equipment and table tennis tables.		<ul style="list-style-type: none"> <li>Warwick Farm has a high proportion of people born overseas (49.6%) and of people speaking a language other than English at home (57.3%).</li> <li>Providing for active recreation will be important to support health outcomes for incoming residents.</li> </ul>	

Identified Community Benefits	Rationale	Case studies
<p><b>Natural-based and discovery play spaces</b> targeting a range of age groups of children</p>	<ul style="list-style-type: none"> <li>100% of children will be living in apartments needing natural / wild nature areas within the suburb to counterbalance the highly manicured urban living environment.</li> </ul>	
<p><b>Lighting and crime prevention through environmental design</b> to allow for use in the evenings for the high working population</p>	<ul style="list-style-type: none"> <li>Around 54% of residents are of working age returning to the suburb at night after work - need to encourage healthy activities outdoors by ensuring that the park and public spaces are safe and attractive to use at night time.</li> </ul>	
<p><b>Water features and street trees</b></p>	<ul style="list-style-type: none"> <li>Help to reduce the heat island effect and respond to Western Sydney's climatic conditions.</li> <li>Play element for children .</li> </ul>	
<p><b>BBO's and covered picnic shelters</b></p>	<ul style="list-style-type: none"> <li>Encourage socialisation in the park and longer stays.</li> </ul>	
<p>Adjoining new commercial areas provide <b>plaza style open space</b> that allows for night time activation, meeting spaces and outdoor dining. Design considerations include</p> <ul style="list-style-type: none"> <li>Allow for evening and night time activities to support the high working aged population</li> <li>Provide a protected edge through landscape/built barrier elements to provide psychological comfort and safety from passing vehicular traffic)</li> <li>Integrated seating/sittable edges</li> <li>Canopy elements that help to manage the human scale of the space and screen views to towers above, and</li> <li>A place name to help people identify the place as a landmark/ meeting place e.g. "I'll meet you at 'Fed Square'" instead of "I'll meet you outside Boost Juice" .</li> </ul>	<ul style="list-style-type: none"> <li>Local plazas can be important locations for social interaction, particularly in disadvantaged areas.</li> <li>With a high working age population, there will be a need for night time, after work activities.</li> </ul>	<p><b>Rouse Hill Town Centre</b></p> <p>Market Square at Rouse Hill Town Centre shopping centre is a small urban plaza bordered on two sides by eateries and a library and community centre. The Town Square provides a range of sunny and shaded public seating and a water play fountain that is lit up at night. Events taking place in the square include a Christmas parade and lighting of the Christmas tree, jumping castles in the school holidays, and a street fair with food trucks and live music. The town square is located at a main intersection in the centre. Pedestrians are prioritised with traffic slowing paving on the road.</p>



Identified Community Benefits	Rationale	Case studies
Provide a <b>variety of staying places</b> - with different seating for different types of ages, uses and group sizes e.g. seats with backs for elderly, social seating for groups and youth.		
Provision of good <b>access to power and water supply</b> for community events and celebrations	<ul style="list-style-type: none"> <li>Provides flexibility of uses of the public spaces.</li> </ul>	
OPEN SPACE OFF-SITE		
Improved connections from social housing areas to the new town centre and shops are a high priority. It is understood that there are existing contributions made by the site for improvement of <b>pedestrian and cycling connections</b> , including to the intersections, cycle way and path under Governor Macquarie Drive.	<ul style="list-style-type: none"> <li>While there are limited connections across Hume Highway, essential community services including Warwick Farm Public School and Warwick Farm Community Hub are located on the other side of the highway.</li> <li>Liverpool Bike Plan identifies that there is a need for high quality bike paths in the Liverpool CBD precinct of which Warwick Farm is part.</li> </ul>	
HOUSING		
Between 5-10% (47 to 93 dwellings) of uplift dedicated to <b>affordable housing</b> in alignment with the Greater Sydney Commission targets, including a mix of dwelling types to support families and intergenerational living. Considering partnering with Hume Housing, as they manage social housing locally.	<ul style="list-style-type: none"> <li>Greater Sydney commission sets a target of 5-10% of uplift to be provided as affordable housing.</li> <li>There are a high proportion of residents in housing stress and social housing living in Warwick Farm.</li> <li>There is need to support key worker housing for delivery of local services.</li> </ul>	
<b>Enhance family and intergenerational household apartments through child friendly apartment design</b> including providing storage including for bulky items such as prams, and locating larger units near each other and on lower floors, with adjoining outdoor spaces to reduce noise impact on other residents and give children the chance for observed yet independent play.	<ul style="list-style-type: none"> <li>Child-friendly apartment design will positively impact families living in high rise and support families to remain living in the area as their family grows.</li> </ul>	
<b>Adaptable housing</b> to support ageing in place and people with disability living in the area.	<ul style="list-style-type: none"> <li>To be provided as per statutory requirements</li> </ul>	