

Social Impact Assessment: Proposed Planning Changes to Middleton Grange Town Centre



1 June 2016

This report has been prepared for

Manta Group

by



The Old Post Office

231 Princes Hwy, Bulli NSW 2516

Ph: 02 4283 7300

Fax: 02 4283 7399

info@judithstubbs.com.au

www.judithstubbs.com.au

This Report has been prepared by:

Judith Stubbs BSW PhD MPIA

Timothy Storer BE (Civil)(Hons)

John Storer, BE (Civil), Grad Dip (Econ)

Disclaimer

© Judith Stubbs & Associates

All Rights Reserved. No part of this document may be reproduced, transmitted, stored in a retrieval system, or translated into any language in any form by any means without the written permission of Judith Stubbs & Associates.

Intellectual Property Rights

All Rights Reserved. All methods, processes, commercial proposals and other contents described in this document are the confidential intellectual property of Judith Stubbs & Associates and may not be used or disclosed to any party without the written permission of Judith Stubbs & Associates.

Table of Contents

Executive Summary	1
Overview of the Proposal	1
Summary of Likely Benefits of the Proposal	1
Summary of Potential Adverse Impacts of the Proposal	3
Conclusions	4
1 Section 94 Contributions	5
1.1 Additional Section 94 Contributions	5
1.2 Potential Uses of Additional Section 94 Contributions, Potential to Add Value and Other Responsibilities	8
2 Recommendations	17
2.1 Transport and Accessibility	17
2.1.1 Address traffic congestion.....	17
2.1.2 Public Transport	17
2.1.3 Walkway and Cycleway Connectivity	17
2.2 Amenity	18
2.2.1 Town Centre Amenity	18
2.2.2 Urban Integration	18
2.3 Services and facilities.....	19
2.3.1 Community and Cultural Services	19
2.3.2 Health and Welfare Services.....	20
2.3.3 Recreation and Open Space	20
2.3.4 Voluntary Planning Agreement	21
2.4 Housing.....	21
2.4.1 Increase supply of affordable housing	21
2.4.2 Increase Supply of Adaptable/ Accessible Housing	23
3 Description of Proposal	24
4 Strategic Context.....	26
4.1 Geography	26
4.2 Planning Instruments.....	26
4.2.1 A Plan for Growing Sydney	26
4.2.2 Liverpool DCP 2008.....	26
5 Socio-Economic Context	28
5.1 Demography of Surrounding Areas	28
6 Predicted Demography of Residents.....	29
6.1 Introduction	29
6.2 Average Number of Residents per Apartment and Total Population.....	29
6.3 Household Composition	32
6.4 Tenure Type	34
6.5 Number of Motor Vehicles per Dwelling	35
6.6 Resident Age Profile.....	37
6.7 Attendance at an Educational Institution	39
6.8 Need for Assistance with Core Activities	42
6.9 Resident Turnover	44
6.10 Moving from Overseas.....	47

7	Social Impact Comment Initial Assessment Form.....	50
7.1	Introduction	50
7.2	Population Change	50
7.2.1	Impacts	50
7.2.2	Mitigations.....	50
7.3	Housing.....	50
7.3.1	Impacts	50
7.3.2	Mitigations.....	52
7.4	Accessibility	53
7.4.1	Impacts	53
7.4.2	Mitigations.....	54
7.5	Community and Recreation Services / Facilities	55
7.5.1	Impacts	55
7.5.2	Mitigations.....	55
7.6	Cultural and Community Significance	55
7.7	Community Identity and Sense of Belonging	55
7.7.1	Impacts	55
7.7.2	Mitigation.....	56
7.8	Health and Well-being	57
7.8.1	Impacts	57
7.8.2	Mitigation.....	57
7.9	Crime and Safety	57
7.9.1	Impact	57
7.9.2	Mitigation.....	58
7.10	Local Economy and Employment Opportunities.....	58
7.10.1	Impacts.....	58
7.10.2	Mitigation.....	58
7.11	Needs of Specific Population Groups.....	58
7.11.1	Impacts.....	59
7.11.2	Mitigation.....	59
8	Community Consultation	60
8.1	Door knock survey of residents	60
8.1.1	Overview	60
	PART A: Questions about your neighbourhood	62
	Question 3. What are the three best things for you about living in this neighbourhood?	62
	Question 4. What are the main things you would change about living in this neighbourhood and make it a better place to live?	63
	Question 5. Overall, how do you feel about living in this neighbourhood?	64
	Part B: Questions about the proposed development.....	65
	Question 6. Were you aware of the proposal to increase the size, services and population of the town centre before today?	65
	Question 7. What would you like to see in the new town centre?	65
	Question 8. What do you see as the positive impacts of the proposal to increase the size, services and population of the town centre?	66
	Question 9. Do you have any concerns about the proposal to increase the size, services and population of the town centre?	67
	Question 10. If yes, what are your main concerns about the proposal to increase the size, services and population of the town centre?	67
8.2	Consultation with key stakeholders	68
8.2.1	Overview	68
8.2.2	Youth Services	68

8.2.3	Aged Services.....	68
8.2.4	Recreational Services.....	68
8.2.5	Cultural Services	69
8.2.6	Children’s Services.....	69
8.2.7	Counselling and Community Support	70
9	Scoping of Likely Social Impacts.....	71
9.1	Introduction	71
9.2	Scoping of Likely Social Impacts	71
10	Employment and Service opportunities	74
10.1	Projected Employment and Benefits	74
10.2	Labour Force Status Profile.....	74
10.3	Industry Profile	75
10.4	Occupation Profile	77
10.5	Commuting	79
10.5.1	Summary.....	79
10.5.2	In-Commuting	80
10.5.3	Out-Commuting	83
10.5.4	Net In-Commuting	86
11	Potential to Improve Public Domain, Connectivity and Urban Integration.....	88
11.1	Overview.....	88
11.2	What is important to apartment dwellers?	88
11.3	Lack of Baseline Facilities and Services.....	89
11.4	Connectivity and Integration.....	90
11.5	Baseline Services	93
11.6	Amenity of Public Domain.....	94
12	Potential to Contribute to Housing Diversity and Accessibility	96
13	Potential to Create Affordable Housing.....	99
13.1	Overview.....	99
14	Potential to Create Liveable, Inclusive Civic and Public Places.....	101
14.1	Design Principles for Public Space	101
14.2	Mechanisms of Social Inclusion	102
14.2.1	Potential exclusion of key groups from public space and mechanisms of inclusion	102
14.3	Physical mechanisms for <i>inclusion</i> through design	103
14.4	Inclusion by design.....	103
15	Provision of Community Services	115
16	APPENDIX A: Neighbourhood Survey Instrument and Additional Data	125
	PART A: Residency	129
	Question 1. How long have you lived in your home?	129
	Question 2. Are you an owner or renter?	129
	PART C: Demographic information	130
17	APPENDIX B: Socio-Economic Context.....	132
17.1	Demography of Surrounding Areas	132
17.2	Dwelling Structure Profile	133
17.3	Household Composition.....	137
17.4	Average Household Size	142
17.5	Resident Age Profile.....	144

17.6	Median Age.....	153
17.7	Tenure and Landlord Profile	155
17.8	Household Income and Expenditure	162
17.8.1	Median Gross Weekly Household Income, Mortgage Repayment and Rent	162
17.8.2	hold Income and Expenditure	163
17.8.3	Median Mortgage Repayment and Rental Payment as a proportion of Median Gross Household Income for area.....	164
17.9	Socio-Economic Indicators for Areas (SEIFA)	169
18	Appendix C: Population Migration and Commuting Patterns	173
18.1	Introduction	173
18.2	Migration 2006-11	173
18.2.1	Summary.....	173
18.2.2	In-Migration.....	176
18.2.3	Out-Migration	179
18.2.4	Net In-Migration	182
19	Appendix D: Projected Population Trends	184
19.1	Overview.....	184
19.2	Overall Growth.....	185
19.2.1	Comparison with Greater Sydney	186
19.3	Age Profile.....	188
19.3.1	Numerical Increase.....	188
19.3.2	Change in Age Profile	190
19.3.3	Comparison with Greater Sydney	192
19.4	Household Composition Profile	194
19.4.1	Numerical Increase.....	194
19.4.2	Change in Profile	196
19.4.3	Comparison with Greater Sydney	198
20	APPENDIX E: Potential to Create Affordable Housing.....	199
20.1	Price Points.....	199
20.2	Geographical Price Comparison.....	203
20.2.1	Rental	203
20.2.2	Purchase	210
20.3	Examples of Various Priced Units in Liverpool Suburb	213
20.3.1	Single Bedroom Units	213
20.3.2	Two Bedroom Units	215
20.3.3	Three Bedroom Units.....	218
20.4	Examples of Units Affordable to Upper End of Low Income Band (~\$300,000) in Liverpool / Fairfield	221
20.4.1	Single Bedroom Units	221
	Two Bedroom Units	223
20.4.2	Three Bedroom Units.....	223
20.5	Housing Stress in Liverpool LGA	224
20.5.1	Mortgage Stress.....	224
20.5.2	Rental Stress.....	232
20.6	Rental Snapshot, Possible ‘Proxy’ Areas	239

Index of Figures

Figure 6.1: Predicted Population by Proxy Area Used in Calculation.....	31
Figure 6.2: Predicted Household Composition Profile by Proxy Area Used in Calculation.....	33
Figure 6.3: Predicted Tenure Type Composition	34
Figure 6.4: Predicted Number of Motor Vehicles per Dwelling	35
Figure 6.5: Predicted Number of Motor Vehicles Total.....	36
Figure 6.6: Predicted Resident Age Profile.....	38
Figure 6.7: Attendance Status at an Educational Institution.....	40
Figure 6.8: Type of Educational Institutional Institution Attended.....	41
Figure 6.9: Predicted Number of Residents having Need for Assistance with Core Activities.....	43
Figure 6.10: Predicted One-Year Resident Turnover	45
Figure 6.11: Predicted One-Year Resident Turnover	46
Figure 6.12: Moved from elsewhere in Australia / Overseas as a proportion of those who lived elsewhere one year prior	48
Figure 6.13: Moved from elsewhere in Australia / Overseas as a proportion of those who lived elsewhere five years prior	49
Figure 10.1: Labour Force Status (Number).....	75
Figure 10.2: Industry Profile	76
Figure 10.3: Occupation Profile.....	78
Figure 10.4: Commuter Summary for HP-HP SA2.....	79
Figure 10.5: HP-HP SA2 In-Commuter Summary.....	80
Figure 10.6: Persons Commuting into HP-HP SA2 by Sub-Region (SA3) of Usual Residence (Number of In-Commuters)	81
Figure 10.7: Persons Commuting into HP-HP SA2 by Sub-Region (SA3) of Usual Residence (Proportion of In-Commuters).....	82
Figure 10.8: HP-HP SA2 In-Commuter Summary.....	83
Figure 10.9: Persons Commuting out of HP-HP SA2 by Sub-Region (SA3) of Work (Number of Out-Commuters)	84
Figure 10.10: Persons Commuting out of HP-HP SA2 by Sub-Region (SA3) of Work (Proportion of Out-Commuters)	85
Figure 10.11: HP-HP Commuter Summary by Area Commuted to / from	86
Figure 10.12: Net Number of Persons Commuting into HP-HP SA2 by Sub-Region (SA3) of Usual Residence / Work.....	87
Figure 11.1: Newly constructed houses in Flynn Avenue, currently acting as a major thoroughfare. There is no formed footpath and no footpath area on the other side of the road. There is no footpath on either side of the road in undeveloped areas to the east.	91
Figure 11.2: Narrow streets and no footpath along the drainage reserve. There is no pedestrian connectivity across the creek line.....	92
Figure 11.3: Congestion on narrow streets due to take-up of on street parking. The centre of the street is shared between pedestrians and motor vehicles, with no footpath on the opposite side of the street.	92
Figure 11.4: Nearest shops at West Hoxton.	93
Figure 11.5: The drainage reserve showing recent maintenance activities.	94

Figure 11.6: The drainage reserve showing recent maintenance activities. Erosion of the channel is evident, as are areas of bare earth and rubbish in the drain. Middleton Grange Primary School is in the distance. The narrow road should be noted including the absence of a footpath and pedestrian access to the school.	95
Figure 12.1: Dwelling Structure Profile.....	96
Figure 12.2: Number of Flats and Units by Suburb within 10km of Subject Site.....	98
Figure 14.1: A group of older Chinese people –.....	104
Figure 14.2: An early morning worker -	104
Figure 14.3: Provision of drinking water and garbage bins –	105
Figure 14.4: The garden walls –.....	105
Figure 14.5: Festivals and events can be used to activate precincts outside hours.	106
Figure 14.6: A playgroup uses a lawn area to have morning tea in the sun.....	106
Figure 14.7: Users include –	107
Figure 14.8: Grassed areas and seating encourages use by mothers and children.	107
Figure 14.9: An older couple with their grandchild –	108
Figure 14.10: This area is dominated by ‘privatised’ public space.	108
Figure 14.11: Table tennis tables –.....	109
Figure 14.12: Chess sets –	109
Figure 14.13: Provision of accessible public toilets.....	110
Figure 14.14: Accessibility –.....	110
Figure 14.15: The library –	111
Figure 14.16: Street markets –	111
Figure 14.17: An amphitheatre and stage –	112
Figure 14.18: Community gardens –.....	112
Figure 14.19: Children’s playgrounds-	113
Figure 14.20: A shared path - provides for cyclists, walkers and joggers.....	113
Figure 14.21: Fountains and water features add interest.....	114
Figure 14.22: Exercise stations –.....	114
Figure 17.1: Dwelling Structure Profile.....	133
Figure 17.2: Household Composition Profile	137
Figure 17.3: Average Household Size	142
Figure 17.4: Age Profile	144
Figure 17.5: Median Age of Population	153
Figure 17.6: Tenure and Landlord Profile	156
Figure 17.7: Household Income and Expenditure.....	162
Figure 17.8: Median Mortgage and Rental Payments as a proportion of Median Gross Household Income for area.....	164
Figure 17.9: ABS Socio-Economic Indicators for Areas – Percentile for NSW	169
Figure 18.1: Approximate Population Increase Breakdown of Hoxton Park – Horningsea Park Statistical Area Level 2	174
Figure 18.2: 2011 Resident Location 5 Years Prior.....	174
Figure 18.3: Migration into and out of Hoxton Park – Horningsea Park SA2, 2006-11 (Number of Persons).....	175

Figure 18.4: Migration into and out of Hoxton Park – Horningsea Park SA2, 2006-11 (Proportion of In/Out Migrants)	176
Figure 18.5: Migration into HP-HP SA2 by Sub-Region (SA3) (Number of Persons)	177
Figure 18.6: Migration into HP-HP SA2 by Sub-Region (SA3) (Proportion of In-Migrants)	178
Figure 18.7: Migration out of HP-HP SA2 by Sub-Region (SA3) (Number of Persons)	180
Figure 18.8: Migration out of HP-HP SA2 by Sub-Region (SA3) (Number of Persons)	181
Figure 18.9: Net Migration into HP-HP SA2 by Sub-Region (SA3).....	183
Figure 19.1: Historical and Projected Change in Population and Dwellings, 1991-2031, Liverpool LGA.....	185
Figure 19.2: Historical Population Growth – Proportion Growth from 1991.....	186
Figure 19.3: Projected Proportional Increase in Population from 2011	187
Figure 19.4: Projected Numerical and Proportional Increase in Population by Age, 2011-2031	189
Figure 19.5: Projected Change in Age Profile for Liverpool LGA, 2011-31.....	191
Figure 19.6: Percentage Point Change in Age Profile 2011 and Projected Age Profile 2031, Liverpool LGA compared with Greater Sydney.....	193
Figure 19.7: Projected Numerical and Proportional Increase in Households by Composition, 2011-31	195
Figure 19.8: Projected Change in Household Composition Profile for Liverpool LGA, 2011-31	197
Figure 19.9: Percentage Point Change 2011 and Projected 2031 Household Composition Profile, Liverpool LGA compared with Greater Sydney.....	198
Figure 20.1: Median Weekly Rental Price for Single Bedroom Units by Local Government Area, December Quarter 2015	206
Figure 20.2: Median Weekly Rental Price for Two Bedroom Units by Local Government Area, December Quarter 2015	209
Figure 20.3: Median Purchase Price for Strata Properties by Local Government Area, September Quarter 2015	212
Figure 20.4: Proportion of Home Purchasing Households in Mortgage Stress and Severe Mortgage Stress, Liverpool LGA compared with Greater Sydney	224
Figure 20.5: Household Income Profile of Households in Mortgage Stress, Liverpool LGA compared with Greater Sydney	225
Figure 20.6: Household Composition Profile of Households in Mortgage Stress, Liverpool LGA compared with Greater Sydney	226
Figure 20.7: Household Income Profile of Households in Severe Mortgage Stress, Liverpool LGA compared with Greater Sydney	227
Figure 20.8: Household Composition Profile of Households in Severe Mortgage Stress, Liverpool LGA compared with Greater Sydney	228
Figure 20.9: Households in Mortgage Stress in Liverpool LGA – Detailed Breakdown	230
Figure 20.10: Households in Severe Mortgage Stress in Liverpool LGA – Detailed Breakdown	231
Figure 20.11: Proportion of Home Purchasing Households in Rental Stress and Severe Rental Stress, Liverpool LGA compared with Greater Sydney	232
Figure 20.12: Household Income Profile of Households in Rental Stress, Liverpool LGA compared with Greater Sydney	233

Figure 20.13: Household Composition Profile of Households in Rental Stress, Liverpool LGA compared with Greater Sydney	234
Figure 20.14: Household Income Profile of Households in Severe Rental Stress, Liverpool LGA compared with Greater Sydney	235
Figure 20.15: Household Composition Profile of Households in Severe Rental Stress, Liverpool LGA compared with Greater Sydney	236
Figure 20.16: Households in Rental Stress in Liverpool LGA – Detailed Breakdown.....	238
Figure 20.17: Households in Severe Rental Stress in Liverpool LGA – Detailed Breakdown ...	238

Index of Tables

Table 1.1: Section 94 Contributions Related to the Amended Town Centre Plan	6
Table 1.2: Potential Uses of Additional Section 94 Contributions, Potential to Add Value and Other Responsibilities	9
Table 6.1: Average Number of Persons per Unit and Total Population.....	30
Table 7.1: Housing price points and purchase affordability for Liverpool LGA.....	53
Table 9.1: Scoping of Likely Social Impacts	71
Table 20.1: Household Income Bands, Affordable Rental and Purchase Prices	199
Table 20.2: Household Income Bands, Rental and Purchase Prices to avoid Severe Stress.....	200
Table 20.3: Predicted Sale Price of Units at Middleton Grange compared with Liverpool LGA and Greater Sydney, and Affordability	201
Table 20.4: Affordability of Rental Units in Liverpool LGA, New Bonds for Dec Quarter 2016	202
Table 20.5: First Quartile, Median and Third Quartile Rental Prices for One Bedroom Units by LGA, Greater Sydney, December Quarter 2015, sorted by Median Price (Cheapest to Most Expensive)	204
Table 20.6: First Quartile, Median and Third Quartile Rental Prices for Two Bedroom Units by LGA, Greater Sydney, December Quarter 2015, sorted by Median Price (Cheapest to Most Expensive)	207
Table 20.7: First Quartile, Median and Third Quartile Sale Prices for Strata Properties by LGA, Greater Sydney, September Quarter 2015, sorted by Median Price (Cheapest to Most Expensive)	210
Table 20.8: Rental Snapshot, www.domain.com.au	240

Index of Maps

Map 17.1: Proportion of Dwellings that are Separate Houses.....	134
Map 17.2: Proportion of Dwellings that are Medium Density	135
Map 17.3: Proportion of Dwellings that are Flats and Units.....	136
Map 17.4: Proportion of Households that are Couples without Children	138

Map 17.5: Proportion of Households that are Couples with Children	139
Map 17.6: Proportion of Households that are Single Parent Families	140
Map 17.7: Proportion of Households that are Lone Person Households	141
Map 17.8: Average Household Size	143
Map 17.9: Proportion of Population Aged 0-4 years	145
Map 17.10: Proportion of Population Aged 5-12 years	146
Map 17.11: Proportion of Population Aged 13-18 years.....	147
Map 17.12: Proportion of Population Aged 19-24 years.....	148
Map 17.13: Proportion of Population Aged 25-34 years.....	149
Map 17.14: Proportion of Population Aged 35-54 years.....	150
Map 17.15: Proportion of Population Aged 55-74 years.....	151
Map 17.16: Proportion of Population Aged 75 years or older.....	152
Map 17.17: Median Age of Residents	154
Map 17.18: Proportion of Dwellings Owned Outright	157
Map 17.19: Proportion of Dwellings Owned with a Mortgage	158
Map 17.20: Proportion of Dwellings Rented through a Real Estate Agent	159
Map 17.21: Proportion of Dwellings Rented through State Housing	160
Map 17.22: Proportion of Dwellings Rented through a Community Housing Provider	161
Map 17.23: Median Gross Weekly Household Income.....	163
Map 17.24: Median Monthly Mortgage Repayments.....	165
Map 17.25: Median Mortgage Repayments as a proportion of Median Gross Household Income	166
Map 17.26: Median Weekly Rental Payments.....	167
Map 17.27: Median Rental Payments as a proportion of Median Gross Household Income	168
Map 17.28: SEIFA Disadvantage	170
Map 17.29: SEIFA Economic Resources	171
Map 17.30: SEIFA Education and Occupation	172

Executive Summary

Overview of the Proposal

This report provides an assessment of the social impacts of the proposal to vary planning controls on a 7.9 hectare site at 60-80 Southern Cross Avenue and 45-65 Hall Circuit, Middleton Grange so as to rationalise boundaries of the Middleton Grange town centre and increase density. The town centre is generally sited within a low density residential area, with some adjoining areas of medium density and bushland.

Concept plans have been prepared for the site showing the outline of commercial and residential development. The residential component is for 862 apartments, with one bedroom apartments projected to sell for \$400,000, two bedroom apartments for \$500,000 and three bedroom apartments for \$650,000. The retail and commercial concept plan includes 9,750m² for major retailers, 11,510m² for smaller retailers, 2,490m² for commercial uses, 1,200m² for medical uses, 500m² for a community centre, 2,090m² for entertainment uses and 1,100m² for childcare along with 8,241m² of common areas.¹ Aged accommodation and related services are also planned.

The net impact of these changes will be:

- An increase in the retail and commercial area by 74%,² or an additional 27,292 m² of retail and commercial floor area; and
- An increase in the number of dwellings. Depending on assumptions, this would increase from 176³ to 862, or an additional 686 dwellings, with an estimated additional population of 1,600;⁴ or from around 460 apartments⁵ to 862, an increase of 402 apartments. In either case this will result in a likely total population of the suburb of Middleton Grange of 11,000 people upon completion.⁶

Summary of Likely Benefits of the Proposal

The proposal provides significant benefits in terms of increased housing diversity, local employment opportunities, increased sustainability in terms of ability to walk to a wide range of retail, services and commercial activities and reduced commuting, and the opportunity to provide improved amenity of the public domain, and to address the existing serious deficiency in baseline

¹ MacroPlanDimasi (2015) Middleton Grange Town Centre Economic Impact Assessment, page 8.

² [5.3 ha (B2 area) + 1.5 ha (R1 area with commercial)]/ 3.9 ha (original B2 area) = 1.74.

³ 3.9 ha at 28 dwellings/ha + 3.2 ha at 21 dwellings / ha = 176 dwellings (dwelling densities taken from Liverpool LEP minimum density map), and used for the purpose of Council's Section 94 calculations.

⁴ 2,200 people – (176 X 3.5 people per dwelling (Quickstats for Hoxton Park average household size)) = 1,584.

⁵ Estimate provided by the Applicant based on the zoned land of 43,000sqm currently @ FSR 1:1.5 & height of 18m, with terrace housing making up the remaining areas.

⁶ The estimate includes Council estimates in *Liverpool Contribution Plan 2009*. The figure for Hoxton Park suburb for 2011 was 3.5 people per dwelling, the same figure used in Council estimates.

services and facilities for the growing population of the suburb, now estimated at around 5-6,000 people.

Although not generally considered good planning practice to locate such density at some distance from a major service centre or CBD, the proposal to provide such a high level of services, the development's proximity to Leppington Railway Station, and the absence of higher density alternatives in the locality to meet the needs of an aging population and those seeking to downsize from a large freestanding home, as well as the lack of alternative dwelling choice in this part of the LGA, are mitigative factors in this regard.

The population of Liverpool LGA aged 65+ is projected to more than double by 2031, whilst those aged 80+ is projected to triple. Despite this, there were just 22 apartments (0.4% of stock) in Hoxton Park – Horningsea Park SA2; whilst within a 5km radius of the subject site there were 800 flats and units, representing just 3% of dwellings. There is thus limited choice for those seeking to downsize or purchase a lower cost dwelling in the locality.

Employment in the locality is projected to increase significantly as a result of the proposed development. A total of 883 jobs (or 714 full time equivalent jobs (FTE)) are expected to be provided, with a probable increase of 662 jobs (536 FTE) as a result of the changes to planning controls. A further benefit will be to provide lower skilled and entry level workers with local employment in retail, warehousing, clerical and other lower skilled employment who currently commute to employment centres within South Western Sydney, and to the Sydney and Parramatta CBDs. Existing jobs within the SA2 are servicing a relatively local workforce, and it is likely that this would continue to be the case, with additional benefits for environmental sustainability for existing and incoming residents of Middleton Grange and surrounds (see Section 10, and Appendix C).

The lack of virtually any baseline services in Middleton Grange, the very poor amenity of the public domain, and the lack of connectivity and safe walkability for families around the southern part of the suburb is of particular concern. As noted frequently in the resident survey, there are no children's playgrounds, community facilities, seating, shaded areas, BBQs or plantings in open spaces areas, no formal or informal meeting or focal points for community activities, no corner shop or café, and as many noted, 'just nowhere to walk to'. (See Sections 11 and 15 of the SIA).

As well as the above, the lack of connectivity to the public school from nearby streets such as Bonython Ave, the narrowness of streets and incomplete footpaths, and the lack of a planned feeder road (Middleton Drive) all contribute to a sense that this community has not received an equitable share of community resources, and that there has been a lack of co-ordination in this regard. This doubtless has contributed to the positive response from most community survey respondents regarding the proposal to develop higher order shops, services, parks, and potentially improved connectivity through the proposed development. The planning proposal provides an opportunity to address many of these matters.

A range of opportunities to contribute to amenity, service provision, sense of place, and liveability are outlined in summary below and at various points in the SIA. The proposal will also include measures to address existing traffic issues, including egress from the suburb, connectivity throughout the southern part of the suburb, as well as improved open space, sporting fields and

service opportunities (commercially and through Section 94 Contributions in lieu or as a contribution) (see Section 11, 14 and 15 of the SIA).

Summary of Potential Adverse Impacts of the Proposal

As well as likely positive aspects of the proposed changes, there are a number of potential negative impacts and missed opportunities in the proposal that need to be considered and addressed.

These relate to increased traffic generation within an already problematic service scenario,⁷ amenity impacts related to the introduction of a very different urban form to that within the existing residential areas, potential for poor urban integration between existing and proposed development, the lack of affordability of apartments based on proposed price points, the potential for the proposed town square to be less than optimal with regard to solar access and layout, and potential for parking impacts onto narrow and often parked out adjacent residential streets (see Section 11 of the SIA).

The overall perception of researchers was that most people who responded to the community survey felt positive about the development when the details were described to them, noting that a reasonable proportion already had quite good knowledge of the proposed changes. Around 45% of respondents to the community survey had only positive comments about the proposal, and the vast majority put forward positive views about several aspects of the proposal, including those noted in relation to potential positive impacts above.

Of those who also made negative comments, these were mostly about the potential to generate additional traffic given what is seen as highly congested egress from the suburb now, and the lack of a proper feeder road from the estate leading to a range of internal traffic and safety problems (47% of respondents, or almost all of those who had a negative comment). Around 12% of respondents (7 people) felt negatively about the proposed height or changed amenity related to apartments, with all of these living in streets adjoining or overlooking the Town Centre (see Section 8 of the SIA).

The proposed Town Square will provide an important community focal point for existing and incoming residents, and its design and amenity is a crucial aspect of the success of the proposed development. Although issues such as the detailed design of the Town Square, solar access and the like are considerations for later stages of planning, a number of design options and recommendations have been put forward for consideration for the detailed design phase. The addition of a smaller local/branch library with a range of community activities facing onto the Town Square could make an important contribution to the educational and cultural life of the community and enlivening this space, as noted in the community survey. The interface between existing low rise dwellings and service walls, as well as between existing development and proximate apartments, may also need to be addressed to achieve good urban integration, for example, through increased graduation of height, step back of stories or increased setbacks. It is likely that much of this could be achieved through more detailed and nuanced design, and again

⁷ We understand the applicant has commissioned an additional traffic study to assess wider traffic impacts of the proposal.

this should inform the next phase of detailed design (see for example Sections 11 and 14 of the SIA).

Finally, although the proposed apartments are cheaper than surrounding housing, and low cost compared with Greater Sydney averages, they are relatively expensive compared with apartments sold in Liverpool CBD in recent years. The proposed price points are around \$50-100,000 more expensive than third quartile (top 25% of) apartments, although new apartments including those being sold off the plan are reported to be selling for the proposed price points currently.⁸ The proposed apartments are also not likely to be affordable to most people in the LGA or sub-region who need affordable housing according to accepted benchmarks. It is positive that there will be an increase in such stock, however, the development could make a direct and indirect contribution to affordable housing in accordance with preliminary recommendations in this SIA, and make a significant contribution to community benefit in this regard (see Sections 12 and 13, and Appendix E).

Conclusions

There are likely to be a range of positive benefits associated with the proposal to amend controls and with the development as proposed, including the opportunity to address the current lack of baseline services in Middleton Grange. A number of potential adverse impacts have also been identified. Most of these are able to be mitigated through good urban design in detailed planning stages, the provision of relevant services and facilities, and other mitigations proposed in this report. Significant additional benefit to the local and wider community could be provided through partnering with Council to address backlog issues such as lack of connectivity, very poor amenity in the public domain, lack of basic services, provision of attractive meeting spaces throughout the development, improved urban and social integration between the existing and proposed developments, and a direct and indirect contribution to affordable housing.

An assessment of potential Section 94 funds available, and a range of preliminary recommendations are provide below, and at various points in the SIA. These need to be further considered by Manta Group, and also workshopped with Council to determine priorities, roles and responsibilities. The development of a comprehensive voluntary planning agreement or other mechanisms to provide an integrated response to local services provision, public domain upgrades, connectivity, and design elements is also recommended.

⁸ Information provided by Applicant, 27 May 2016.

1 Section 94 Contributions

1.1 Additional Section 94 Contributions

For the purpose of Section 94 calculations, the number of dwellings in the Town Centre is estimated to increase from 176 (assumed to be 50% small lot housing and 50% two bedroom multi dwelling housing) to 862 dwellings, including 45 one bedroom apartments, 525 two bedroom apartments and 292 three bedroom apartments.⁹

The *Liverpool Contributions Plan* was based on a smaller number of dwellings (estimated at 176 based on minimum dwelling density requirements), hence if the proposal is approved, the quantum of Section 94 contributions will increase. However, it is noted that the contribution was based on a fixed set of services and facilities, so that there would potentially be the capacity to provide for additional local facilities with additional contributions collected.

The additional 686 dwellings equates to an additional \$12,652,500 under Council's *Contributions Plan*. As discussed later, there are a number of potential facilities upon which these additional funds could be spent, with a number of these listed for consideration.

Given the significant backlog of baseline services, facilities and open space improvements, and the very poor amenity of the southern part of the existing suburb, it is recommended that priority be given to local (rather than District or Regional) expenditure of these additional funds, which could also be used in partnership with Council with regard to any funds held in trust for the existing local community.

Section 94 contributions required as part of development under existing controls and the proposed development are set out in the table below.

⁹ Calculation is based on concept drawings and on Council minimum dwelling requirements.

Table 1.1: Section 94 Contributions Related to the Amended Town Centre Plan

	Original development	Amended Development	Additional Funds	Notes and comments
Community Facilities				
City Library Ext.	\$25,700	\$117,500	\$91,800	This money could legitimately be used to fund community facilities such as a branch library or expanded Multi-Purpose Community Centre. Based on \$3,000 per m ² , the additional contribution would be equivalent to an additional 400 m ² facility (see following section)
Powerhouse	\$20,600	\$94,100	\$73,500	
District-Land	\$17,100	\$78,100	\$61,000	
District-Works	\$166,500	\$760,900	\$594,400	
Local-Land	\$8,600	\$39,400	\$30,800	
Local-Works	\$106,000	\$484,600	<u>\$378,600</u>	
Total:			\$1,230,100	
Recreation				
Whitlam Centre	\$37,800	\$172,500	\$134,700	This money could be legitimately used to purchase additional park land and for the provision of facilities to that park land. Based on recent sales in Middleton Grange, undeveloped residential land is selling for around \$2.0 million per hectare. There appears to be sufficient funds to purchase an additional 2.5 ha of open space in the Middleton Grange area. The money could also be used to deliver parkland by enhancing existing drainage reserves and the like to the extent that they have not been included in the calculation in the Contributions Plan, and/or developing a more comprehensive sporting complex at Middleton Grange than is currently planned or able to be funded under contributions held in trust by Council, .
District-Land	\$206,200	\$942,200	\$736,000	
District-Works	\$157,100	\$717,800	\$560,700	
Local -Land	\$1,225,800	\$5,601,700	\$4,375,900	
Local –Works	\$334,800	\$1,529,700	<u>\$1,194,900</u>	
Total:			\$7,002,200	

	Original development	Amended Development	Additional Funds	Notes and comments
Transport				
District-Land	\$130,200	\$592,100	\$461,900	This money could be legitimately used to provide additional traffic facilities such as improvements to the intersection of Qantas Boulevard and Cowpasture Road to improve capacity and development of a bus interchange area on Flynn Avenue.
District-Works	\$326,700	\$1,485,000	\$1,158,300	
Local-Land	\$232,600	\$1,057,300	\$824,700	
Local-Works	\$557,000	\$2,532,300	<u>\$1,975,300</u>	
Total:			\$4,420,200	
Drainage				
Drainage-Land				No change as assessment is on land area and density
Drainage-Works				
TOTAL			\$12,652,500	

Source: JSA calculation, Contribution Rates as at December 2015 quarter for Middleton Grange

1.2 Potential Uses of Additional Section 94 Contributions, Potential to Add Value and Other Responsibilities

The following provides a preliminary assessment of likely service needs and priorities for related to the proposed development. It is divided into four columns.

- The first sets out likely additional requirements under Council's Contributions Plan 2009 against relevant standards.
- The second column sets out a preliminary list of potential works and facilities that could be funded locally (within the southern section of Middleton Grange suburb that would also benefit the existing development and likely marketability of the area), and in more detail in the body of the report;
- The third sets out potential to value add through a VPA or similar negotiation. Although items would not generally be considered as coming under the ambit of Section 94, there may be some negotiation of offsets or trade-offs.
- Column 4 sets out a preliminary review of Council's responsibilities, noting that there are significant backlogs in the provision of baseline services and basic public amenity to this community at this stage.

As well as further consideration of relevant items and priorities, a fully costed proposal by Manta Group would be required to demonstrate the benefit of the proposed cash and in-kind contributions.

As noted, the development of a comprehensive voluntary planning agreement or other mechanisms to provide an integrated response to local (including in-kind) services provision, public domain upgrades, connectivity, and design elements is recommended.

The following table should be read in conjunction with the one that follows, which summarises the services and facilities assessment against indicative standards.

Table 1.2: Potential Uses of Additional Section 94 Contributions, Potential to Add Value and Other Responsibilities

Item	Required under <i>Contributions Plan 2009</i>	Potential Uses for Additional Section 94 Contributions	VPA (Potential to Add Value to the Community)	Council or Other Public Authority Responsibility
Community and Cultural Services (Ref also Table 14.2)	Additional 90 sq metres of floor space for MPCC	Embellishments to MPPC with adequate outdoor play space, dedicated youth space, space for older people, and potential opportunity for community garden, with design and inclusions for the whole centre based on consultation with key user groups		Funding of a Community Development Worker ASAP (and to operate from the MPCC after construction) for at least the duration of the development to act as a catalyst for community building, service brokerage and social integration
				Completion of MPCC using past and anticipated contribution as a matter of priority, potentially as modular or staged development to provide baseline services as soon as possible to address backlog.

Item	Required under <i>Contributions Plan 2009</i>	Potential Uses for Additional Section 94 Contributions	VPA (Potential to Add Value to the Community)	Council or Other Public Authority Responsibility
	Additional library space required at District level but proposed as local library as a key community and cultural facility (see next column)	Branch Library of 460 sq metres as part of Commercial development in TC with shopfront to Town Square (on proposed Lots 2 or 3) including a range of activities for children, youth and older people, and cultural educational and community programs and usage		Staffing for local library Brokerage of community and cultural activities
		Development of public art, for example mosaic seating, murals and other installations that celebrate culture and history, designed and implemented in conjunction with residents, businesses, etc		Expertise in community arts and cultural development to support the community engagement, design and development process
Children and Young People		Dedicated space in the expanded MPCC for youth activities, including outdoor space for recreational activities (e.g. half court, skate park, etc) based on community consultation on priorities	Commercial child care centre incorporating adequate preschool places as part of the TC commercial development with adequate outdoor, sunlit space (e.g. rooftop garden)	Partner with Manta Group on development of youth recreational facilities, support with ongoing management Part-time Youth Worker to facilitate youth programs

Item	Required under <i>Contributions Plan 2009</i>	Potential Uses for Additional Section 94 Contributions	VPA (Potential to Add Value to the Community)	Council or Other Public Authority Responsibility
		Provide youth friendly spaces and activity areas for young people throughout the TC development and surrounds (e.g. half-court BB; table tennis in Town Square; bike track, seating areas in open space areas) based on consultation with young people and service providers (see Sections 11 and 14 of SIA)		Advocate for a timely increase in primary school capacity Support for community consultation/design process Broker/provide Out of School Care at MG Public School Advocate for an increase in FDC places.
Older People		Provide age-friendly spaces and activities as part of the expanded MPCC, and throughout public spaces (see Sections 11 and 14 of SIA)	Commercial retirement village with ILUs and a high care facilities (if funding available) as part of the TC, including some affordable accommodation and services	Advocate for an increase in high care places and aged care packages in Liverpool LGA to meet additional projected demand to 2031
		Provide accessible walking paths linking existing and new areas to the TC and all facilities/open space areas to facilitate aging in place, with pathways accessible in accordance with AS1428 (see Sections 11 and 14	5-10% of dwellings to be adaptable dwellings per AS4288	Contribution to /partnering with Manta Group on accessible pathway to link/integrate existing and new areas to address backlogs

Item	Required under <i>Contributions Plan 2009</i>	Potential Uses for Additional Section 94 Contributions	VPA (Potential to Add Value to the Community)	Council or Other Public Authority Responsibility
		of SIA).		
Health and Welfare Services		Include sessional space for visiting and specialist health services in MPCC	Provision for adequate space and proactive partnering with the range of health services identified in Table 14.2 within the new commercial centre to meet the additional demand generated	Broker visiting services for MPCC through Community Development Worker
		Provide outreach space for services including SWS Community Legal Centre, Family Support and Welfare Services		Broker visiting services for MPCC through Community Development Worker
			Develop timely service agreements with relevant service providers such as medical centre, pharmacy, childcare and aged care providers prior to development	
Recreation and Open Space		Provide a high amenity Town Square regarding additional usable space, and incorporating design principles and	Provision of 2,090 sq metres for entertainment facilities, in consultation with the community, noting	

Item	Required under <i>Contributions Plan 2009</i>	Potential Uses for Additional Section 94 Contributions	VPA (Potential to Add Value to the Community)	Council or Other Public Authority Responsibility
		elements from Section 14 of the SIA	preferences expressed in the survey for outdoor café's, 'eat street', restaurants, a cinema and a licensed hotel.	
	Provision of additional 2.6 ha of parkland/recreational space to meet increased population generated, or trade off against sporting field development (valued at potentially \$2m) (see next column)	Use of (to be confirmed) around \$2m to contribute to upgrade of Middleton Grange Sporting Fields to at least a District Level Complex Could also dedicate some of the additional s94 funds to this purpose, depending on budget and costings on other priority works (see below)		Upgrade of Middleton Grange Sporting Fields to at least a District Level Complex Develop using funds collected to date, as well as additional s94 in-kind contributions from Manta Group
		Priority to undertake embellishment of existing open space (ref. Sections 11 and 14 of the SIA) including appropriate plantings, children's park, youth and aged friendly spaces, community food gardens, shaded seating, BBQ areas, and linked walking paths (potentially in partnership with Council)		Address backlog in relation to public domain improvements in partnership with Manta Group
		Provide a high quality adventure playground or similar large and		Partnering on contribution, design and community

Item	Required under <i>Contributions Plan 2009</i>	Potential Uses for Additional Section 94 Contributions	VPA (Potential to Add Value to the Community)	Council or Other Public Authority Responsibility
		creatively designed children's park developed in consultation with local families		consultation on playground
Transport		Investigate opportunities to reduce traffic congestion at intersection of Qantas Boulevard and Cowpasture Rd from district level S94 contributions (understood as being considered under a more detailed traffic study)		Partner with Council on road up-grades depending on assessed roles and responsibility, monies already held in trust, etc Advocate for bus link to Leppington Station, and improved bus services to Liverpool CBD and Carnes Hill from the TC
		Provide bus interchange area within the Town Centre to facilitate easy access to public transport, particularly for older people		Advocate for timely improvement in services
		Construction of local cycle ways and walkways to link existing residential areas to the proposed TC and all facilities and services, and to provide		Provide for construction of Middleton Drive and other access roads including footpaths as a priority, including through compulsory acquisition of

Item	Required under <i>Contributions Plan 2009</i>	Potential Uses for Additional Section 94 Contributions	VPA (Potential to Add Value to the Community)	Council or Other Public Authority Responsibility
		for good urban integration		land if necessary Construct district level cycle way
Amenity improvements			Detailed design of Town Square in later stages to provide for good solar access, vibrant, usable and welcoming public spaces, café, retail and library space that addresses and enlivens the street scape, etc	Support for design process and community engagement
			Ensure urban integration reflects good practice, e.g. with regard to graduated height between low density and higher density areas, appropriate interface between service walls adjoining residential areas, etc.	Support for design process and community engagement

Item	Required under <i>Contributions Plan 2009</i>	Potential Uses for Additional Section 94 Contributions	VPA (Potential to Add Value to the Community)	Council or Other Public Authority Responsibility
Affordable and Lower Cost Housing			Provide 10% of dwellings in each apartment bedroom type as minimum apartment sizes under the apartment design guide with minimum parking per Council's DCP	
			Provide an affordable housing contribution in perpetuity (in cash or in apartments) of 5% of saleable floor area to be managed by a local Registered Community Housing Provider (see also Recommendations).	
Emergency Services				Council advocate for and monitor provision of a range of emergency services per Table 14.2 of the SIA.

2 Recommendations

2.1 Transport and Accessibility

2.1.1 Address traffic congestion

Recommendation 1

Provide additional works to reduce traffic congestion in Flynn Avenue at peak periods.

Rationale

Existing traffic congestion was raised in the community survey, with respondents reporting lengthy queues to access this intersection. In addition the *Liverpool Contributions Plan 2009* states that local roads are likely to be operating at level of service F, and additional traffic generated by the development will exacerbate existing congestion. It is noted that the Applicant is currently conducting a detailed traffic study which will inform the resolution of this issue.

2.1.2 Public Transport

Recommendation 2

Provide a bus interchange area as part of the proposed development.

Rationale

Ease of access to public transport will facilitate use by residents and will also improve access to the Town Centre by people using the bus service, particularly older people

Recommendation 3

Council advocate for an extension of the 853 bus route to Leppington Railway Station.

Rationale

Currently the bus service does not access the recently opened Leppington Railway Station. The railway station is about ten minutes' drive from Middleton Grange Town Centre, compared to 15 minutes for Liverpool Railway Station, and the road to Leppington is likely to be less congested in peak periods by comparison with the road to Liverpool. Rail access to the city via East Hills from Leppington is similar in time to rail access from Liverpool.

2.1.3 Walkway and Cycleway Connectivity

Recommendation 4

Provide and integrate local walkways and cycle ways with residential areas of Middleton Grange, including opportunities along and across the creek line, provision of access to Middleton Grange Public School, connectivity to parkland and open space to the east and connectivity to the proposed parkland to the south of the Town Centre, and to all proposed services and facilities.

In addition, it is recommended that Council construct a district level cycleway to connect Middleton Grange to Carnes Hills facilities and Leppington Railway Station as a priority.

Rationale

Walkability to the Town Centre was raised as an important issue during the community survey, and is further supported by consultation with key stakeholders with regard to the needs of young people and older people.

Currently there are limited opportunities to walk and cycle in Middleton Grange due to narrow streets and discontinuous or no pathways, encouraging a high degree of car dependency. The pedestrian circulation diagram in the concept drawings gives no regard to connection with residential areas and appears to be based on visitors arriving by car and then walking within the Town Centre area.

Residents noted that they would also welcome the opportunities to cycle to district level services and to major public transport nodes.

2.2 Amenity

2.2.1 Town Centre Amenity

Recommendation 5

Ensure that future detailed design of Town Square provides for good solar access, vibrant, usable and welcoming public spaces, café, retail and library space that addresses and enlivens the street scape.

Rationale

The Town Centre is a critical element of the success of Middleton Grange suburb as a vibrant, inclusive and liveable community. Detailed design, in consultation with Council and the local community will contribute significant community benefit in this regard (see also Sections 11 and 14 below).

2.2.2 Urban Integration

Recommendation 6

Ensure that the next stage of detailed planning provides for excellent urban integration between existing development in the southern part of the suburb and proposed high density living and commercial areas, paying particular regard to physical amenity, graduated height adjacent to existing housing to the west, treatment of commercial walls that may be a negative interface to residential development, and other factors that can enhance urban integration.

Rationale

Detailed attention to physical integration and points of interface can detract from or significantly enhance social integration and inclusion. Proactive engagement of the community in detailed

design can significantly contribute to positive experiences during and after the development phase.

2.3 Services and facilities

2.3.1 Community and Cultural Services

Recommendation 7

Increase the size of the proposed MPCC from 400 m² to 490 m². Ensure the design of the centre allows for usage by children and playgroups, youth and older people, and has adequate outdoor space for use by diverse groups including playgroups and young people.

Rationale

On a pro rata basis, the additional population from the planning changes warrants an increase in the size of the centre.

Recommendation 8

Provide a branch library of 460 m² in Middleton Grange Town Centre as part of the proposed commercial development (with an interface to the Town Centre at proposed Lots 2 or 3).

Rationale

The likely final population of Middleton Grange would warrant a branch library. Stakeholder comments with regard to usage of libraries by apartment dwellers are noted, and a library would provide additional public space in Middleton Grange and opportunities for cultural activities.

Recommendation 9

Provide an area for young people adjacent to the MPCC containing appropriate elements such as a skate park or basketball court, with selected elements supported by community consultation.

Rationale

Middleton Grange is expected to have a large population of young people in years to come and currently there are no public recreational opportunities available.

Recommendation 10

Provide a commercial opportunity for a long day care centre and pre-school as part of the Middleton Grange Town Centre commercial development.

Rationale

Middleton Grange Town Centre is expected to contain around 200 children aged 0-4 warranting 25 childcare places and 20 pre-school places. In addition there is likely to be demand from the surrounding residential areas as population increases and from workers within the Town Centre.

Recommendation 11

Consider opportunities for a commercial retirement village with independent living units, and seeking, and seek a Commonwealth funding subsidy for an aged care facility, or the provision of community aged care packages.

Rationale

The Hoxton Park area has a limited number of retirement villages and there appears to be demand for such facilities for people who want to “age in place”.

Recommendation 12

Provide opportunities for entertainment facilities such as restaurants, cinemas and a licensed hotel, as currently proposed.

Rationale

There is a community demand for such services, and they will contribute to a more vibrant town centre, particularly with regard to “night life”.

2.3.2 Health and Welfare Services

Recommendation 13

Provide opportunities for a range of health and welfare services as part of the Middleton Grange Town Centre commercial development.

Rationale

There is likely to be considerable demand for such services within Middleton Grange, as set out in relevant sections of this SIA.

2.3.3 Recreation and Open Space

Recommendation 14

Provide an additional 2.6 ha of parkland and recreational space with appropriate embellishment in conjunction with the development, noting that this land does not need to be within the town centre, or negotiate an appropriate in-kind contribution (with a preliminary value estimate of around \$2 million per ha), for example, in relation to enhancements to Sporting Fields above those already planned by Council, and major enhancements to designated open space areas, drainage areas, etc.

Provide a linked open space /green belt that integrates all designated open space, sporting fields and drainage areas with a comprehensive design schema that provides for appropriate plantings, children’s park, youth and aged friendly spaces, community food gardens, shaded seating, BBQ areas, and linked walking paths.

Recommendation 15

Provide a high amenity Town Square and linked open space areas including designated open space park land regarding additional usable space, and incorporating design principles and elements from Section 14 of the SIA.

Rationale

As noted, on a pro rata basis, the additional population from the planning changes warrants an additional 2.6 ha of parkland and recreational space within Middleton Grange. There is also a pro-rata requirement for an additional 0.4 ha of regional sports facilities. The proposal cites a 0.2 ha park to the west of the Town Centre and a 0.2 ha public plaza, giving a total of 0.4 ha, hence there is a 2.6 ha shortfall. There is an opportunity to provide additional parkland on the community centre site if parking is provided in the underground parking area rather than at grade. Additional parkland could be provided by enhancement of the drainage areas to the east and west of the Town Centre and by purchase of undeveloped land elsewhere in Middleton Grange for development as parkland or sporting fields.

Recommendation 16

Identify opportunities for provision of public art that celebrate the history and diverse cultural identity of the community, and design and implement such public art with a high degree of community participation.

Rationale

This can provide a focus for community building and sense of place to Middleton Grange.

2.3.4 Voluntary Planning Agreement

Recommendation 17

Manta Group prepare and negotiate a detailed and quantified/costed proposal for a voluntary planning agreement to accompany their planning proposal to Liverpool Council, incorporating proposed services and facilities, open space and recreation areas/upgrades, additional community benefits and design elements that enhance sense of community/place.

Rationale

This will provide a sound basis for the negotiation of a VPA with Council.

2.4 Housing

2.4.1 Increase supply of affordable housing

Recommendation 18

Provide 10% of dwellings in each size (one, two and three bedroom apartments) as minimum sized apartments with minimum parking (1 space for one bedroom, 1.5 spaces for two bedroom and 2 spaces for three bedroom), noting that such apartments will be lower cost if not affordable.

Minimum sizes under the Apartment Design Guide are 50 m² for one bedroom, 70 m² for two bedrooms and 90 m² for three bedrooms.

Rationale

While the proposed development will provide some affordable housing at the proposed price points, this will only be affordable to a narrow range of households, generally smaller households at the upper end of the moderate income range. By comparison with prices in Liverpool LGA, the development will not be low cost, with price points above the market third quartile values.

For purchase, three bedroom apartments will not be affordable, two bedroom apartments will be affordable to the upper 10% of the moderate income band, and one bedroom apartments will be affordable to the upper 60% of the moderate income band. By contrast, third quartile priced apartments are affordable to all the moderate income band for one bedroom and affordable to 70% of the moderate income band for two bedroom apartments.

For rental, three bedroom apartments will not be affordable, two bedroom apartments will be affordable to the upper 20% of the moderate income band, and one bedroom apartments will be affordable to the upper 60% of the moderate income band. By contrast, third quartile rentals are affordable to the upper 80% of the moderate income band for two bedroom and all of the moderate income band for one bedroom.

Smaller sizes will lead to a reduction in amenity, and likely restrict the number of bathrooms to one and so is expected to increase the supply of market affordable housing to moderate income households, which comprise 45% of mortgage housing stress and 9% of mortgage rental stress in Liverpool LGA.

Recommendation 19

Provide 5% of dwellings in each size (one, two and three bedroom apartments) or equivalent in cash as an affordable housing contribution to Council, likely developed as a partnership between Council, Manta Group and a local Registered Community Housing Provider (CHP), and dedicated as affordable housing in perpetuity. This housing can be rented to eligible households such as low and very low income key workers at subsidised rents to provide affordable housing to these groups, and managed by a local CHP.

Rationale

Sixty one percent of rental stress in Liverpool LGA is in very low income households, and these households are excluded from the affordable rental market with no first quartile rental product affordable. Very low income renters are 30% of private renters and 7% of all households in Liverpool LGA.¹⁰

Assuming 62%¹¹ of dwellings are purchased by investors and enter the rental market, to maintain the “status quo” with respect to very low income households and reduce displacement, 30% of

¹⁰ 2011 Census and JSA calculation.

¹¹ Proportion of total apartments rented privately in Liverpool LGA at the 2011 census.

the additional rental dwellings, or 19% of dwellings should be affordable to very low income households.

The changes in planning controls will result in considerable additional value for the developer. The developer will effectively obtain an additional 686 apartments for the cost of construction alone, and there will be additional value generated through the increased commercial and retail area permissible. Construction cost for apartments is likely to be around \$4,000 per square metre,¹² with the sale price around \$4,800 per square metre.¹³ Splitting the extra profit 50:50, this is equivalent to one apartment in ten (10%) and so such a contribution would be sustainable.

The current contribution rate for affordable housing at City West is 0.8% of the residential floor area and 1.1% for non-residential areas with rates of 3% for Green Square.¹⁴ South Australia currently requires a 15% contribution to affordable housing.¹⁵

2.4.2 Increase Supply of Adaptable/Accessible Housing

Recommendation 20

Provide 5-10% of dwellings in each size (one, two and three bedroom apartments) as adaptable or accessible housing.

Council in partnership with Manta Group provide an accessible path of travel between higher density residential areas, the Town Centre and community facilities.

Rationale

Using data for Liverpool LGA, 4% of adult residents are expected to be aged 75 or over. 7% of residents are likely to have a need for assistance with core activities. Consequently adaptable/accessible housing will assist older people to age in place, and will cater for the high proportion of apartment dwellers in Liverpool LGA with a need for assistance with core activities.

¹² Rawlinsons Australian Construction Handbook, rate for high standard multi storey apartments plus 50% to allow for financing, GST, profit, development costs etc.

¹³ Assuming a three bedroom apartment is 100 m² plus two parking spaces at 18 m², giving a total area of 136 m² for a price point of \$650,000, or \$4,779 per m².

¹⁴ <http://www.cityofsydney.nsw.gov.au/development/planning-controls/affordable-housing-and-development-contributions/city-west-affordable-housing> accessed 13 May 2016.

¹⁵ <https://renewalsa.sa.gov.au/building-our-future/affordable-housing/> accessed 13 May 2016.

3 Description of Proposal

The proposal relates to the variation of planning controls for a 7.9 hectare site at 60-80 Southern Cross Avenue and 45-65 Hall Circuit, Middleton Grange (“the site”). The site is generally sited within a low density residential area, with some adjoining areas of medium density.

Adjoining areas to the north, west, south-west and south east typically contain (or will contain) one and two storey detached dwellings with target densities of 15 dwellings per ha to the north, and 23 dwellings per ha elsewhere.¹⁶

To the south is Genairco Park, a bushland park of about 0.8 ha. The park is faced (or will be faced) on either side by two storey row housing, with target densities of 30 dwellings per ha.¹⁷

To the east is Middleton Grange Public School, a drainage reserve and Stante Reserve, likely to be developed for passive recreation and sporting fields (see discussion regarding public domain elsewhere).

The concept plan prepared for the site shows development envelopes as six separate complexes, with two levels of underground parking; one level of ground floor retail with zero setbacks to roads and footpaths; and residential apartment towers above varying from three stories to ten stories above the podium level.¹⁸

The complexes are shown as being separated north and south by parkland and a pedestrian mall, and in three groups running west to east by roads. The western complexes (adjoining one and two storey separate housing) are proposed to be four stories high (including the ground floor retail). Heights in the central complexes range from 7-10 stories (including the ground floor retail) in the southern portion to 9-11 stories (including retail) in the northern portion. The eastern complexes (adjoining the school and parkland) are five stories high (including the ground floor retail).¹⁹

The concept plan includes 36,881 m² of retail and commercial floor space; 75,840 m² of residential floor space, contributing 45 one bedroom apartments, 525 two bedroom apartments and 292 three bedroom apartments; and 1,138 car spaces.²⁰ We estimate that these dwellings will contain a population of around 2,200 residents.²¹

The proposal includes a 2,000 m² public park in the east of the site incorporating a new community facility and a 1,583 m² publicly accessible through site link (pedestrian plaza) with both proposed to be dedicated to Council.²²

¹⁶ Liverpool LEP 2008, various maps.

¹⁷ Liverpool LEP 2008, various maps.

¹⁸ Middleton Grange Urban Design Report, page 9.

¹⁹ Middleton Grange Urban Design Report, page 9.

²⁰ APP (2015), Planning Proposal Amendments to Liverpool Local Environmental Plan 2008, page 23.

²¹ JSA estimate

²² APP (2015), Planning Proposal Amendments to Liverpool Local Environmental Plan 2008, pages 23 and 25.

The retail and commercial concept includes 9,750 m² for major retailers, 11,510 m² for smaller retailers, 2,490 m² for commercial, 1,200 m² for medical, 500 m² for a community centre, 2,090 m² for entertainment and 1,100 m² for childcare along with 8,241 m² of common areas.²³

A number of zoning changes are proposed that will:²⁴

- Increase the area zoned B2 from 3.9 ha to 5.2 ha, an increase of 1.3 ha;
- Decrease the area zoned R1 from 3.2 ha to 2.0 ha, a decrease of 1.2 ha;
- Maintain the area zoned RE1 at 0.2 ha;
- Maintain the area zoned SP2 (Drainage) at 0.7 ha;
- Increase the height in the R1 zoning from 8.5 metres (two stories) to 14.0 metres (four stories);
- Increase the height in 1.6 ha of the B2 zoning from 18.0 metres (five - six stories) to 35.0 metres (11 stories);
- Increase the height in 2.0 ha of the B2 zoning from 18.0 metres (five - six stories) to 28.0 metres (9 stories);
- Reduce the height in 0.6 ha of the B2 zoning from 18.0 metres (five - six stories) to 14.0 metres (4 stories);
- Increase the FSR in the R1 zoning from 0.75:1 to 2.5:1; and
- Increase the FSR in the B2 zoning from 1.5:1 to 2.5:1.

Other changes include the following additional uses in the R1 zoning within the Middleton Grange Town Centre:

- Business Premises;
- Hotel or motel accommodation;
- Health Services Facility; and
- Restaurant or café.

The net impact of these changes will be:

- An increase in the retail and commercial area by 74%,²⁵ or an additional 27,292 m² of retail and commercial floor area; and
- An increase in the number of dwellings from 176²⁶ to 862, or an additional 686 dwellings, with an estimated additional population of 1,600;²⁷ and a likely total population of the suburb 11,000.²⁸

²³ MacroPlanDimasi (2015) Middleton Grange Town Centre Economic Impact Assessment, page 8.

²⁴ Areas scaled from sketches set out in APP (2015), Planning Proposal Amendments to Liverpool Local Environmental Plan 2008.

²⁵ $[5.3 \text{ ha (B2 area)} + 1.5 \text{ ha (R1 area with commercial)}] / 3.9 \text{ ha (original B2 area)} = 1.74$.

²⁶ $3.9 \text{ ha at } 28 \text{ dwellings/ha} + 3.2 \text{ ha at } 21 \text{ dwellings / ha} = 176 \text{ dwellings (dwelling densities taken from Liverpool LEP minimum density map)}$.

²⁷ $2,200 \text{ people} - (176 \times 3.5 \text{ people per dwelling (Quickstats for Hoxton Park average household size)}) = 1,584$.

²⁸ The estimate includes Council estimates in *Liverpool Contribution Plan 2009*. The figure for Hoxton Park suburb for 2011 was 3.5 people per dwelling, the same figure used in Council estimates.

4 Strategic Context

4.1 Geography

Middleton Grange Town Centre is located within Middleton Grange, a new suburb to the west of the intersection of Cowpasture Road and the M7 in Liverpool LGA. It is currently on the western edge of the Sydney urban area, around 8 km (10 minutes' drive) from Leppington Railway Station, and 10 km (15 minutes' drive) from Liverpool Railway Station.

The suburb is currently serviced by bus route 853 running between Liverpool CBD and Carnes Hill Market Place. Bus services are approximately every 15 minutes in the morning and afternoon peak, to service commuters to and from Liverpool and other centres serviced by the Liverpool Railway Station, and otherwise hourly through the day. The population when fully developed is estimated at 9,000 under existing planning controls.²⁹

4.2 Planning Instruments

4.2.1 A Plan for Growing Sydney

The overarching strategic planning document is *A Plan for Growing Sydney*.³⁰ Middleton Grange is within the South West Subregion. Figure 31 of that document shows Liverpool and Campbelltown Macarthur as regional city centres, and identifies the south west growth centre as a growth area with Leppington as a strategic centre. No lower order hierarchy is identified, and Middleton Grange is not identified on the Figure.

The suburb of Middleton Grange lies outside the south west growth area and within an area identified as Metropolitan Urban Area. A Transit Investigation route is shown connecting Liverpool and Leppington, with the route about 1 km south of the Middleton Grange Town Centre.

4.2.2 Liverpool DCP 2008

Part 2.5 of *Liverpool DCP 2008* relates to Land Subdivision and Development in Middleton Grange. Part 2.5.4 relates to the neighbourhood centre. The introduction states:

The creation of a vibrant neighbourhood centre is essential for the sustainability of the community. The neighbourhood centre shall be a key social focal point and public transport node within the locality. It serves local retail demand without detracting from large nearby centres. The neighbourhood centre is intended to serve predominantly convenience needs of the Middleton Grange residents, as such the main retail centre is to be located to ensure ease of access for residents making their

²⁹ The Middleton Grange section 94 contributions plan estimates population at 9,000, based on an average 3.5 persons per household.

³⁰ NSW Planning and Environment (2014) *A Plan for Growing Sydney*.

home bound journey. The neighbourhood centre incorporates other community facilities such as a primary school, community centre and family and children centre. The incorporation of residential uses in conjunction with commercial/retail developments is desirable.³¹

5 Socio-Economic Context

5.1 Demography of Surrounding Areas

APPENDIX B of this SIA outlines the demographic characteristics of the area surrounding the proposed Town Centre at Middleton Grange. The data and analysis provided in this Appendix provide a context for the development of the Town Centre, and part of the rationale for service recommendations elsewhere in the SIA.

For the purposes of this analysis, we have taken the suburb of Middleton Grange, which had a resident population of around 500 in 2011; and the ABS Statistical Area Level 2 (SA2) of Hoxton Park – Horningsea Park, which includes the growth areas of Hoxton Park, Hoxton Park West and Horningsea Park (as well as Middleton Grange).

The population of these three suburbs increased by 26%, 93% and 38% respectively between 2001 and 2011, compared with a growth of 17% for Liverpool LGA and 11% for Greater Sydney over the same period. Overall the growth rate for the SA2 (roughly equal to these three suburbs combined) over the same period was 58%.

Site observations indicate that Middleton Grange would now be approximately half developed under existing controls, and likely to contain around 1,500 mainly low density dwellings at the present time, with a population of perhaps 5-6,000 people.

Also included in Appendix A are maps showing selected indicators for ABS Statistical Area Level 1 (SA1s) at a 5km radius around the proposed site in order to give a more detailed picture of the socioeconomic context. These maps are also useful in understanding the current (2016) profile of Middleton Grange as it has developed since the 2011 Census, and it is likely that its profile would more closely resemble that of the SA2 as a whole, given the similarities in the nature of development, house prices and the like.

APPENDIX C of this SIA provides an overview of recent migration patterns for incoming residents to Middleton Grange and nearby release areas to understand likely future development trends for as the suburb develops. It also provides a detailed analysis of the local labour force, and commuting patterns for the suburb and surrounding areas, in order to understand the likely employment and commuting profile of the suburb in the future. The data and analysis also assists in understanding the likely benefits of the proposed development, in particular the benefits of local employment generation.

APPENDIX D of this SIA provides an overview of projected population trends from the NSW Department of Planning and Environment. This provides a further context to understanding the context of the proposed development, for example, in relation to the projected aging of the population, and the benefits of housing diversity and aged services, and the need for urban design that meets the needs of those seeking to age in place.

.

6 Predicted Demography of Residents

6.1 Introduction

In order to make some **predictions as to the characteristics of future residents of the proposed Middleton Grange Town Centre** for the purpose of service and facilities planning, several ‘proxy’ areas were selected. The reason for selecting these areas was due to their presence on or near the urban fringe of Sydney, their distance from the CBD of Sydney being approximately equal to the distance of Middleton Grange from the CBD, and their relatively high number of persons living in apartments. It is noted that there are relatively few areas with these characteristics from which to choose.

The four suburbs selected based on these characteristics are Mount Druitt, Castle Hill, Hornsby and Liverpool. Characteristics of persons living in apartments in the LGA of Liverpool and in Greater Sydney have also been used to make predictions of the potential resident demography. Note that these predictions are not rigid, but provide an estimate only, or if you like an upper and lower bound estimate.

It is noted that the average of the four suburbs is generally similar to that of Liverpool LGA, which could reasonably be used as a proxy.

6.2 Average Number of Residents per Apartment and Total Population

Using the average number of persons usually resident in one, two and three bedroom units in the proxy areas, some predictions have been made as to the likely number of persons who will live in the new Town Centre, assuming that all of the units are occupied.

Due to a lower average number of persons per unit in the suburb of Castle Hill, this gives what could be considered as a ‘lower bound’, i.e. around 1,700 residents, while the suburb of Mount Druitt has quite high average household sizes for apartment-dwellers, and thus gives what could be considered an ‘upper-bound’, i.e. around 2,400-2,500 residents. However, it is more likely that the number of residents will lie somewhere in between these two values, for example the average for the four proxy areas gives a **predicted population of around 2,200 people**, while based on Greater Sydney the number of residents could be expected to be around 2,000.

Table 6.1: Average Number of Persons per Unit and Total Population

	Mount Druitt (Suburb)	Castle Hill (Suburb)	Hornsby (Suburb)	Liverpool (Suburb)	Average of Four Suburbs	Liverpool (C) (LGA)	Greater Sydney
Average Number of Persons per Unit							
1 bedroom	2.2	1.3	1.3	1.4	1.6	1.5	1.4
2 bedrooms	2.4	1.9	2.2	2.5	2.3	2.4	2.1
3 bedrooms	3.6	2.3	3.0	3.4	3.1	3.2	2.7
Total Population							
1 bedroom	97	57	60	65	70	67	65
2 bedrooms	1,281	996	1,171	1,323	1,193	1,277	1,123
3 bedrooms	1,063	676	870	1,003	903	937	778
Total	2,441	1,729	2,101	2,390	2,165	2,282	1,965

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

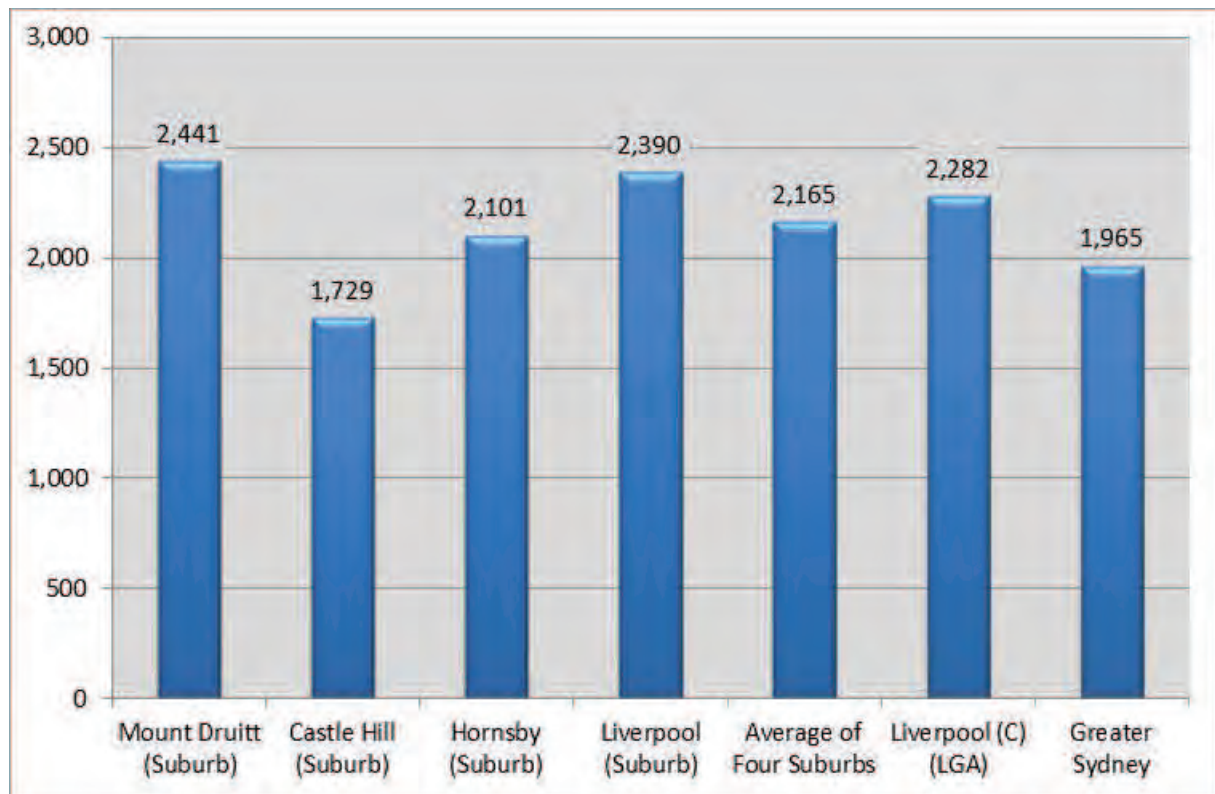


Figure 6.1: Predicted Population by Proxy Area Used in Calculation

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

6.3 Household Composition

In terms of the likely household composition profile, again this could be within quite a broad range depending upon which proxy area is favoured, or whether an average is taken. For example, using the suburb of Castle Hill as a proxy area gives a high number of couples without children (250-300 households) and lone person households (around 300), and a low number of couples with children (around 150).

On the other hand, if the suburb of Liverpool is used, quite a different profile emerges, with a higher number of couples with children (around 350) and a lower number of couples without children (around 150). (While it could be argued that the resident profile is more likely to be similar to the Liverpool suburb profile due to its proximity to Middleton Grange, it is impossible to say for sure.)

Again, the average for the four proxy areas tends to give an estimate somewhere in the middle, with around 200 couples without children, 250-300 couples with children, 100-150 single parent families, around 200 lone person households and maybe 50 group households.

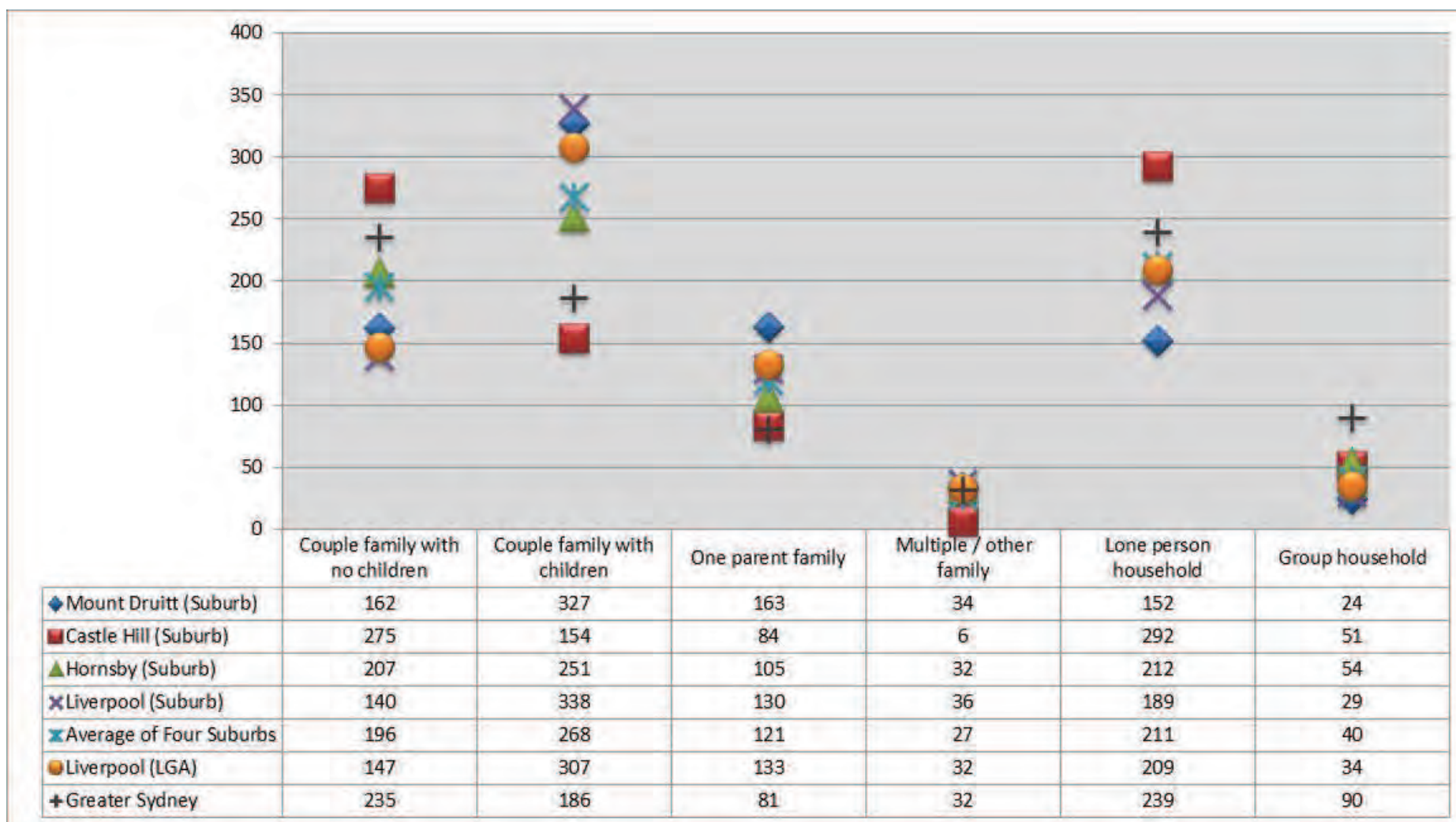


Figure 6.2: Predicted Household Composition Profile by Proxy Area Used in Calculation

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

6.4 Tenure Type

In terms of tenure type (rented versus purchased), again Mount Druitt and Castle Hill give the lower and upper bounds. Based on Mount Druitt, around 250 (30%) will purchase their unit of residence, while around 600 (70%) will rent. Conversely, based on Castle Hill, around 400 (40%) will purchase while 450 (50%) will rent, and 100 (10%) will live in 'other tenure type'.

Based on an average of the four proxy areas, around 350 (40%) will purchase their unit while around 500 (60%) will rent.

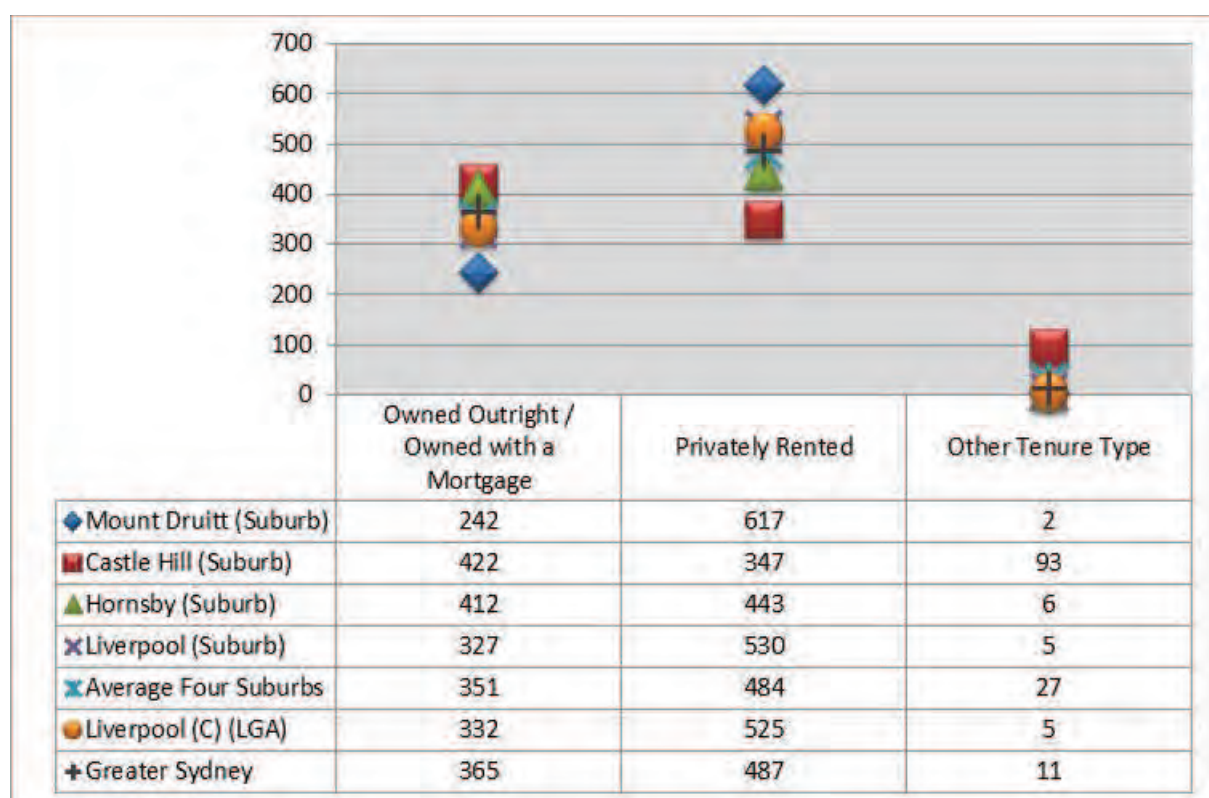


Figure 6.3: Predicted Tenure Type Composition

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

6.5 Number of Motor Vehicles per Dwelling

In terms of motor vehicle ownership, the suburb of Hornsby, due to its lower number of households with two or more motor vehicles, gives a 'lower bound' in terms of total number of motor vehicles owned by residents of the proposed city centre, around 950. Conversely, the suburb of Castle Hill gives an 'upper bound' of around 1,200 motor vehicles due to its relatively high number of households with 2-3 motor vehicles.

However, it is more likely that the total number of motor vehicles owned by residents will be between 1,000 and 1,100.

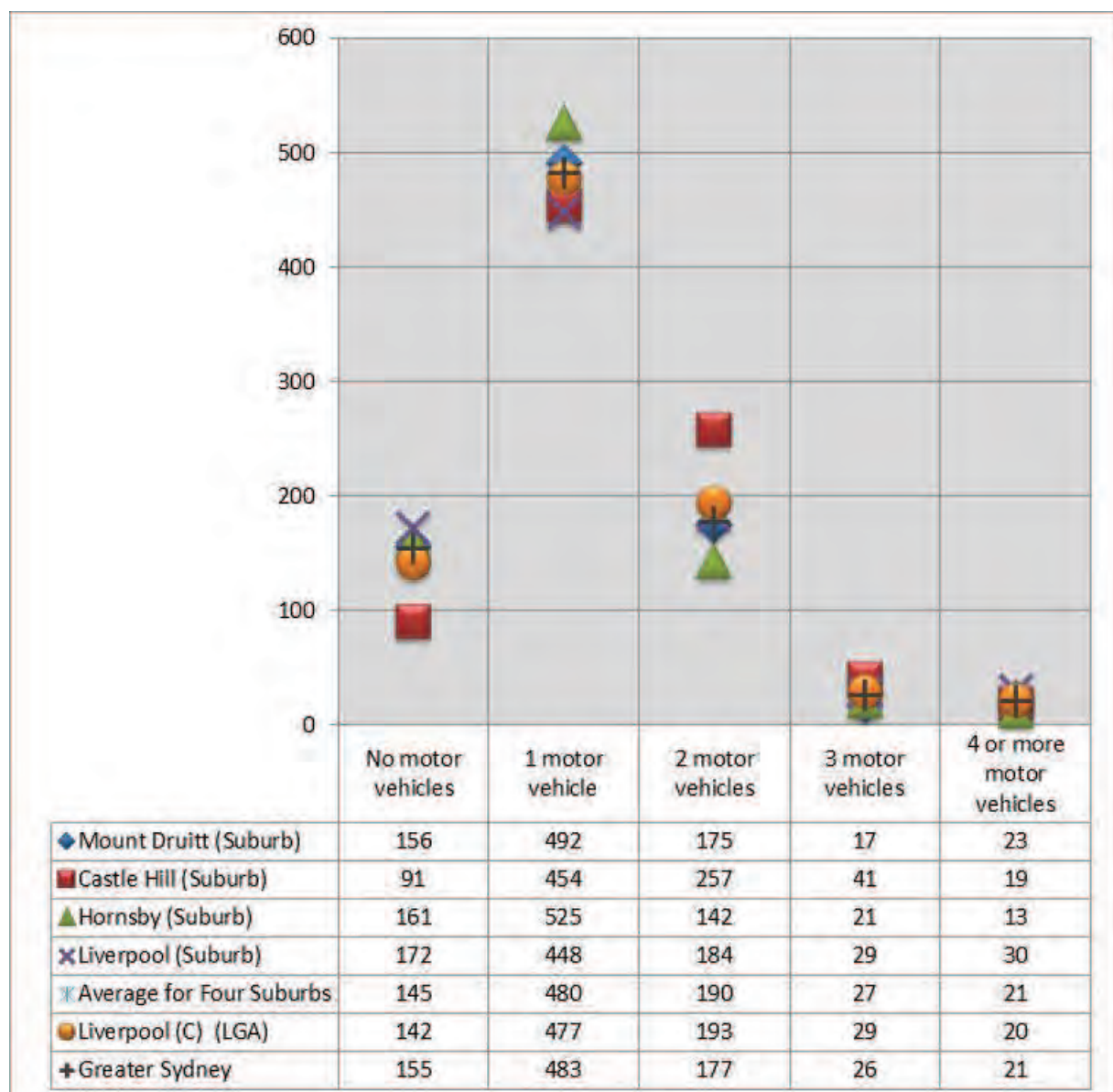


Figure 6.4: Predicted Number of Motor Vehicles per Dwelling

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

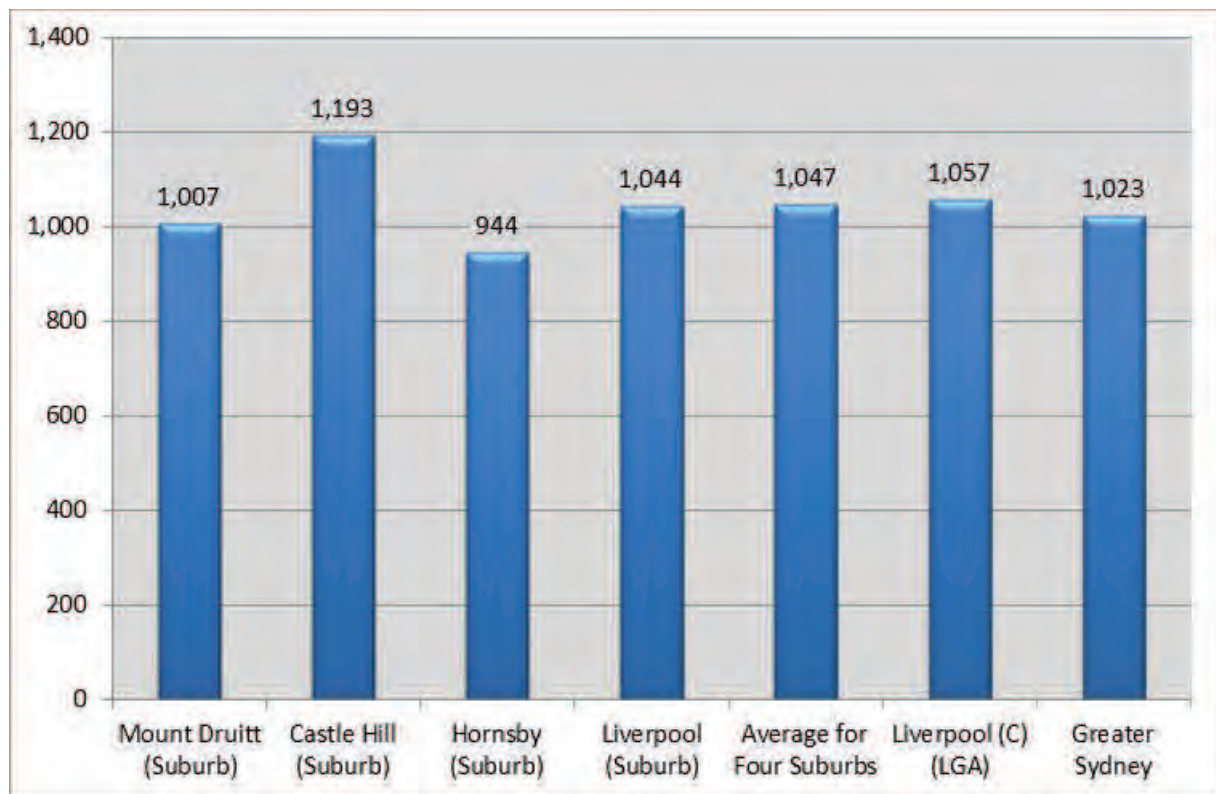


Figure 6.5: Predicted Number of Motor Vehicles Total

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

6.6 Resident Age Profile

In terms of predicted age profile of future residents of the proposed Middleton Grange Town Centre, again the suburbs of Mount Druitt and Castle Hill tend to give the likely upper and lower bounds.

However, based on the average of the four suburbs, the age profile is more likely to be in the order of:

- Around 200 children aged 0-4 years (around 10%);
- Around 200 children aged 5-12 years (around 10%);
- 100-150 teenagers aged 13-18 years (around 5%);
- Around 200 young adults aged 19-24 years (around 10%);
- Around 500 adults aged 25-34 years (around 20-25%);
- 500-600 adults aged 35-54 years (around 25%);
- 250-300 older adults aged 55-74 years (around 10-15%); and
- Around 100 elderly residents aged 75 years or older (around 5%).

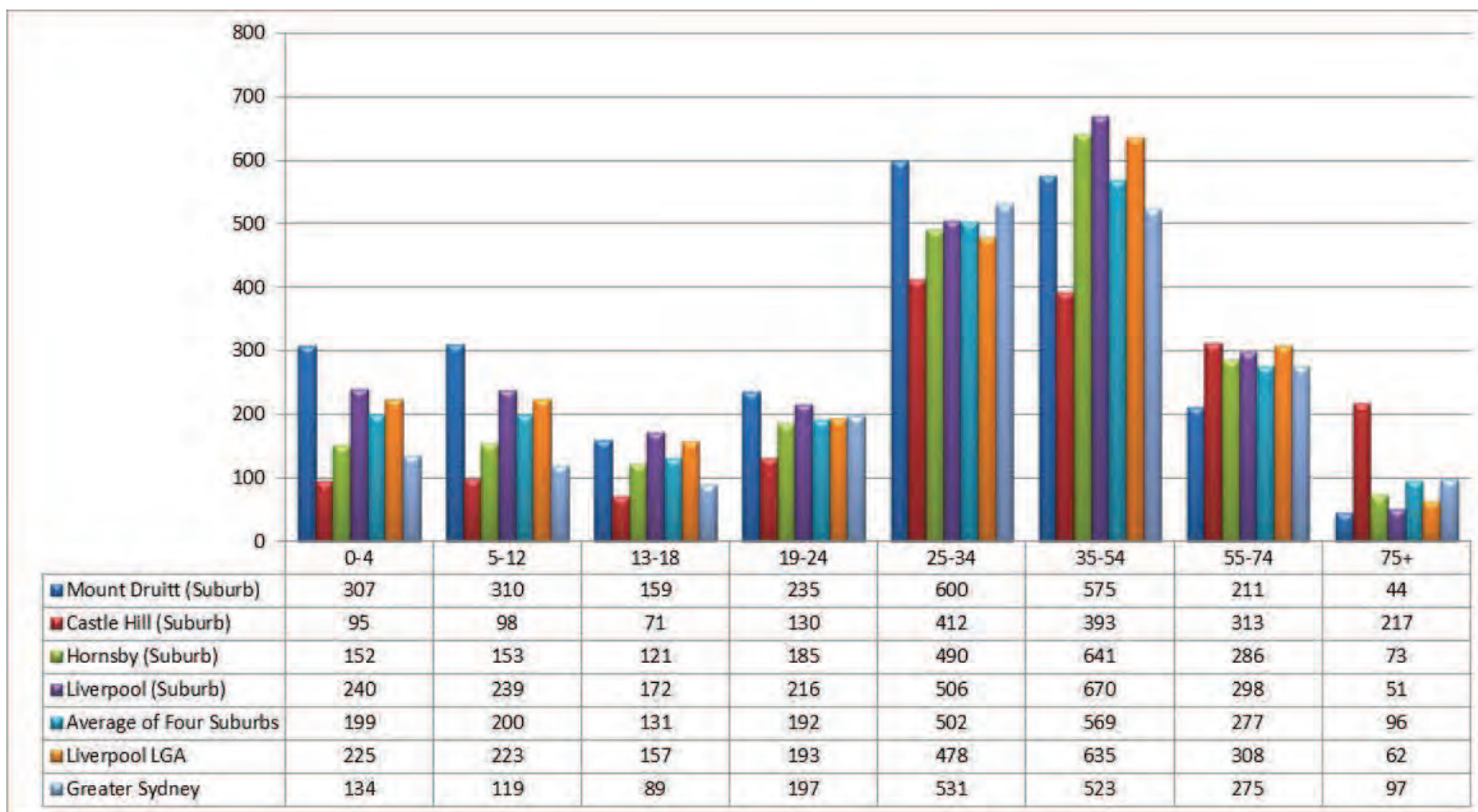


Figure 6.6: Predicted Resident Age Profile

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

6.7 Attendance at an Educational Institution

In terms of resident attendance at an educational institution, again Castle Hill gives a lower bound (350-400 residents or around 20%), while Mount Druitt gives an upper bound (around 800-900 or around one-third of residents). However, based on other estimates, it is more likely that the number will be around 600-700 or around 30%.

In terms of the type of educational institution that residents will attend, it will likely be in the order of:

- 30-40 attending pre-school;
- 120-180 attending primary school;
- 120-160 attending high school;
- 80-120 attending a technical or further educational institution, including TAFE;
- 100-120 attending university; and
- 30-40 attending an 'other' educational institution.

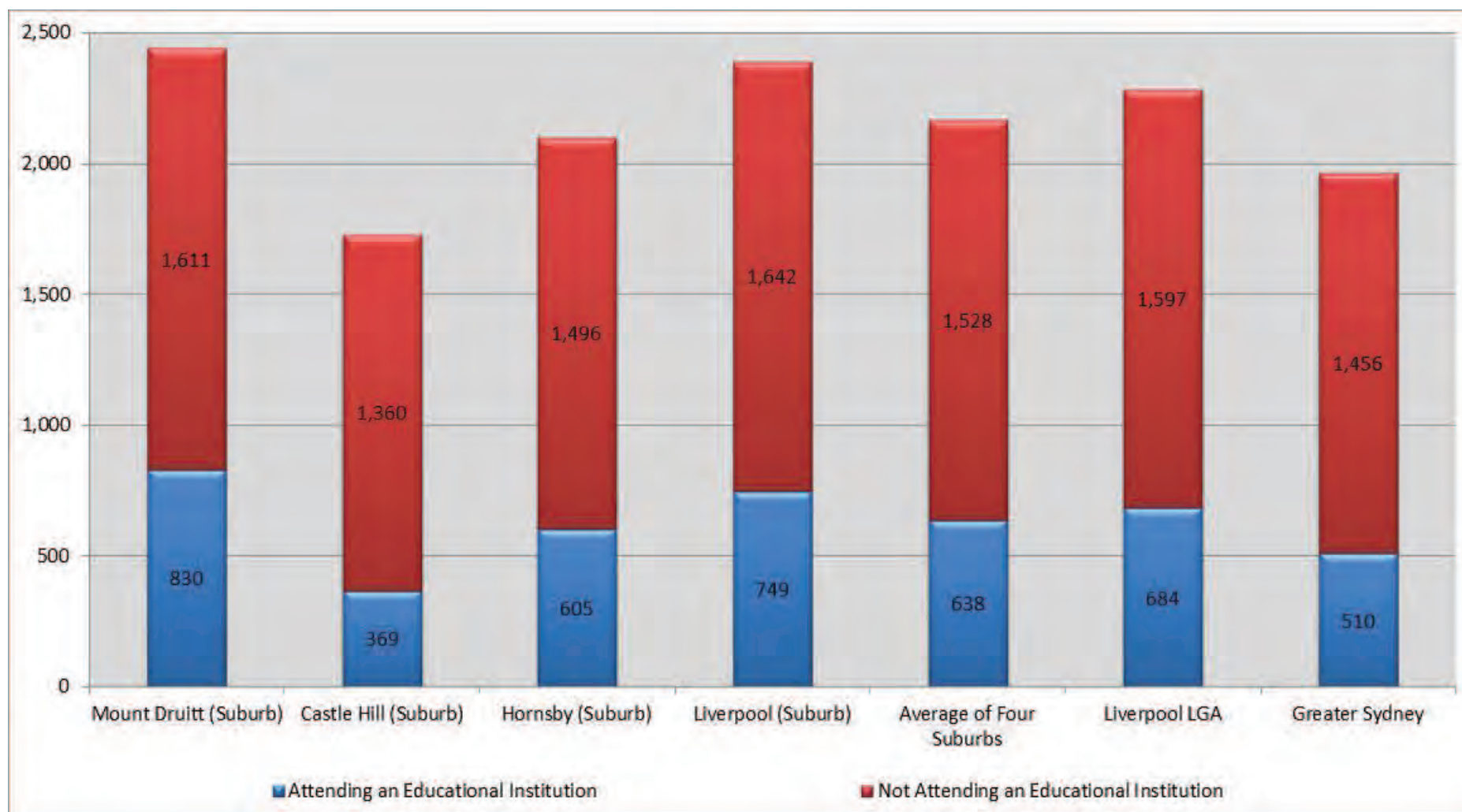


Figure 6.7: Attendance Status at an Educational Institution

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

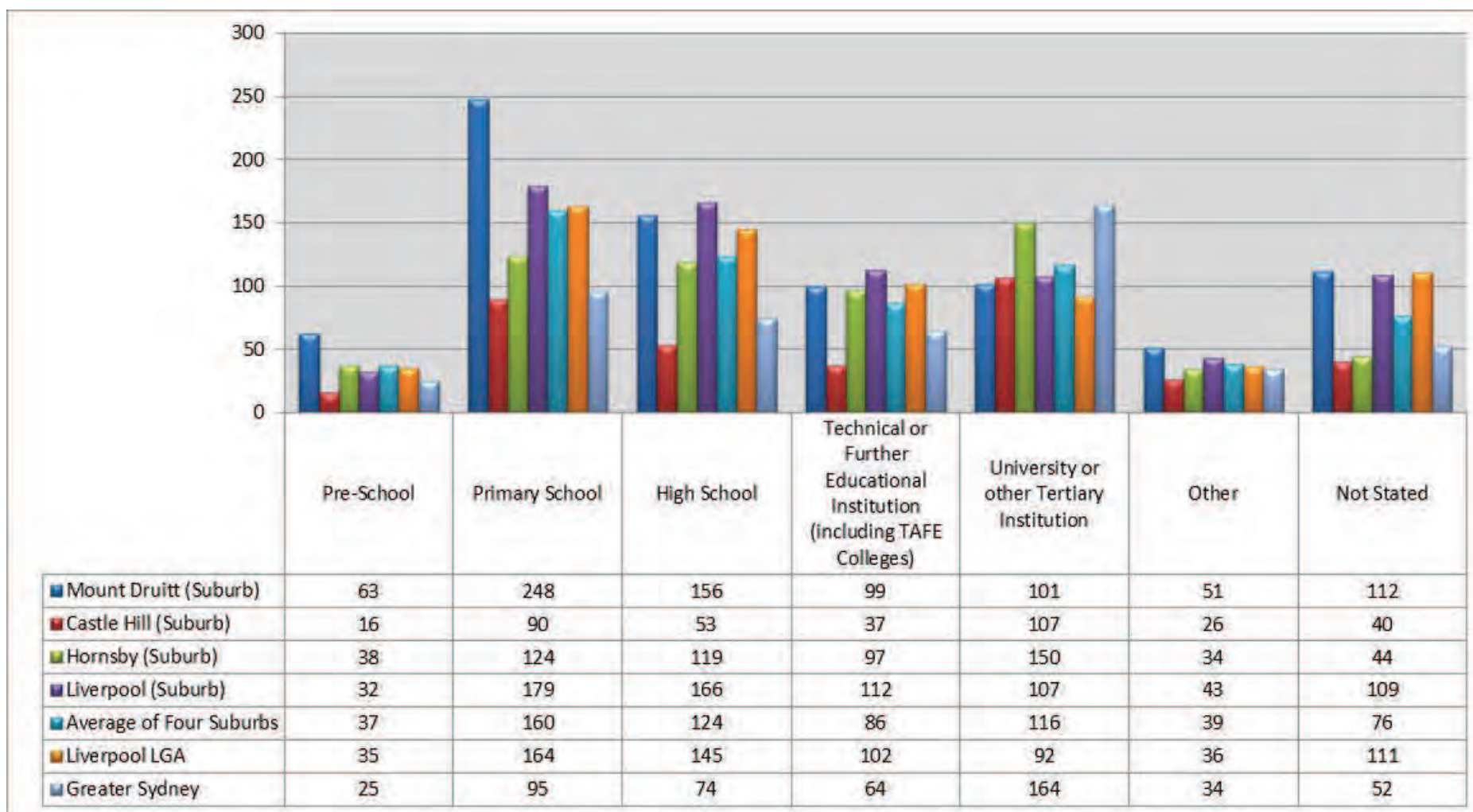


Figure 6.8: Type of Educational Institutional Institution Attended

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

6.8 Need for Assistance with Core Activities

In terms of a need for assistance with core activities, i.e. disability requiring a reasonable level of support, the proxy areas give quite a broad range in terms of the likely number of residents. While Castle Hill gives a lower bound of around 40 residents (around 2.5%), Liverpool Suburb and LGA give quite a high number at around 170 residents (around 7%). However, the average for the four proxy areas gives 90-100 residents with a need for assistance (4-5%), while Greater Sydney gives around 60 (around 3%).

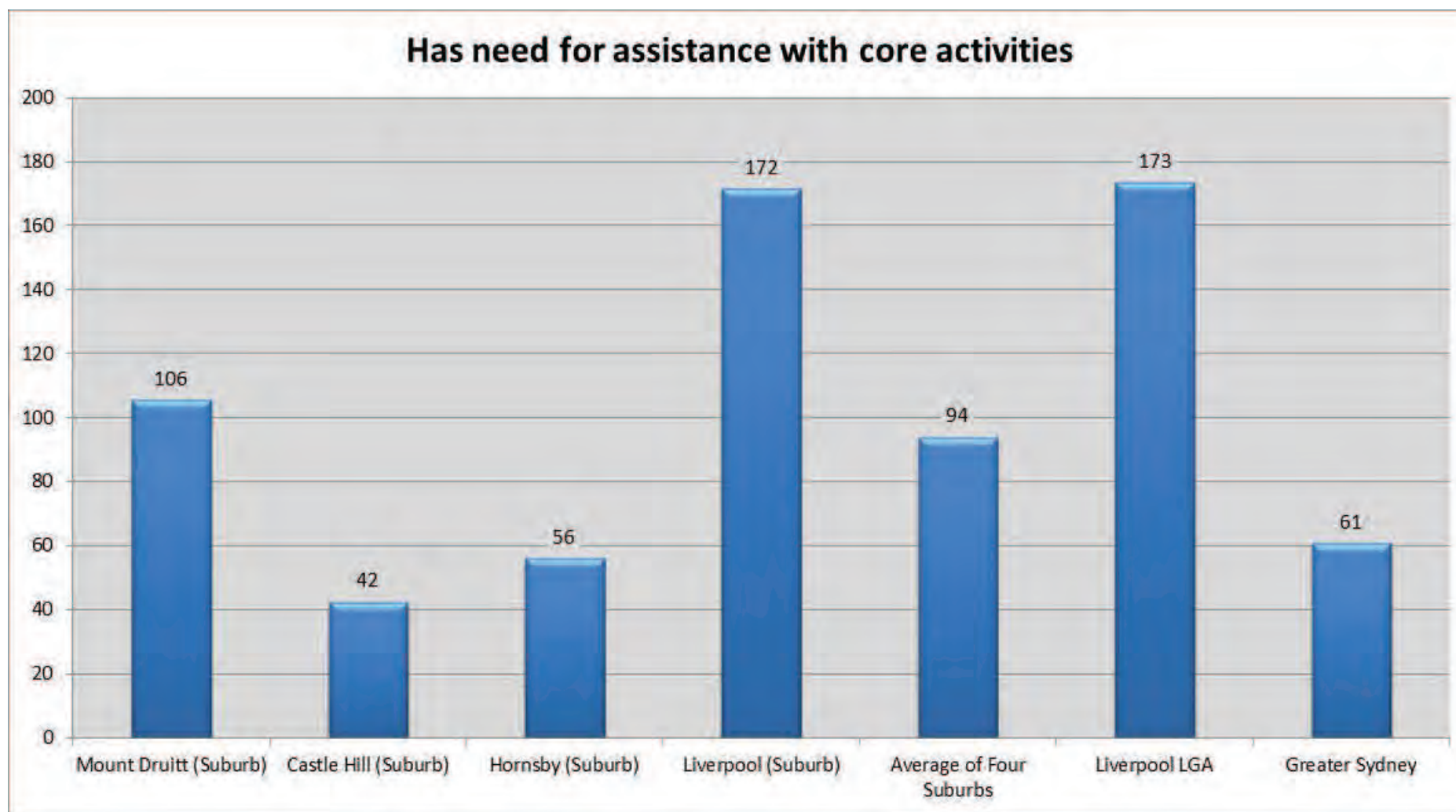


Figure 6.9: Predicted Number of Residents having Need for Assistance with Core Activities

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

6.9 Resident Turnover

In terms of resident turnover, our calculations suggest that between 70% and 90% of residents will live in the proposed Town Centre for at least one year, though it will most likely be around 80%. However, residents will be much less likely to live there for five years or longer, with between 30% and 45% (and more likely around 40%) of residents living there for at least half a decade.

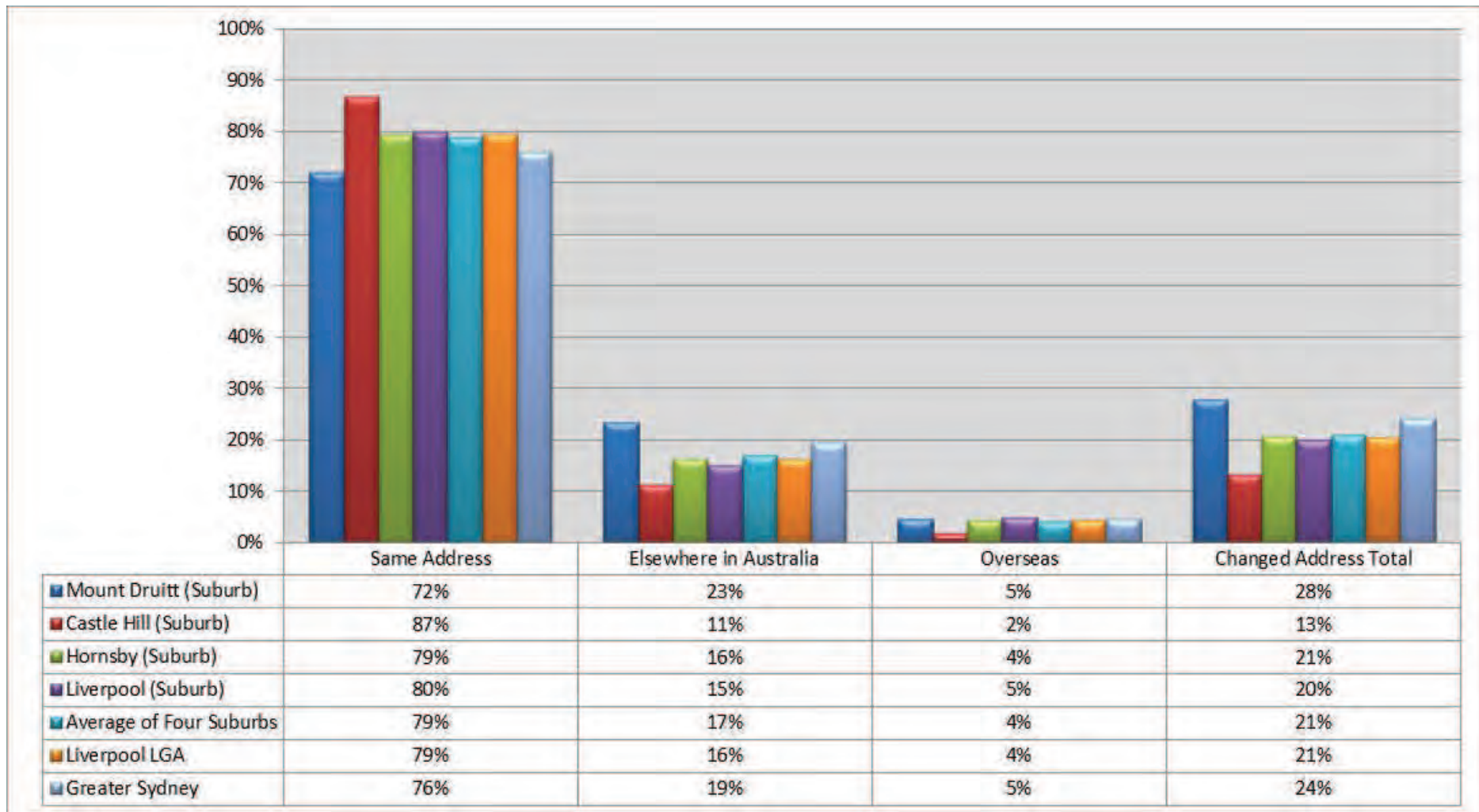


Figure 6.10: Predicted One-Year Resident Turnover

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

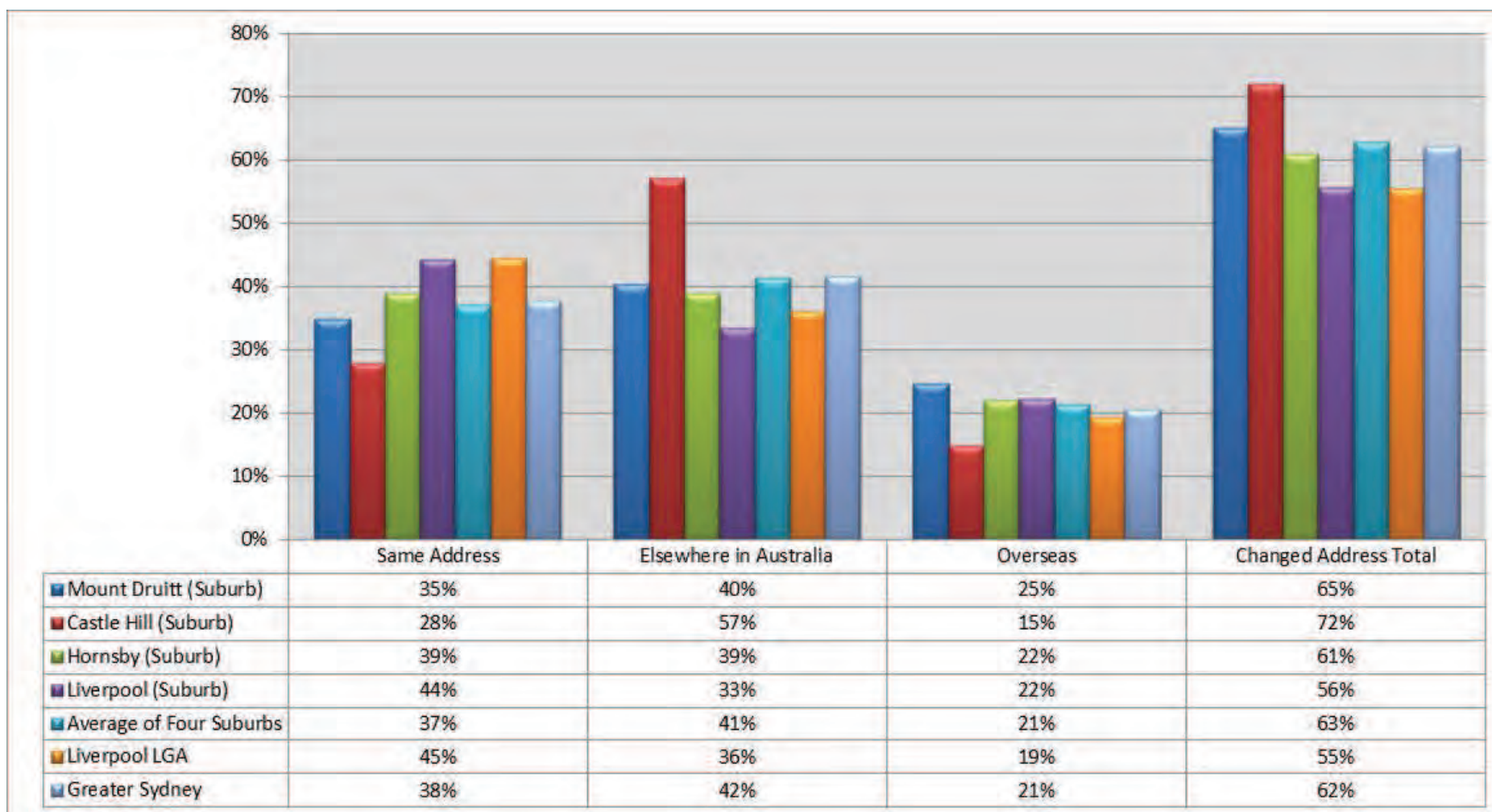


Figure 6.11: Predicted One-Year Resident Turnover

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

6.10 Moving from Overseas

Of residents who did not live in their usual address one year previously, it would be expected that around 15-25% would have lived moved from overseas. However, of those who had lived in another residence five years previously, it is more likely that 35-40% would have lived overseas five years previously.

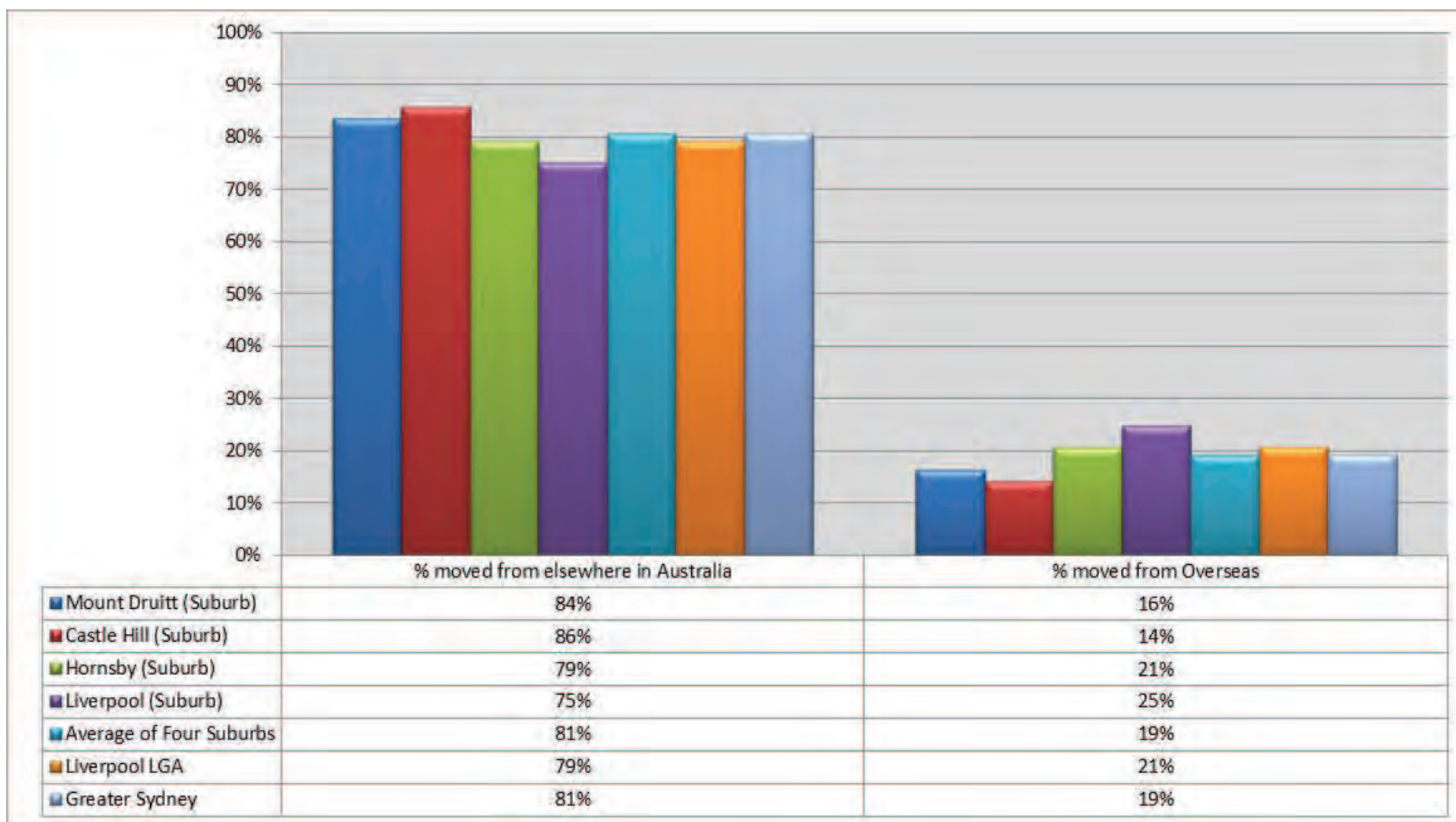


Figure 6.12: Moved from elsewhere in Australia / Overseas as a proportion of those who lived elsewhere one year prior

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

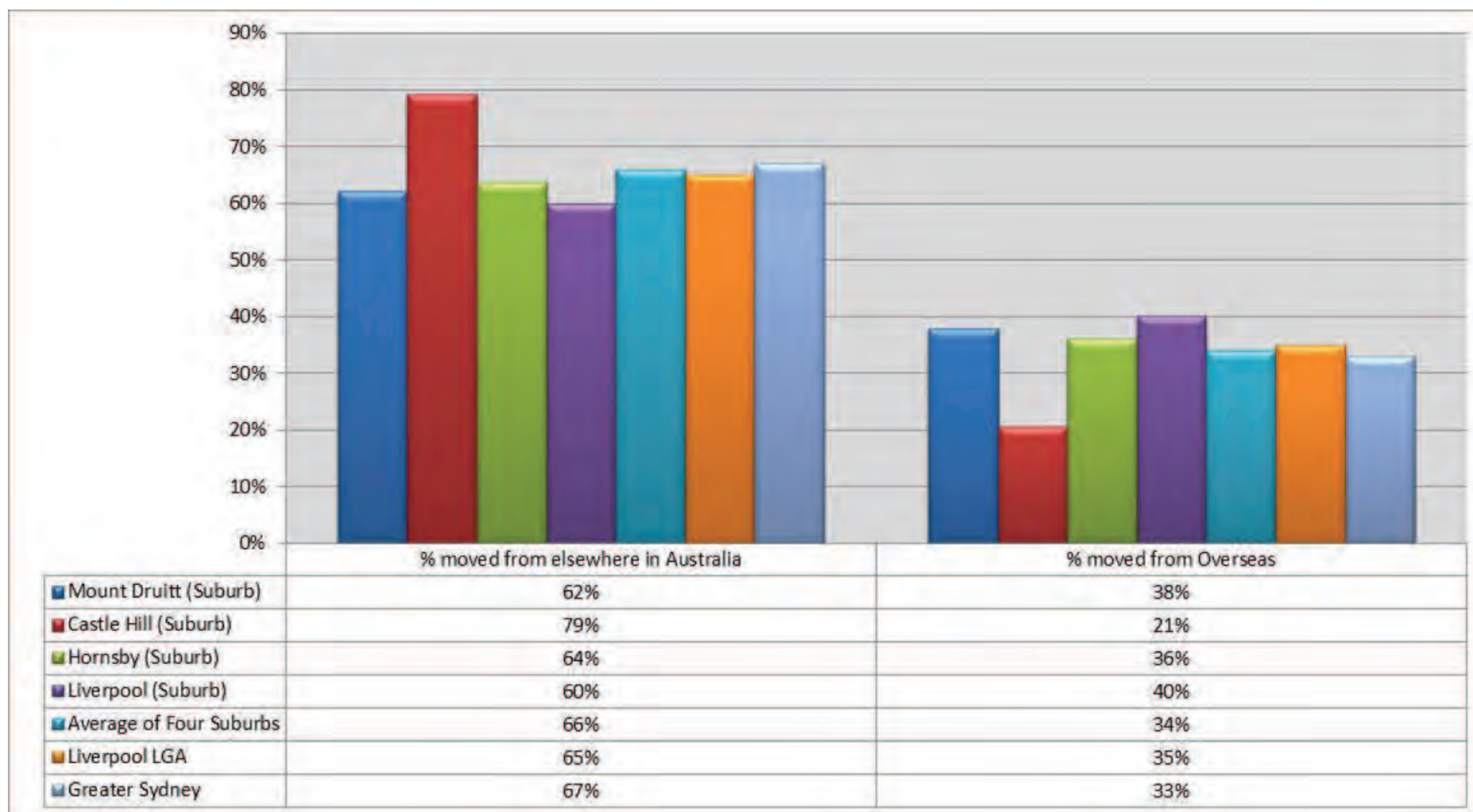


Figure 6.13: Moved from elsewhere in Australia / Overseas as a proportion of those who lived elsewhere five years prior

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

7 Social Impact Comment Initial Assessment Form

7.1 Introduction

Clause 7.3.2 of Liverpool Council's states:

Applicants should note that in the case of development applications requiring completion of a CSIA, the applicant is still required to complete a SIC Initial Assessment form as a first step.

The various questions in the Social Impact Comment Initial Assessment Form along with a response to the questions are set out below.

7.2 Population Change

Will the development result in significant change/s to the local area's population (either permanently and/or temporarily)?

Yes.

7.2.1 Impacts

The expected population of the area is expected to increase by about 1,600 as a result of the proposed changes (a total population of around 2,200 based on our estimates). The demography is also expected to vary from that more generally found in Middleton Grange due to the provision of high density development in the form of apartments.

7.2.2 Mitigations

The additional population will require a pro-rata increase in services, including those required to meet the needs of the projected demography.

While additional funds will be collected through section 94 contributions, it will be necessary to identify target sites and projects for the additional funds and confirm that other local services, such as schools, have sufficient capacity.

7.3 Housing

Will the proposal increase or reduce the quantity, quality, mix, accessibility and/or affordability of housing?

Yes.

7.3.1 Impacts

The proposal includes 45 one bedroom apartments (5%), 525 two bedroom apartments (61%) and 292 three bedroom apartments (34%), increasing the number of dwellings from 176 under the

existing controls, with these dwellings comprising a mixture of small lot housing and shop top housing, to a total of 862 apartments under proposed changes.

The quantity of housing will increase by 686 dwellings. The quality of the dwellings is not known, however based on the proposed price points, dwelling prices will be well above third quartile prices for similar dwellings in Liverpool LGA, so it is likely the dwellings will be of high quality and amenity.

At the 2011 census, 15% of apartments in Liverpool were one bedroom or bed sits, 69% were two bedroom and 17% were three bedroom. The proposed mix of dwellings will proportionally undersupply one bedroom apartments and proportionally increase the supply of three bedroom apartments based on LGA averages.

At the 2011 census, Middleton Grange had 64% of dwellings with four or more bedrooms, 30% with three bedrooms and 6% with two bedrooms. Ninety percent were separate houses, with the balance classified as semi-detached, terrace or row houses, town houses etc. This is likely to be typical of further development although the proportions will be affected by large lot housing that was not redeveloped at the time of the census. Hoxton Park, which was more developed at the time of the 2011 census, had 59% of dwellings with four or more bedrooms, 38% with three bedrooms and 2% with two bedrooms and 0.3% one bedroom. Ninety percent were separate houses, with the balance classified as semi-detached, terrace or row houses, town houses etc.³²

The mix of dwellings will be improved as a result of the proposal, with an increase in the number of smaller and more manageable dwellings (lacking yards and grounds to maintain) in Middleton Grange; and providing a quantum of one bedroom dwellings which would be unlikely to be provided otherwise.

Accessibility of dwellings is not known, however there is an opportunity to provide a proportion of accessible and/or adaptable dwellings; and to improve connectivity, accessibility and urban integration through good practice in urban design.

Based on the proposed price points,³³ none of the housing will provide affordable purchase to very low and low income households and only a small proportion of the proposed housing will be affordable to the upper part of the moderate income household band. One bedroom dwellings will be affordable to the upper 60% of the moderate income band and two bedroom dwellings will be affordable to the upper 10% of the moderate income band. Three bedroom dwellings will not be affordable.³⁴

The proposal is likely to result in an increase in rental housing as well. Thirty five percent of dwellings in Middleton Grange and 21% of dwellings in Hoxton Park were rented at the 2011 census. For Liverpool LGA, 62% of apartments were rented privately with 38% owner occupied at the 2011 census.³⁵ Based on estimated rents for the development, a one bedroom rental would be affordable to the upper 60% of moderate income households, a two bedroom rental would be

³² ABS Census 2011

³³ One bedroom \$400,000, two bedroom \$500,000 and three bedroom \$650,000, as advised by the developer.

³⁴ See table 20.3.

³⁵ ABS Census 2011

affordable to the upper 20% of moderate income households and a three bedroom rental would not be affordable.³⁶

7.3.2 Mitigations

Mitigations for the increase in housing quantity primarily relate to the impact on services and are discussed elsewhere.

Based on the proposed price point, a high quality of dwelling will be provided; however there is a tension between quality and affordability as discussed below.

The mix of dwellings will be driven by the market, and so could be said to respond to demand. The supply of three bedroom dwellings may be attractive to people downsizing from an existing separate house or to families who would otherwise be prevented from entering the market and so is likely to be a benefit to such families. While the smaller proportion of one bedroom apartments will decrease overall affordability of the development, such dwellings are more likely to be found in city centre areas and the like and so larger numbers may not be supported by the location of the development.

It is likely to be important to provide accessible and/or adaptable dwellings particularly if the market includes people in later life stages and downsizing. A reasonable proportion would be at least 5% of dwellings to be accessible and at least 5-10% to be adaptable based on projected population aged 65+ and 75+ years at 2031.

Provision of a proportion of smaller and/or lower amenity apartments (e.g. those without a view) and with minimum or no parking will result in a lower price point and is likely to lead to an increase in affordable housing through the market. The table below shows prices and affordability for Liverpool LGA.

³⁶ See table 20.4.

Table 7.1: Housing price points and purchase affordability for Liverpool LGA

	Median price	Affordable to	Third quartile price	Affordable to
One bedroom apartment	\$293,000	Upper 49% of low income households All moderate income households	\$339,000	Upper 14% of low income households All moderate income households
Two bedroom apartment	\$302,000	Upper 42% of low income households All moderate income households	\$398,000	Upper 78% of moderate income households
Three bedroom apartment	\$451,000	Upper 78% of moderate income households	\$527,000	Upper 6% of moderate income households

Source: JSA data and calculation

Lower priced apartments are likely to be attractive to investors and so would be expected to lead to an increase in affordable rental housing.

7.4 Accessibility

Will the development improve or reduce physical access to and from places, spaces and transport?

Yes

7.4.1 Impacts

Physical access will be improved through provision of a wider range of services within a residential area, so reducing car travel for residents in Middleton Grange out of the neighbourhood.

The development itself will be accessible, as it will comply with BCA provisions for accessibility, although a range of urban design measures discussed elsewhere would improve connectivity for all residents and accessibility for older or less able members of the community.

Liverpool City Centre, including the railway station, is accessible using bus route 853, with the service running around every 15 minutes in the morning and afternoon peak and hourly through the day. The journey is about 30 minutes. The service runs along Flynn Avenue which forms the southern boundary of the Town Centre. The bus service is wheel chair accessible.³⁷ There is no

³⁷ Bus Timetable, Carnes Hill to Liverpool.

direct public transport access to Leppington Railway Station or Town Centre, which would be highly preferred.

Road transport in the area is likely to be more problematic, with the Liverpool Contributions Plan 2009 stating:

...the future [Hoxton Park Stage 2 Release Areas] road network will be significantly congested and it has been necessary to accept a level of service of E for the design network performance. ...In some instances ... it has not been practical to achieve this and peak hour forced flow appears to be unavoidable.

Increased population as a result of the planning proposal is likely to place additional pressure on the road network.

Liverpool DCP 2009 shows cycle and pedestrian routes connecting the Town Centre with the surrounding area.³⁸

7.4.2 Mitigations

There is a tension between the construction of high density housing in an area reasonably remote from the regional city of Liverpool CBD and the strategic centre of Leppington; and the degree to which Middleton Grange Town Centre will become an important centre through this development.

The total retail and commercial area proposed is about 29,000 m² including 21,000 m² of retail. By comparison, this is about 20% larger than Carnes Hill Town Centre and similar to Bonnyrigg Plaza when retail area is considered. It is about 30% the area of Westfield Liverpool shopping centre, and about 20% of the expected retail area at the Leppington Major Centre.³⁹

On this comparison, Middleton Grange Town Centre is likely to be one of a number of Town Centres in Liverpool LGA servicing a local geographical area, compared to centres servicing an LGA wide or larger area. It is likely that residents will rely on Liverpool City (and Leppington Major Centre when complete) for many of their needs.

The provision of additional dwellings, and the subsequent increase in population is likely to add additional pressure to a road network already expected to be at capacity, particularly if the dwellings are taken up by commuters. This could be offset by better access to rail services through improved bus transport and linkages. Possible mitigations could include connection of bus route 853 to Leppington Railway Station and construction of the transit investigation route identified in *A Plan for Growing Sydney*.

It is also important to understand the likely demography of apartment dwellers, including the mix between commuters, downsizers and retirees, and those working locally.

Proposed pedestrian and cycle routes would need to be integrated into the revised Town Centre layout, including to provide for integration with existing residential development, as discussed later.

³⁸ Liverpool DCP 2009, Figure 6.

³⁹ MacroPlanDimasi (2015) *Middleton Grange Town Centre Economic Impact Assessment*, table 4.1 and JSA calculation.

7.5 Community and Recreation Services / Facilities

Will the development increase, decrease or change the demand or need for community, cultural and recreation services and facilities?

Yes.

7.5.1 Impacts

The proposal is estimated to increase the population of Middleton Grange by 1,600 people, an 18% increase in population compared to that expected under the existing planning controls for Middleton Grange suburb. This will lead to a pro rata increase in demand on a range of services and facilities, and so require an increase in the quantum of such services and facilities proposed for Middleton Grange. This is discussed in detail later in this report.

7.5.2 Mitigations

Provision of community and recreation services and facilities in Middleton Grange is by Liverpool City Council, funded by section 94 contributions on development. As contributions are assessed on a per dwelling basis, available funding will increase proportionally with the increased number of dwellings.

Appropriate recipient sites, or opportunities for increased facilities on existing sites, will need to be identified for Council to disburse additional section 94 funds. This is considered as part of the comprehensive social impact assessment, discussed later.

7.6 Cultural and Community Significance

Will the development impact on any items or places of cultural or community significance?

This does not appear to be the case.

7.7 Community Identity and Sense of Belonging

Will the development strengthen or threaten opportunities for social cohesion and integration within and between communities?

Yes.

7.7.1 Impacts

The proposal has a mixture of:

- private open space, consisting of podium areas around residential towers;
- privatised public space, most likely consisting of mall areas, food courts and the like within the ground floor retail areas and outdoor eating areas on sidewalks;
- restricted public spaces such as the Multipurpose Community Centre; and

- public spaces, consisting of the roads and footpaths, town square/plaza, the site of the Multipurpose Community Centre and the drainage areas to the west and the east of the Town Centre.

Social cohesion is increased by the provision of public spaces, and where those public spaces provide opportunities for a range of groups and users. Conversely, reduced public space, or its replacement with privatised public space, and development of public space that limits users such as lack of seating opportunities or “outdoor rooms” will limit opportunities for social cohesion and integration.

Connectivity between external open space and surrounding areas appears to be variable. Linkages to pedestrian and cycle paths are not evident, and there is a risk that much of the interaction between residential areas and the Town Centre will be car based unless connectivity issues are properly addressed. There appears to be reasonable connectivity between open space drainage areas to the east and west and the Town Centre including the proposed plaza, but limited or no connectivity to the parkland south of the Town Centre. No bus interchange area is identified within the Town Centre concept.

7.7.2 Mitigation

Mitigations could include:

- opportunities to increase usable public space, such as provision of a branch library within the commercial area and provision of parking associated with the Multipurpose Community Centre in the underground parking area instead of on the site;
- increasing connectivity to walkways, cycle paths and bus services within the Town Centre, the public school and other proposed facilities, and linkages between open space areas;
- providing a high level of facilities and improved amenity to the public domain including to the plaza area, the drainage areas to the east and west and the area around the Multipurpose Community Centre, and with a range of facilities catering to different groups such as older people, families, young people and workers. These could include public toilets, picnic tables in the drainage areas, appropriate plantings and structures to provide attractive shaded areas, walking and cycling paths, children’s playgrounds, small informal seating areas including tables, skate parks, exercise areas and public art;
- integrating open space to the south of the Town Centre with the development; and
- enhancing natural features and improving usability including the creek line and dams with appropriate landscaping and facilities.

7.8 Health and Well-being

Will the development strengthen or threaten opportunities for healthy lifestyles, healthy pursuits, physical activity and other forms of leisure activity?

Yes

7.8.1 Impacts

It is likely that there will be a range of positive impacts from significantly improved access to services and facilities provided those proposed are implemented. This includes the ability to walk to local cafes, shops, medical centres in the enhanced town centre.

7.8.2 Mitigation

The most important mitigations are:

- ensure good pedestrian and cycling connectivity;
- provide adequate opportunities for recreation and leisure activity in the surrounding areas;
- develop service agreements early with relevant service providers such as medical centre, pharmacy, childcare and aged care providers; and
- provide an appropriate quantum and quality of public domain accessible to apartment dwellers.

7.9 Crime and Safety

Will the development increase or reduce public safety and opportunities for crime (perceived or actual crime)?

Yes

7.9.1 Impact

CPTED principles will need to be considered in the detailed design of the proposal. The CPTED principles are:

- Territorial re-enforcement. This is likely to occur with regard to the proposed plaza and in the shopping mall areas but is likely to be less evident with regard to the drainage areas to the west and east of the Town Centre.
- Surveillance. This is likely to happen in conjunction with an active street frontage and commercial uses, particularly to the plaza area, but is less likely to happen with regard to the drainage areas to the west and east of the Town Centre.
- Access control. Again this is likely to happen in conjunction with the plaza area, but is less likely to happen with regard to the drainage areas to the west and east of the Town Centre.
- Space/Activity management. This will depend to a large extent on the degree to which Council provides maintenance to public areas, particularly parklands and the drainage areas to the west and east of the Town Centre.

7.9.2 Mitigation

CPTED principles need to be applied to the design of public spaces including the plaza, streets and sidewalks, bus interchange area, parklands and drainage areas. Particular care needs to be given to the drainage areas to the east and west. Council needs to ensure that regular maintenance of the public domain occurs.

7.10 Local Economy and Employment Opportunities

Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary or permanent)?

Significantly increase opportunities permanently.

7.10.1 Impacts

The local employment generated by the total proposal has been estimated at 714 full time equivalent jobs.⁴⁰ Based on the increase in B2 zoned area with the planning proposal, the likely additional jobs from the planning proposal is estimated as 179 full time equivalent jobs.⁴¹ As these jobs arise from consumption, if the Town Centre was not developed, or the planning proposal did not go ahead, the jobs may be found in shopping and commercial centres in other areas within the LGA.

7.10.2 Mitigation

The planning proposal will result in an increase in employment within the suburb of Middleton Grange. It is unlikely that there will be sufficient demand to create further retail jobs within the Town Centre above these estimates as the sizing of the retail and commercial development appears to have been based on estimated demand.⁴²

Factors that make the Town Centre more attractive to consumers are likely to lead to more users and hence better retail and commercial performance. These relate to connectivity and public space, as well as the quality of the retail and commercial offer.

7.11 Needs of Specific Population Groups

Will the development increase or decrease inclusive opportunities (social, cultural, recreational, employment, governance) for groups in the community with special needs?

Yes

⁴⁰ MacroPlanDimasi (2015) *Middleton Grange Town Centre Economic Impact Assessment*, page 56.

⁴¹ $714 - 714 \times 3.9 \text{ ha} / 5.2 \text{ ha} = 178.5$

⁴² MacroPlanDimasi (2015) *Middleton Grange Town Centre Economic Impact Assessment*, section 5.

7.11.1 Impacts

The proposed development will contain a range of public spaces and public facilities. Depending on the detailed design of public space and public facilities, groups may be included or excluded. Important groups are likely to include older people, families, young people and workers.

7.11.2 Mitigation

Opportunities for social inclusion for diverse cultural and age groups can be enhanced through appropriate detailed design and the incorporation of appropriate elements in the design of public spaces and public facilities.

8 Community Consultation

8.1 Door knock survey of residents

8.1.1 Overview

A door knock survey of residents in nearby areas was carried out on the weekend of 8-9 May 2016. Houses were doorknocked in Swoffer Avenue, Reardon Avenue, Little John Street, Kelsey Street, Petre Close, Follet Avenue, Bonython Ave, parts of Flynn Avenue, and Onslow Gardens. Each house was doorknocked twice. In total, 135 houses were door knocked, with 59 interviews completed, 19 refusals and 57 dwellings not home at home after two further call backs.

The survey instrument and introductory comments is attached at Appendix A along with demographic data.

The area is currently being developed, with 22% of people having lived in their home for less than 12 months, 53% living in their home for 1-2 years, and 25% of people living there for 3 or more years, with the earliest residents reporting they have lived there for at least 5 years. Eighty two percent of people owned or were buying their home, with 18% of people renting.

The vast majority of people felt positive about life in their area. When asked what were the best things about living in the neighbourhood, 59% of people said it was quiet, 29% said it was close to the M7 and M5, 22% mentioned good neighbours and a new area, 15% said close to schools, 14% said central or close to everything and 12% said close to shops.

However, most people nominated things that they would change, and many felt quite strongly about the lack of services, shops, parks, community meeting spaces, poor public amenity, lack of connectivity by walking paths and cycleways, and the unsafe of inconvenient traffic and parking environment on narrow street within the southern part of the estate and at egress points. When asked what they would change, 22% of respondents said the area needed shops and local services, 20% said the area needed parks and attractive open space areas including linked walkways and cycle ways, 19% mentioned traffic problems, 17% said the streets and roads were too narrow and unsafe, 14% mentioned footpaths and connectivity, and 10% specifically mentioned recreation areas, playgrounds and sports grounds for children and young people.

Typical comments included the following.

Please don't forget what we told you today. There's nothing here now and we've been waiting for years. Please, we really need places to walk to with children, relax, go for a stroll. A good town square with things for people to do, shady places to sit. There's just nowhere to go to meet others and get to know people.

When they design these areas, they don't think about how people live, safety, walking, nice places to sit and walk. Why doesn't Council care about this area?

Nice parks and public spaces make everything look good. At the moment, nowhere to walk or to sit and relax. There's nowhere to meet people or get to know others.

Why are there no trees, seats or attractive areas along the creeks? Often lots of rubbish and long grass - why no-one cares? Have read about good gardens you could build - could plant fruit trees suited to climate, maybe olive trees, fig trees.

In terms of the proposed development, around 40% of people were aware of the proposal and had accessed written material or the applicant's website, for an expanded Town Centre, with the balance (61%) unaware.

When asked what they would like to see in the Town Centre, 47% said a wide range of smaller shops, 39% said a supermarket or grocery store, 31% said a children's playground or park, 29% said parks with recreation areas, 22% said walkways and walkability, 17% said restaurants, cafes, outdoor cafes or a pub, and 10% said banks and government services.

When asked about the positive impacts of the proposal, 37% said improved convenience and walkability to shops and services and potential to improve streets, connectivity and the public domain, 17% made no comment, 10% mentioned improvements in property values. Around one-third expressed enthusiasm for the proposal in general comments, generally expressing a view that the development could address existing community problems and a backlog of services, with typical comments including the following.

Tell them to hurry up - all we've heard is talk for years, but we still have no services.

The more shops the better. Can we have a Westfields or something like that?
At the moment we always have to get in our car and drive everywhere. It would be great to just be able to walk my kids to the shops.

Just want to know how long before get started, looking forward to it, especially timeframe, type of shop.

Can we have a café? An eat street where we can walk with our kids at night?
That would be amazing.

Apartments make sense near shops – where I come from it's all apartments (recent migrant). I'd buy one myself (for aging parents who live with the respondent).

Fifty one percent of people expressed some concerns about the proposed planning changes, while 44% of people had no concerns, with the balance unsure.

Forty two percent of people reported concerns related to increases in traffic problems; whilst 12% expressed concerns about apartments regarding height and impacts on neighbourhood amenity, with all of these living in street with a clear view to the proposed development or adjoining it. Other concerns related to parking, increased business of the area and other amenity impacts.

These results are reported in more detail below, with additional data provided in Appendix A.

PART A: Questions about your neighbourhood

Question 3. What are the three best things for you about living in this neighbourhood?

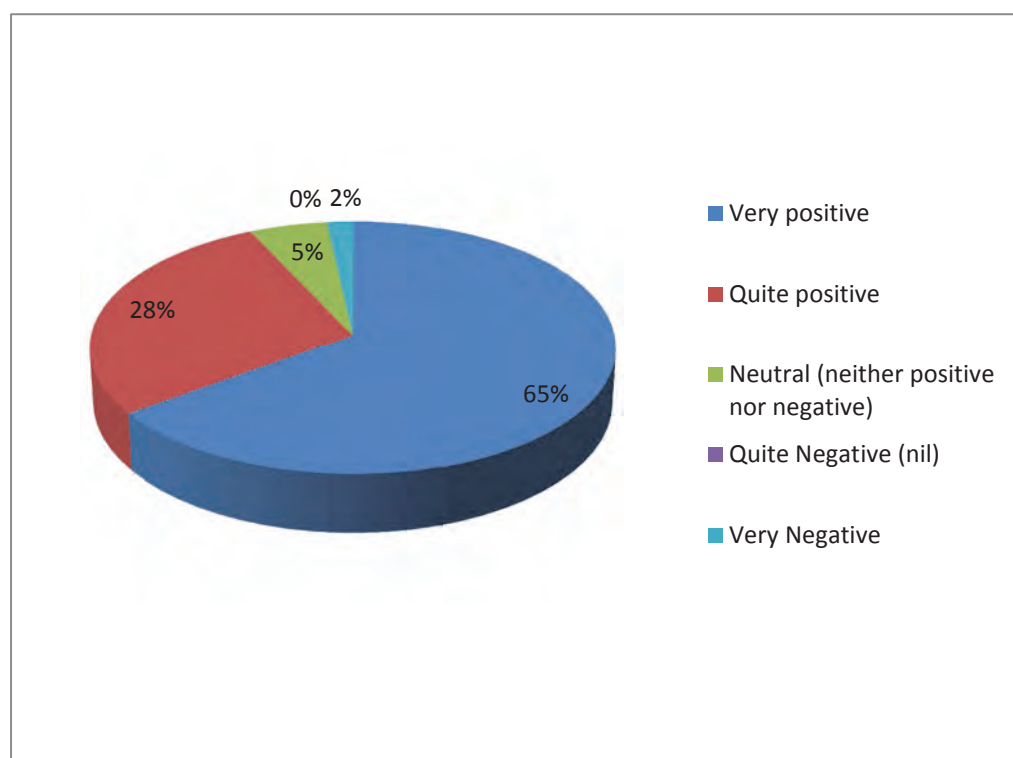
Comment	Number	Percent	Typical Comments
Quiet	35	59%	Quiet neighbourhood; quiet street; quieter than other areas
close to M7/M5	17	29%	Convenient (M7); Convenience M7/M5 new infrastructure; M5 and M7 close
good neighbours	13	22%	Good neighbours; Very nice neighbours
New Area	13	22%	New area; New and clean; brand new neighbourhood
close to schools	9	15%	School; Primary school is awesome; Close to school
central/Close to everything	8	14%	Central; Convenient and close; Central to everything
close to shops	7	12%	Close to shopping centre; Close to shops at Bonnyrigg and Carnes Hill; close to school and shop at Carnes Hill
Family/residential area	5	8%	Family area; Residential area; Family orientated - safe and kids walk with parents
Nice area	5	8%	Nice area
Clean	4	7%	Quiet and clean; very quiet and clean; new area clean and quiet
Future land values	2	3%	Good future for land values; house values go up
Some other comments -			Privacy; big house; no traffic; close to Leppington train station and gym; price was good when bought; good community; new bus stop; young parents; friendly

Question 4. What are the main things you would change about living in this neighbourhood and make it a better place to live?

Comment	Number	Percent	Typical comments
Need shops	13	22%	A shopping centre; Like to see the shopping centre; Need retail
Need parks/develop park	12	20%	Parkland need more green; A few more parks; Parkland developed
Traffic problems/planning	11	19%	Only one set of lights in and out - traffic jam; road very busy; Road needs fixing 2 lanes into one
streets narrow/wider roads	10	17%	Roads too narrow - also general layout; roads could be wider; streets narrow so bus can't get through
Need footpaths/walkability	8	14%	No footpaths so dangerous to walk kids to school and disappointed - so wanted to; Need footpaths; Area is not finished - need footpaths
kids recreation centre/kids park/sporting grounds	6	10%	Something for kids - recreation centre; parks for children - recreation including sport; parks for kids
NBN/Internet connection/poor reception	5	8%	No internet connection here; Internet connection none - need NBN; Reception poor - mobile; internet
Nothing	5	8%	Nothing
Develop creek/make park area	2	3%	Make creek like park same as north side
Lack of parking/conflict	2	3%	One parking space and get fined if park on grass; street not wide enough as many people have more than 2 cars - parking conflict
Poor bus services	1	2%	Bus transport poor - infrequent
Some other comments -			Would like a pub and some entertainment; need banks; government services; nowhere to sit and relax for adults; houses close together - crowded; no bike tracks; no walking tracks; public areas not always looked after

Question 5. Overall, how do you feel about living in this neighbourhood?

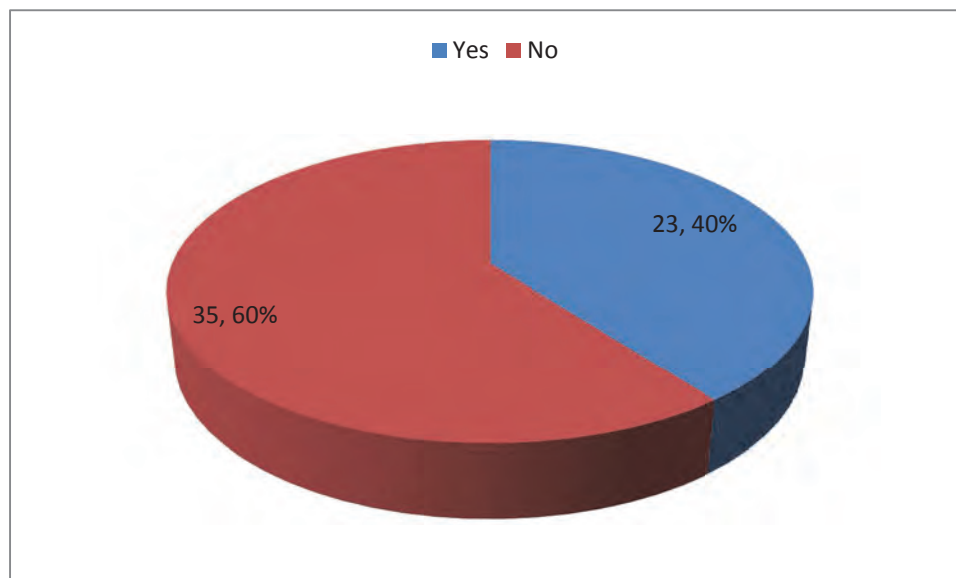
57 people responded to this question with 65% feeling very positive about living in the neighbourhood and 28% feeling quite positive.



Part B: Questions about the proposed development

Question 6. Were you aware of the proposal to increase the size, services and population of the town centre before today?

There were 58 responses to this question with 40% of people aware of the proposal and 60% not aware.



Question 7. What would you like to see in the new town centre?

Comment	Number	Percent	Typical comments
Variety of shops/ boutique shops/smaller retailers	28	47%	Shops; more diverse shops; More local owned shops - unique to area (not just another Carnes Hill) niche butchers grocers etc; shopping plaza; nice little shopping centre
Grocery store	23	39%	Supermarket; grocery store - Woollies or Coles; supermarkets (variety)
Children playground/park	18	31%	Children's playground; children's parks; nice park for the kids; things for kids like playlands; family areas play areas park
Parks with Recreation areas	17	29%	Running path/walking path that is attractive; Kids and adults parks -seats; bbqs etc; park for adults or kids with exercise equipment so all access; connected and safe walking parks
Medical Centre/services	14	24%	Medical centre; medical services; Doctor; medical facilities

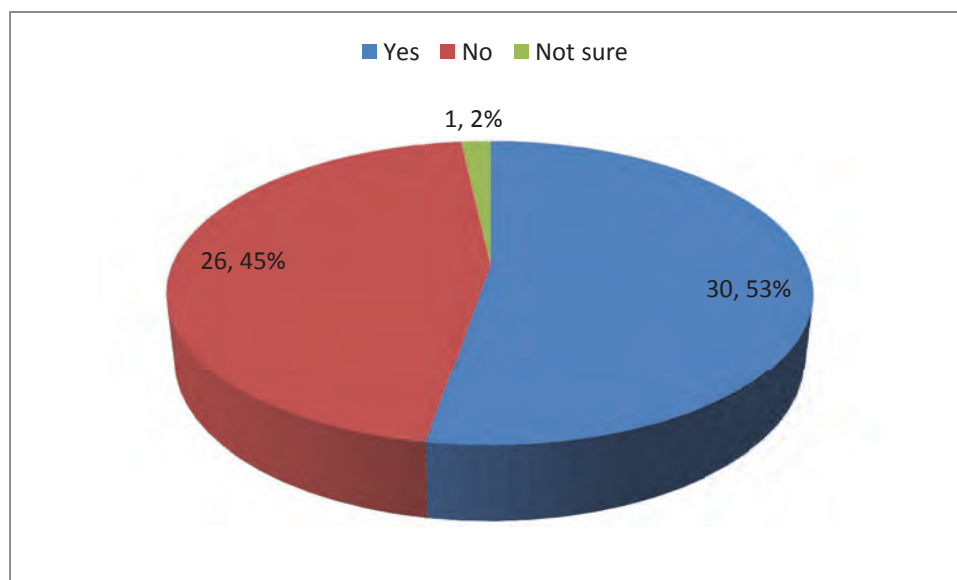
Comment	Number	Percent	Typical comments
Walkways/ walkability	13	22%	Walkways; walking area for dog; better access to the centre so can walk from Follet; good and attractive walking paths
restaurants/cafes/ alfresco/pub	10	17%	Restaurants & coffee shops; Eat Street - walk down and eat - have dinner; coffee;
Government services	6	10%	Services including government services;
movie theatre/ entertainment	4	7%	Cinemas
Library	4	7%	Library
Banks	3	5%	services including banks; banking
Fix waterway	2	3%	Fix up waterway; Abandoned area - throw rubbish as not cared for along the creek and water area
Swimming pool	2	3%	Pool would be good
Sporting fields/sports centre	1	2%	Children's park and sports fields to play with; sports centre

Question 8. What do you see as the positive impacts of the proposal to increase the size, services and population of the town centre?

Comments	Number	Percent	Typical Comments
property value	6	10%	Increase land value; increase in property value; house prices will go up; increase house prices
good for business/employment	4	7%	Create jobs for people; more employment/local jobs; good for small business
convenient/less travel for shopping etc/ walk to	22	37%	Less travel for shopping etc; less travel - can walk not drive as we have to now; less travel to access facilities
Attract more people/more people around	5	8%	More people = more buses; attract more people; more people around
Good for area generally	5	8%	Good for the area; yes but nothing particularly
Other			More places for children to play and people to go to; more community; open up more possibilities; good to have services close by; would be good for community to have facilities

Question 9. Do you have any concerns about the proposal to increase the size, services and population of the town centre?

Of the 57 responses to this question 53% did have concerns about the proposal; 45% did not have any concerns and 2% were not sure.



Question 10. If yes, what are your main concerns about the proposal to increase the size, services and population of the town centre?

Category	Number	Percent	Typical comments
traffic/road problems	25	42%	Traffic out of Follett Avenue problem; road potholes a problem; traffic is bad now especially near the school could be dangerous; More traffic
Apartments (height or character)	7	12%	Height character; High rise - more traffic and traffic impacts; Prefer 1-2 storeys; more than 4 could be visible
Noisier	3	5%	More noise; will be noisier;
Busier	3	5%	A bit busier; Traffic generated and much busier; will get busy
Parking	3	5%	Parking and traffic; worried about parking overflow in their street as not enough parking as is;
change family character	1	2%	Not family friendly
privacy	1	2%	Privacy (quite near the development)
decrease value	1	2%	Decreasing value of houses
Other			High density area where it doesn't need to be; block off view; proximity to primary school (especially gambling and alcohol); area will get loud and busy; flats could be public housing

8.2 Consultation with key stakeholders

8.2.1 Overview

Consultations were held with a number of key stakeholders, including Police; Middleton Grange Primary School; Hoxton Park High School; Council officers in the areas of youth services, aged services, recreational services, children's services, cultural services and library services; three child care centres in the area; two retirement villages in the area and two financial counselling and emergency support services.

Stakeholders were asked about service and facility capacity and ability to deal with further population increase in Middleton Grange; and the type of facilities they would like to see incorporated into the Town Centre development.

8.2.2 Youth Services

There was stated to be limited provision for **youth services** in the area, although Carnes Hill will provide additional services, with most of the focus on the 2168 post code area.

The main need was stated to be for youth friendly environments, which should be walkable and safe. Cycle routes are also reported to be important. Appropriate facilities were stated to be inviting places to sit and meet friends, and parks and open spaces for more active recreation. Consultation with young people would be required to understand what facilities would be favoured, with some examples including soccer fields, basketball courts and skate parks. A youth drop in centre and homework help centre could be operated in conjunction with the proposed MPCC.

8.2.3 Aged Services

There was reported to be limited provision for **aged services** in the area, with little planning to date. Similar to young people, important facilities included passive and active recreation areas, combined with accessible and linked footpaths and cycleways to destinations like service, cafes, etc. The MPCC would allow a number of programs to operate appropriate to the needs of older people.

The demand for **independent living units (ILUs)** is high, with vacancies filled quickly. There is unlikely to be a rapid immediate need, however the rate of construction of houses means that there will be demand in the future. Many people want to live in an ILU but don't want to move out of the area. Older people need opportunities to keep active, particularly exercise and walking is important. A larger shopping centre is important for older people as it will contain more "boutique" shops, rather than just a supermarket and shops meeting daily needs.

There were no **nursing homes** in the area.

8.2.4 Recreational Services

There was a high demand for both passive and active **recreational services**. Sporting fields are currently being developed at Carnes Hill. Currently no public parks have been embellished in the southern part of Middleton Grange, either passive or active, however Council does own some

parcels of land. Family households with young children need playgrounds, passive areas and picnic areas. Looking forward there is projected to be a large teenage population. Based on a recent consultation, interests included soccer, athletics and tennis. Provision of public toilets is also important. For the wider community, places to sit and meet are important, including public tables and chairs in attractive areas with shade and weather protection.

More parkland is important, but it will need to be sunny, not overshadowed, to encourage usage. The provision of walkways and cycleways is important for recreation, and appropriate planting should be carried out to provide shade and encourage use.

There are currently no children's services and facilities in the area (apart from child care). The MPCC would provide an opportunity for playgroups, mothers' groups and out of school care programs, however appropriate design would be required. A park or children's playground would be an important addition to the Town Centre.

8.2.5 Cultural Services

At an LGA **cultural services** are provided through the Casula Power House, which meets much of the major need for cultural services. A library can be an important focus for cultural services, providing a place for meeting and opportunities for small exhibitions and other cultural activities. Other opportunities include public art, preferably delivered by local artists, relevant to the local area or to the community, preferably with community participation in the design and development of art works as a community building activity. Some examples include art works, art trails and history trails. A key land mark, such as a building, art work or park would assist in providing a sense of place in Middleton Grange. The importance of public consultation was stressed.

The closest **libraries** are some distance from Middleton Grange, but a new major branch library is being built at Carnes Hill. Libraries are more heavily used as the number of apartments increases, and form an important role as break out space, and community space and focal point. Important user groups include students, job seekers, retirees and parents with children as well as general users. Currently there is pressure on all libraries, particularly around exam times. The likely size of Middleton Grange would support some form of library service, with the most appropriate being a branch library. Libraries work best in major shopping centres because of convenience. They also work as a drawcard and are an excellent addition to any community centre.

8.2.6 Children's Services

Childcare in Middleton Grange and area is provided commercially. The major demand is for preschool and for before and after school care. The services contacted had some vacancies, which suggests that supply is keeping up with demand.

The need for a range of children's services and activities is also noted, including a children's park, linked walking and cycling paths for family-friendly exercise opportunities and give families

‘somewhere to walk to’ (see also Community Survey); story time and creative activities at a library or similar facility; as well as the opportunity for meeting other children and families in well-designed and inclusive open space; and at a facility that can host mother’s groups, playgroups, and after school and holiday activities.

8.2.7 Counselling and Community Support

Counselling and support services interviewed tended to focus on older and less well-off areas of Liverpool LGA, although the financial counselling service estimated one client in twenty would come from the West Hoxton Park area. Any increase in the supply of housing, including apartments (which are lower cost than houses) was seen as positive due to the number of homeless clients.

Important services were reported to be a community facility to operate support programs or outreach services from, and facilities for youth and young people, particularly where both parents are working.

9 Scoping of Likely Social Impacts

9.1 Introduction

Scoping of likely social impacts has been based on:

- Consultation with Liverpool Council officers and other stakeholders;
- A survey of residents;
- The Social Impact Comment Initial Assessment Form; and
- Professional expertise of Judith Stubbs and Associates.

9.2 Scoping of Likely Social Impacts

The table below sets out the likely social impacts for consideration, including the likely positive and adverse impacts.

Table 9.1: Scoping of Likely Social Impacts

Area	Impact	Potential Positive impacts	Potential Adverse impacts
Population change	Population of Middleton Grange is expected to increase by 1,600 as a result of the proposed planning changes, with a change from medium density to high density in the Town Centre	Greater densities support concepts of urban sustainability Increased Section 94 contributions	Increased demand for services in the locality
Housing	The number of apartments in Middleton Grange is expected to increase by 686 dwellings	Increased housing choice from availability of smaller more manageable dwellings Opportunity to provide accessible and adaptable dwellings Increase in availability of affordable housing	Low quality of apartments
Transport and accessibility	Additional demand will be placed on public transport and on the road network	Reduced travel required for those accessing goods and services in the Town Centre development Reduced travel for those living in Middleton Grange and	Existing district road network at or near capacity Limited access to public transport Poor connectivity

Area	Impact	Potential Positive impacts	Potential Adverse impacts
		working in the Town Centre Opportunity to increase walkability and cycling connectivity in Middleton Grange	between the Town Centre and surrounding residential areas Poor accessibility within the Town Centre
Community and Recreation Services and Facilities	Additional population will result in additional demand for recreation services and facilities	Opportunity to provide higher level of services and facilities in Middleton Grange	Capacity of existing and proposed services and facilities insufficient for increased population
Social cohesion and integration, including needs of specific population groups	The Town Centre will contain a mixture of private communal space, privatised public space and public space.	Groups such as older people, families, young people and workers included in public space Poor integration of Town Centre to surrounding residential areas	Groups such as older people, families, young people and workers excluded from public space Poor integration of Town Centre to surrounding residential areas Small quantum of public space
Health and well-being	The development will provide a number of apartments and parking to service retail and commercial uses	Opportunities for cycling and walking	Increasing car dependency Limited opportunities for recreation and leisure activity for apartment dwellers
Crime and Safety		Design complies with CPTED principles	Design of drainage areas to the west and east
Local Economy and Employment Opportunities	The Town Centre development will provide significant employment opportunities	Employment provided for those who live in surrounding residential areas	Area too expensive to accommodate workers
Urban sustainability	The Town Centre development will provide employment and residential opportunities	Those who work in the Town Centre are able to live there Local residents can obtain their needs with minimal travel	Increased commuting
Amenity impacts	The Town Centre will incorporate high rise	Public spaces will enhance the amenity of	High rise will have an adverse impact on the

Area	Impact	Potential Positive impacts	Potential Adverse impacts
	apartments and public spaces	Middleton Grange suburb	character and amenity of nearby residential areas
Services and Amenities	The Town Centre will provide an opportunity for an enhanced range of shops, services and amenities	Increase in the amenity of the shopping centre including more shops, restaurants and other recreational spaces, and enhanced public space such as parks and playgrounds	

Source: JSA 2015, based on data from ABS (2011) Census indexed to September Quarter 2015 dollars

10 Employment and Service opportunities

10.1 Projected Employment and Benefits

The Economic Impact Assessment⁴³ identifies a range of employment associated with the final proposed development. Based on the existing zoning, the change in zoning and the planning proposal is likely to allow for a marked increase in the retail and commercial GLA for the Middleton Grange Town Centre. The increase in GLA comes from an increase in the developable area from 3.9 ha to 7.2 ha, due to increased B2 zoned area and increased allowable uses in the R1 zone; and increase of 85%.

The provision of underground parking in the concept design will also allow a significant increase in GLA, compared with shopping centres such as Carnes Hill Market Place where more than half the site is allocated to at grade parking. We estimate that the proposal will increase employment in the Town Centre by a factor of four over that expected from the current planning controls.

A total of 883 jobs (or 714 full time equivalent jobs (FTE)) are expected to be provided through the development, with a probable increase of 662 jobs (536 FTE) as a result of the changes to planning controls. Most of these will be in retail (83%), with 9% in commercial, 3% in medical and the balance (5%) in community, entertainment and childcare.

We would expect the development to provide employment opportunities for a range lower skilled workers and entry level workers, with these making up a much greater proportion of the local workforce compared with the Greater Sydney average (see labour force and occupational profile for the Hoxton Park – Horningsea Park SA2 below).

A further benefit of the development will be to provide local employment for the high proportion of the local workforce employed in retail, warehousing, clerical and other lower skilled employment who currently commute out of areas within South Western Sydney, and to the Sydney and Parramatta CBDs. Existing jobs within the SA2 are servicing a relatively local workforce, and it is likely that this would continue to be the case, with additional benefits for environmental sustainability (see the commuting maps below).

10.2 Labour Force Status Profile

Based on the proxy areas used in to predict the demography, it is estimated that between 1,000 and 1,400 (50-65%) residents will be employed, though the number will more likely be around 1,100-1,200 (50-60%). In terms of the number unemployed, this will likely be around 100-150 (5-6%), while the number not in the labour force will likely be around 800-1,000 (40-45%).

⁴³ MacroPlanDimasi (2015) *Middleton Grange Town Centre Economic Impact Assessment*, table 7.1.

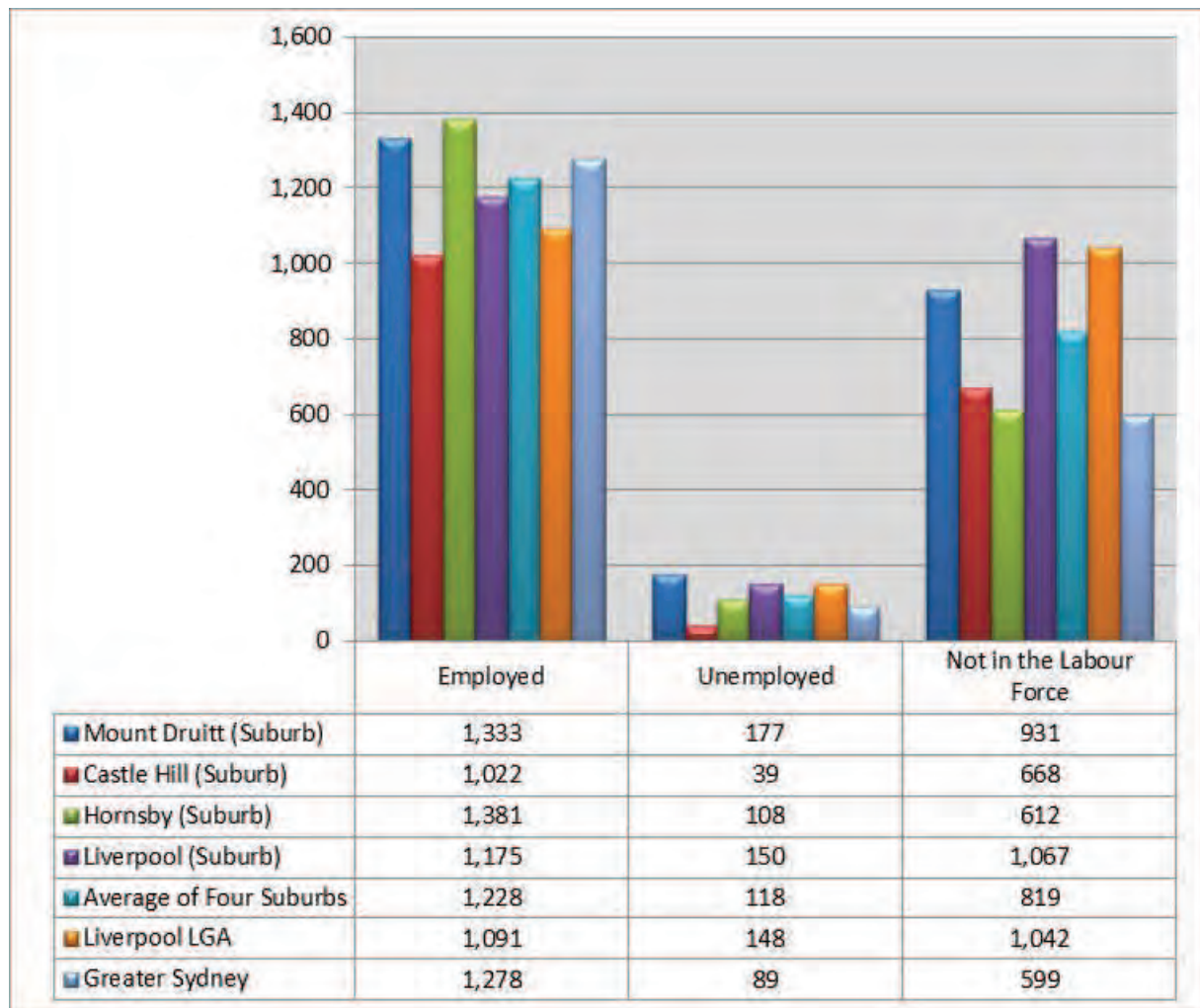


Figure 10.1: Labour Force Status (Number)

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

10.3 Industry Profile

Many of those currently living in Hoxton Park – Horningsea Park SA2 work in manufacturing (around 16% of employed residents). Other areas of high employment for this area include retail trade (around 11% of employed residents), health care and social assistance (around 10%), construction (also around 10%) and transport, postal and warehousing (around 8%). It seems likely that the industry profile would be similar to the profile of this area.

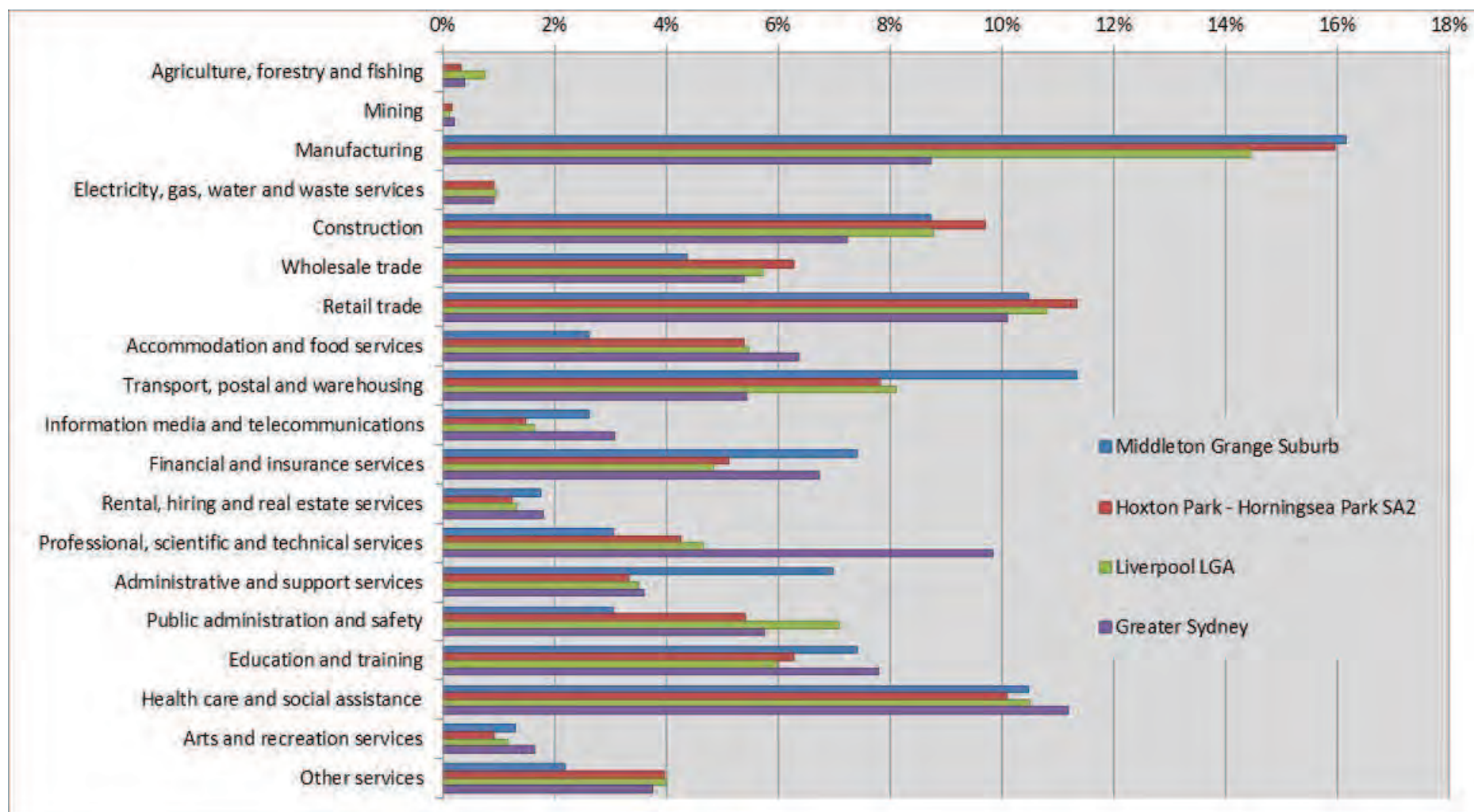


Figure 10.2: Industry Profile

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

10.4 Occupation Profile

In terms of occupation, many residents of Hoxton Park – Horningsea Park SA2 work as clerical and administrative workers (20% of working residents), professionals (17%) and technicians and trades workers (16%). A smaller proportion work as managers (11%), labourers (11%) and machinery operators (10%), with relatively few working as sales workers (9%) and community and personal service workers (8%). Again, it is not unreasonable to assume that the occupation profile of those living in the proposed Middleton Grange Town Centre would be similar to this profile.

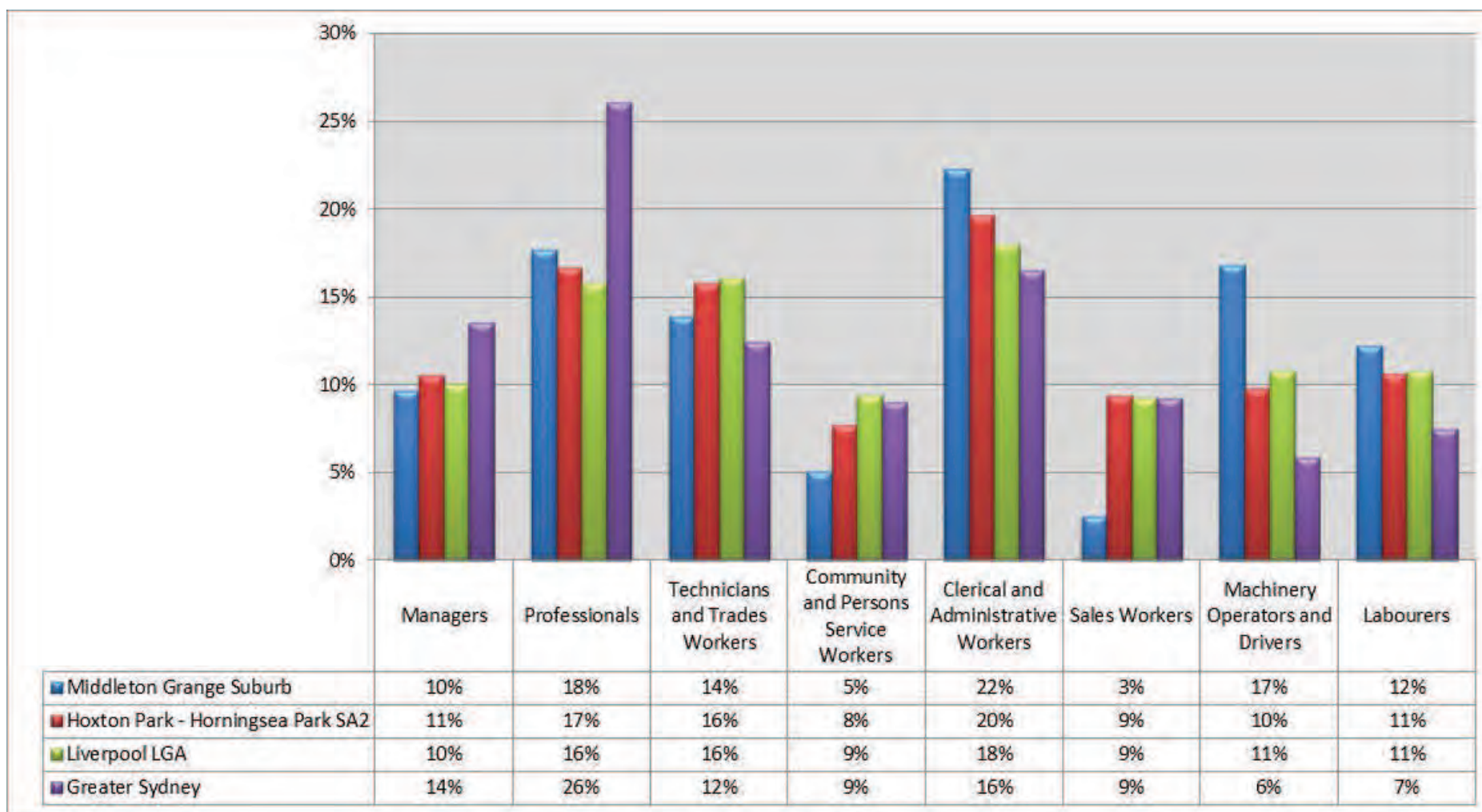


Figure 10.3: Occupation Profile

Source: JSA 2016, calculations based on data from ABS Census of Population and Housing 2011

10.5 Commuting

10.5.1 Summary

It is also important to understand the extent to which employed local residents commute to work, and the areas to which they commute for transport service planning. The extent to which local businesses provide employment for local people as well as those from outside the area is also relevant.

In terms of commuting, while approximately 700 persons both lived and worked in HP-HP SA2 in 2011, around 2,000 persons commuted into the SA2 for work while 6,800 commuted out of the SA2, giving a net outward commute of around 4,700 persons.

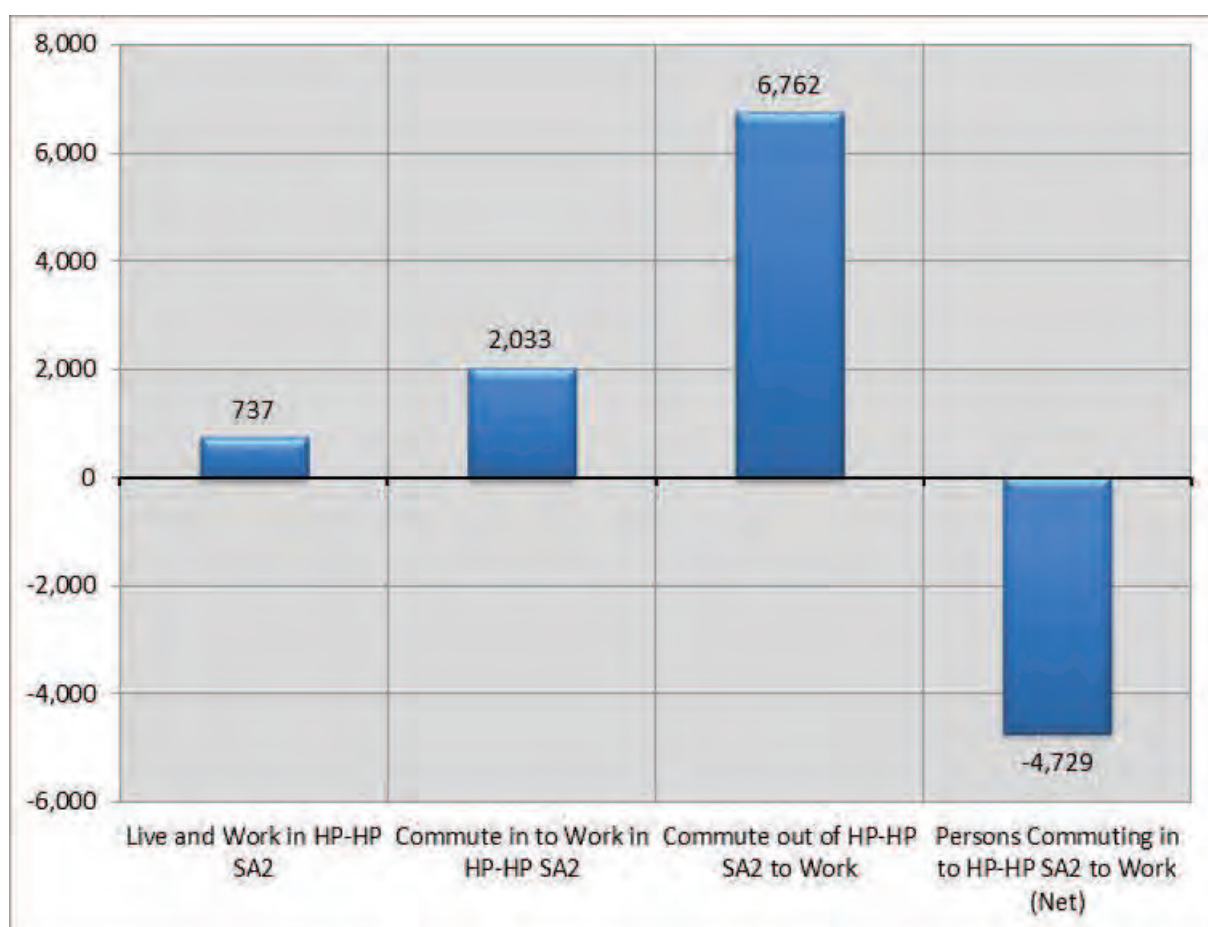


Figure 10.4: Commuter Summary for HP-HP SA2

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

10.5.2 In-Commuting

In terms of workers commuting into HP-HP SA2, there is a roughly 50/50 split between the balance of the South West Sydney Region and the rest of Greater Sydney, with around 2% commuting in from outside of the Greater Metropolitan Area. The geographical distribution of in-commuters is shown in more detail in the following maps.

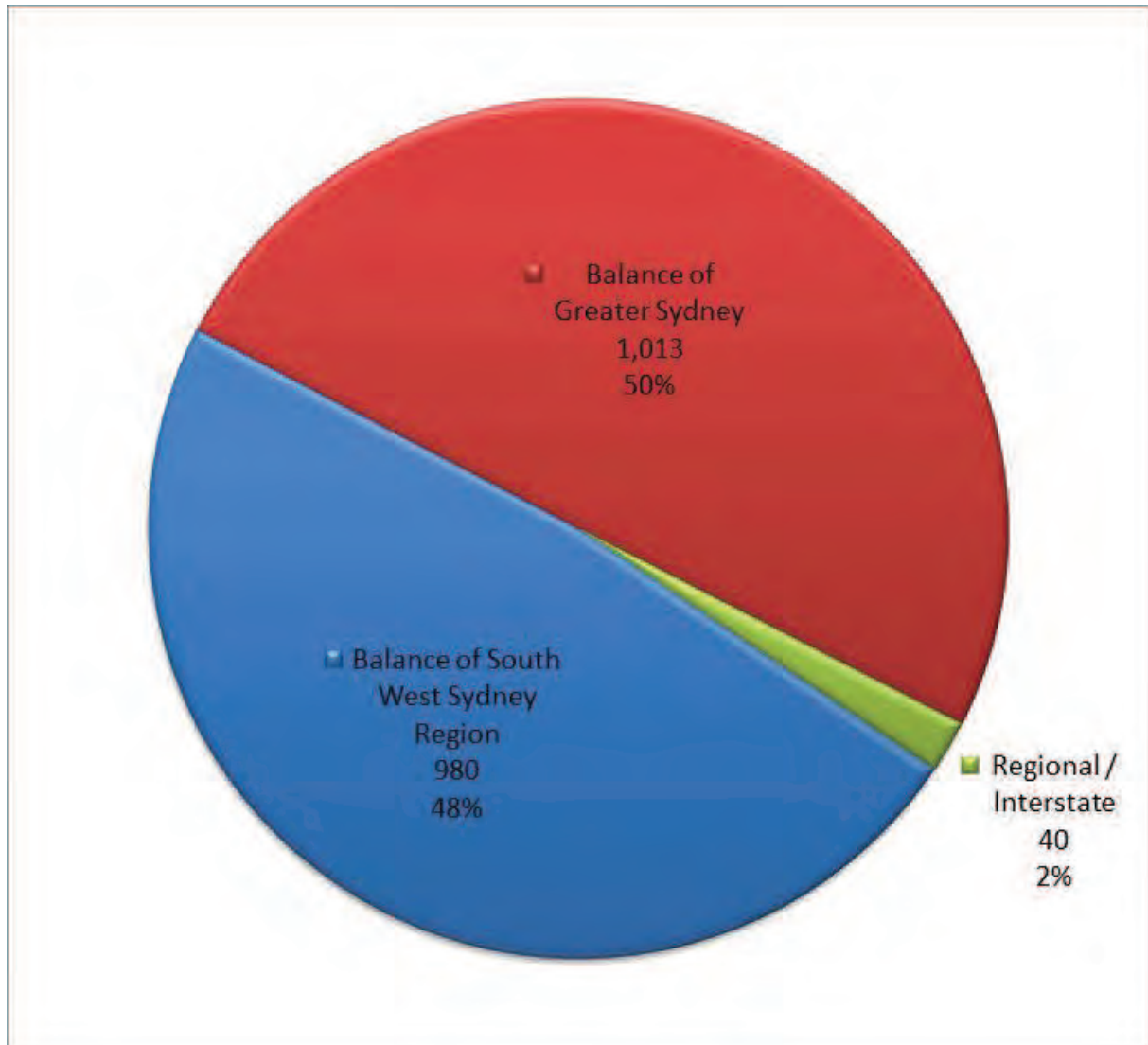


Figure 10.5: HP-HP SA2 In-Commuter Summary

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

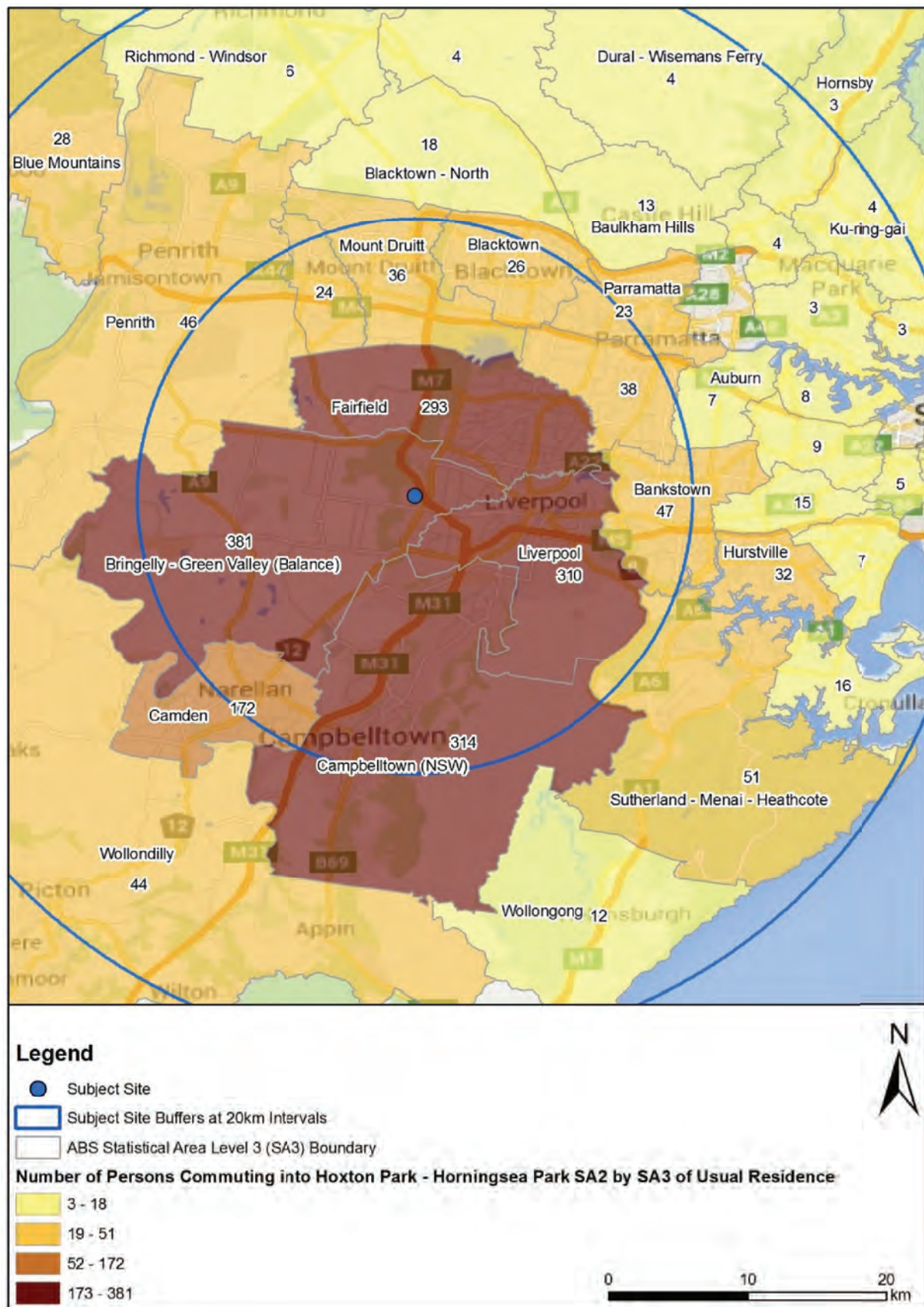


Figure 10.6: Persons Commuting into HP-HP SA2 by Sub-Region (SA3) of Usual Residence (Number of In-Commuters)

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

10.5.3 Out-Commuting

In terms of workers commuting out of HP-HP SA2, around 36% commute to the balance of the South West Sydney Region, while 21% commute to the City, Inner South and Inner South West and 16% commute to Parramatta. Most of the remainder (26%) commute to the balance of Greater Sydney, while around 1% commute to Regional NSW and Interstate. See the following maps for more detail on the geographical distribution of out commuters.

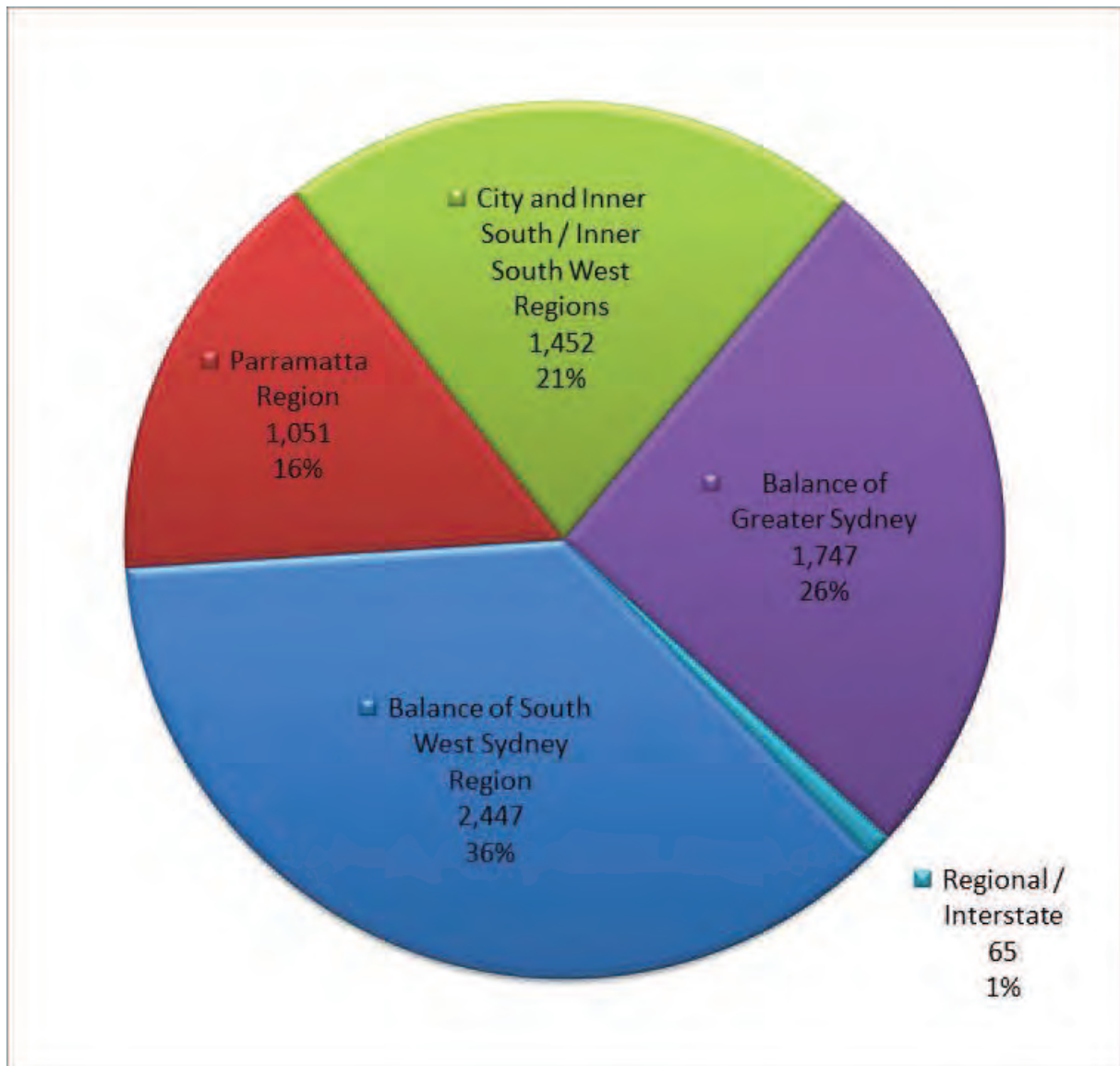


Figure 10.8: HP-HP SA2 In-Commuter Summary

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

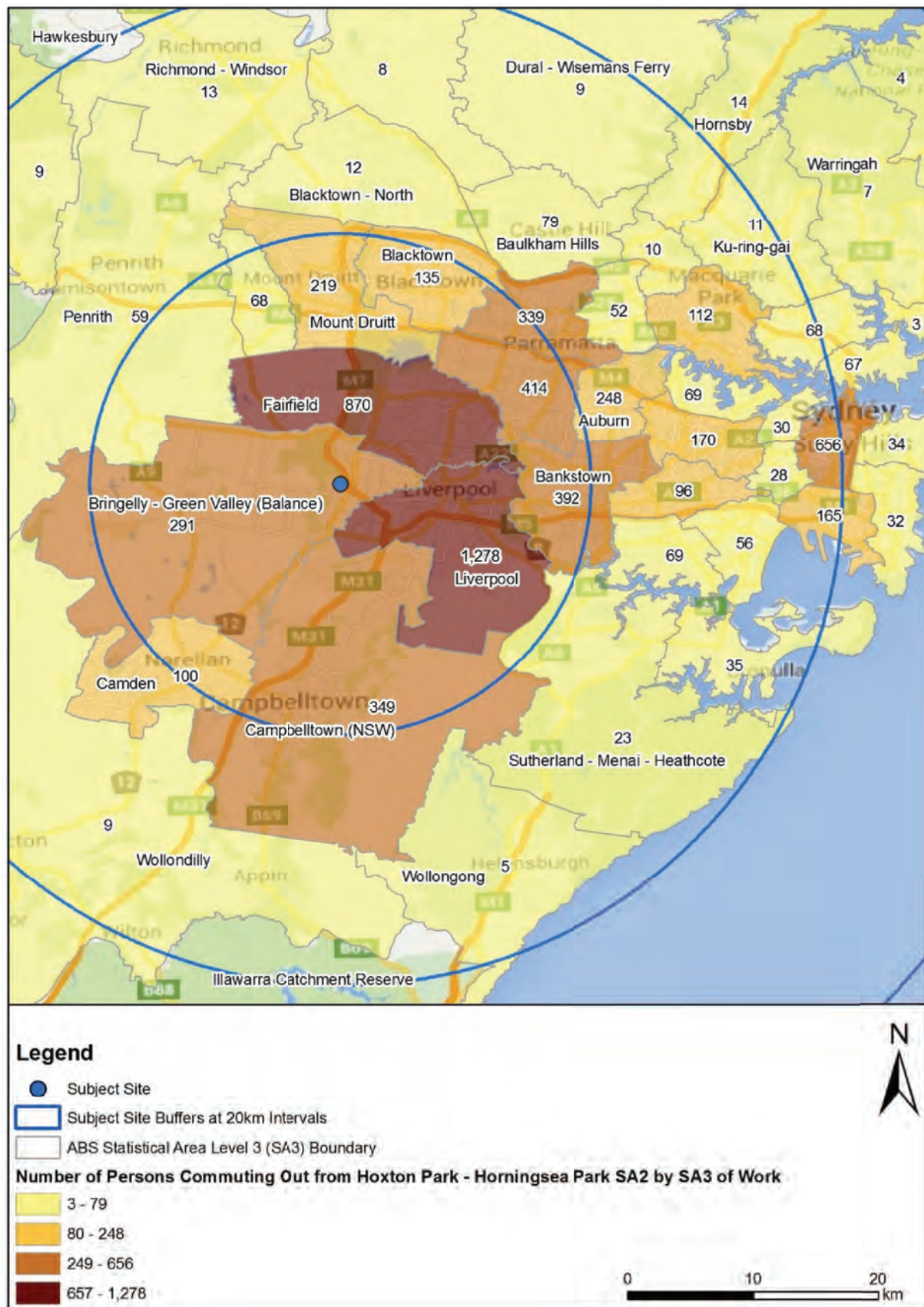


Figure 10.9: Persons Commuting out of HP-HP SA2 by Sub-Region (SA3) of Work (Number of Out-Commuters)

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

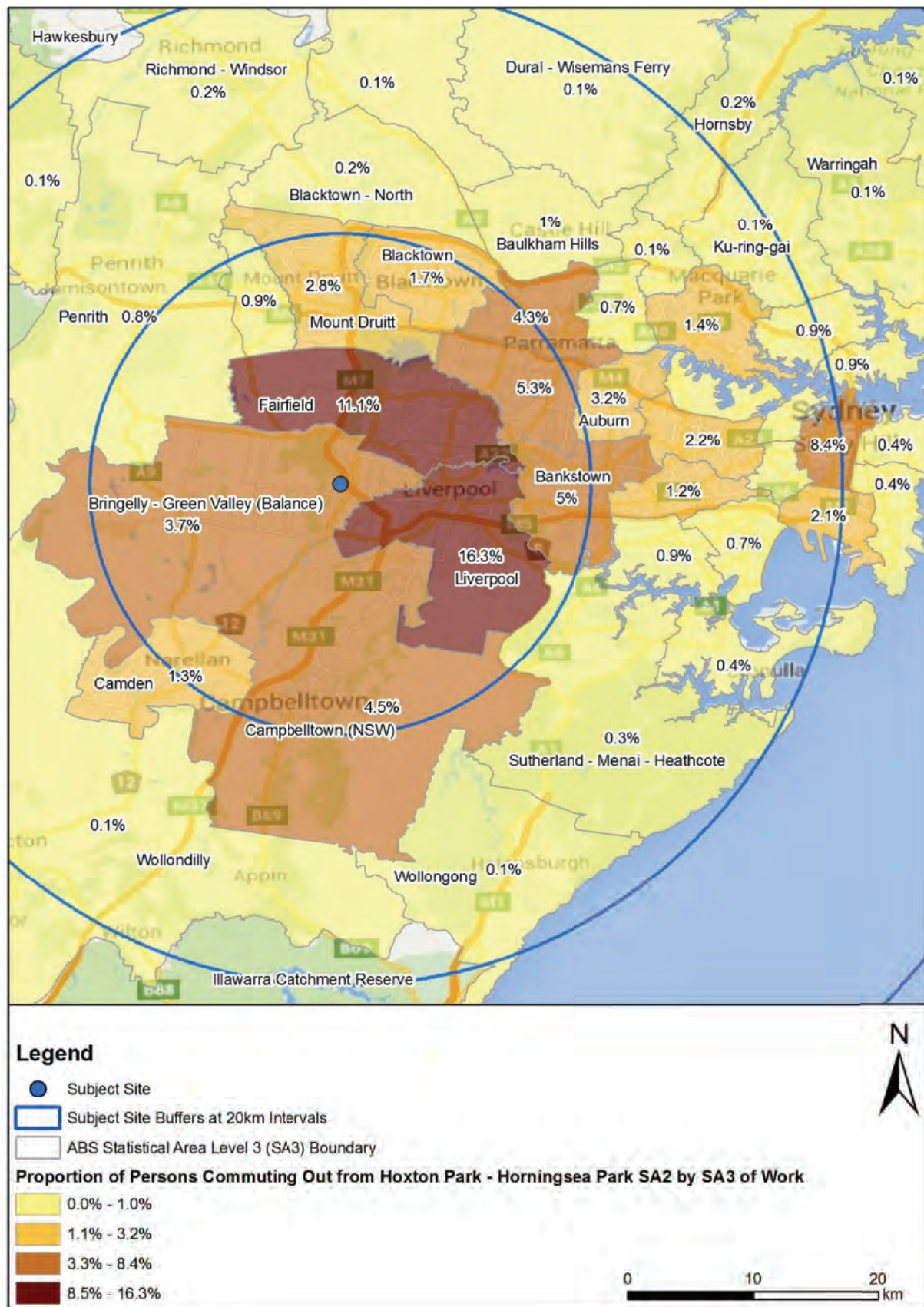


Figure 10.10: Persons Commuting out of HP-HP SA2 by Sub-Region (SA3) of Work (Proportion of Out-Commuters)

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

10.5.4 Net In-Commuting

In net terms, workers tend to commute out from HP-HP SA2 (around 4,800 workers in net terms). Major areas of net out-commuting include the balance of South West Sydney (around 1,500 workers or 30% of net out-commuters), the City, Inner South and Inner South West (around 1,300 or 25%), and the Parramatta Region (around 1,000 or 20%), with around 900 (20%) commuting to the balance of Greater Sydney in net terms. The following map gives the net out-commute from HP-HP SA2 in more detail.

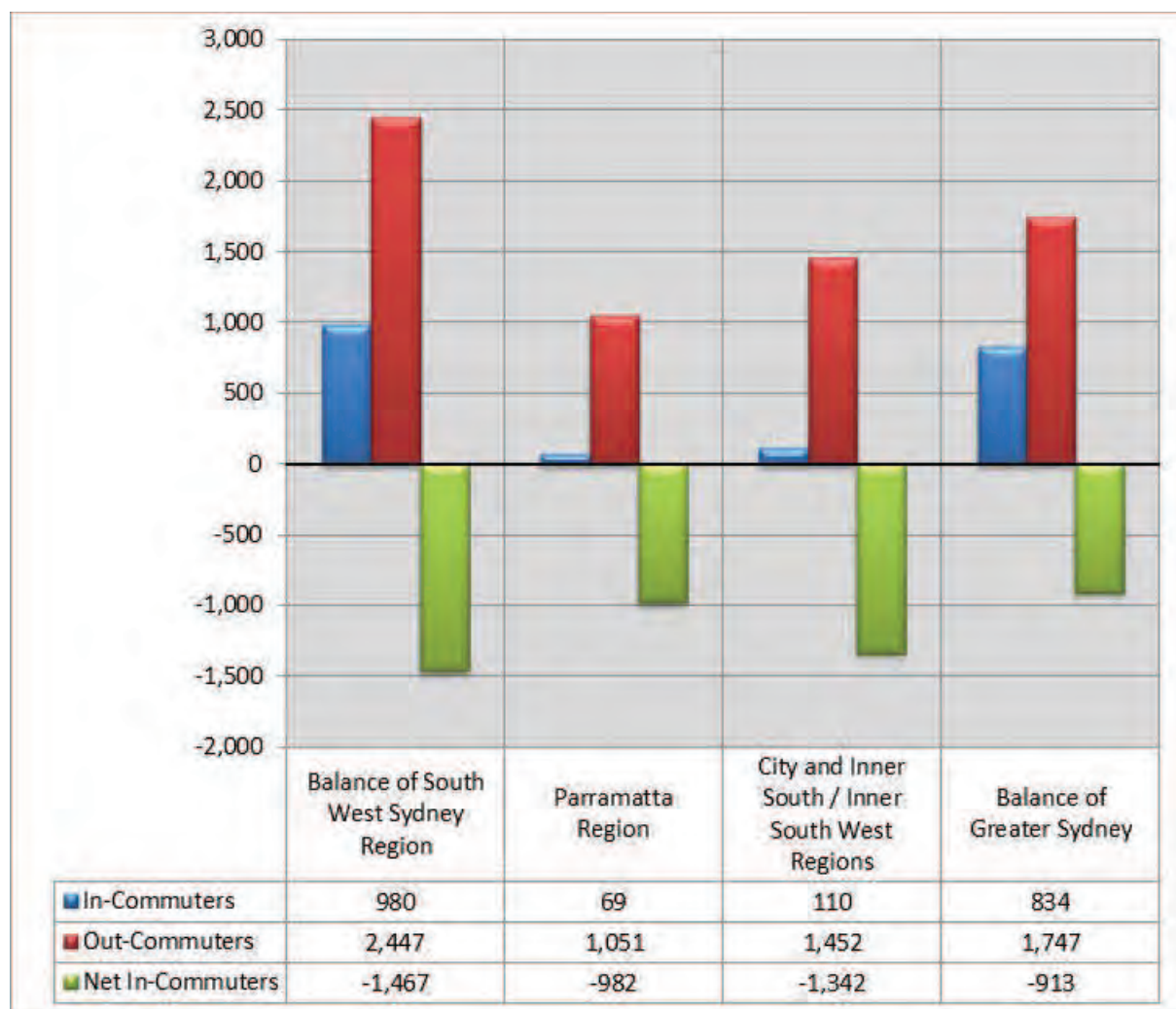


Figure 10.11: HP-HP Commuter Summary by Area Commuted to / from

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

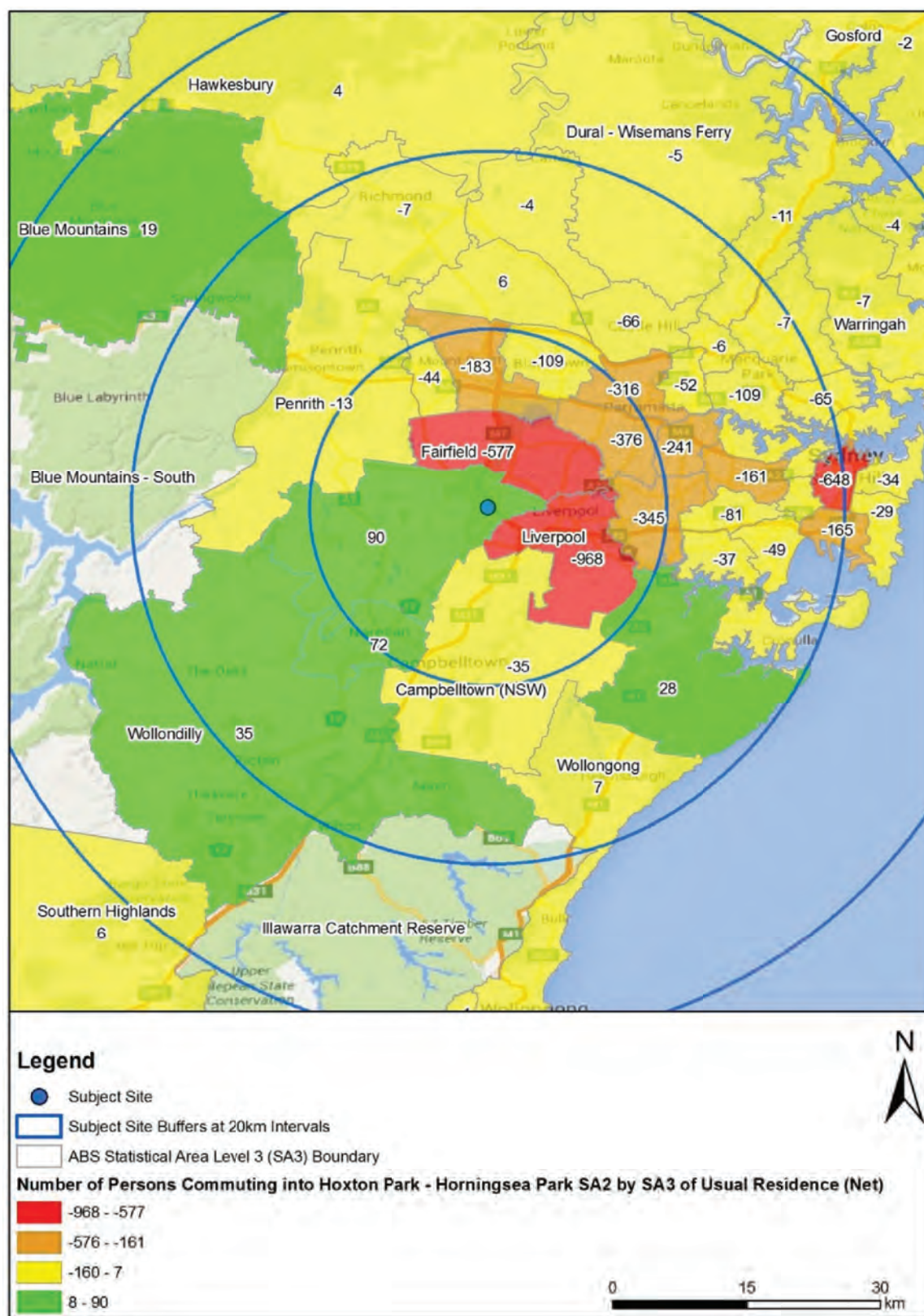


Figure 10.12: Net Number of Persons Commuting into HP-HP SA2 by Sub-Region (SA3) of Usual Residence / Work

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

11 Potential to Improve Public Domain, Connectivity and Urban Integration

11.1 Overview

The quality of the public domain is important with regard to providing a sense of place and a community identity as well as improving the liveability of an area.

11.2 What is important to apartment dwellers?

One of the more informative studies with regard to the needs and aspirations of apartment dwellers was carried out by Wellington City Council in New Zealand in 2008.⁴⁴ Its survey into apartment living indicated that the four most important things that residents liked were:

- Lifestyle and ‘city living’ (23%)
- Being close to work (20%)
- Being close to shops and cafes (11%)
- Low maintenance living (11%).

The four aspects least liked by survey respondents about apartment living were:

- City noise and noise from neighbours (27%)
- Lack of outdoor space (17%)
- Living close to neighbours (9%)
- Apartment size and lack of storage space (8%).

When questioned about their use of public open space, almost one-half of respondents reported that they regularly use a public park:

- 19% said they visited a public park several times a week
- 19% said they visit a public park once a week
- 8% said they visit a public park every day.

These findings highlight the importance of the public domain to those living in apartments, as well as the benefits of being close to service and employment, and the amenity of their development.

⁴⁴ Wellington City Council (2009) *Central City Apartment Dwellers Survey – a summary of results*. Sample size was 1,350.

11.3 Lack of Baseline Facilities and Services

The anticipated final population (without the proposed planning changes) of Middleton Grange is estimated to be 9,000 people. The population would be closer to 11,000 people with the proposed amendments and controls.

The northern area, comprising around 20% of the area of Middleton Grange, is fully developed with a high level of amenity and facilities including two children's playgrounds, a park, a swimming pool and a tennis court, with the latter understood to be community title and so not open to the wider public. This area is understood to have been developed as a single development, with the facilities provided by the developer. There are a number of public parks still to be developed. The population of this area is estimated to be around 1,800 people based on 3.5 people per household.

The southern area within which the proposed Town Centre is to be located is in disparate ownership, and so is being developed in a piecemeal fashion, with streets laid out in accordance with the master plan in Council's DCP. It is currently about 50% developed, with a current estimated population of around 3,600 again based on 3.5 people per household.

Thus, at the time of writing, Middleton Grange is a suburb of an estimated 5,000 people with minimal baseline community services in the northern area and, with the exception of the primary school, no baseline services in the southern section. The oldest residents in the southern area have been there for seven years. The lack of services is of concern, with many people during the community survey asking when the Town Centre would be constructed, and talking about the lack of walkability, parks, community meeting places and focal points, and recreational opportunities.

Funds for the provision of community facilities and open space are being collected under the *Liverpool Contribution Plan 2009*, but so far no facilities have been constructed. Important elements in the *Contribution Plan* include a Multi Purpose Community Centre, Sports fields and small parks. The quantum of open space is stated to be less than warranted under Department of Planning standards, but is justified by:

Focus[ing] on ensuring high quality open space, recreation facilities and bushland with careful attention to developing sites, which have appropriate levels of embellishment to meet community needs. Residents will also have the benefits of the adjoining proposed Western Sydney Regional Parklands and land primarily set aside for water cycle management.⁴⁵

There are three key concerns in the southern area, with some of these concerns also relevant to the northern area. These are:

- A lack of connectivity and urban integration, including walkways, cycleways and road ways;
- Unsafe walking environments for families and older people along narrow roadways;

⁴⁵ Liverpool Contributions Plan 2009, page 141.

- A lack of baseline services such as convenience shops, children's parks, community facilities to hold mothers' groups or play groups; and
- Very poor amenity of the public domain, including areas of littered with rubbish, absence of any plantings or landscaping, and areas that are reported to be overgrown and poorly kept for long periods of time (see photos below);
- No other focal points for developing a sense of community and casual meetings with other residents, such as shaded seating, picnic or BBQ areas.

Despite a generally positive view of living in a 'quiet area' with 'good neighbours', these issues were raised repeatedly in the community survey.

11.4 Connectivity and Integration

Under the master plan, major thoroughfares are Qantas Boulevard and Middleton Drive with widths between 21.4 and 22.6 metres. However due to the piecemeal development of the southern area, large sections of Middleton Drive, including the connection to Qantas Boulevard, are yet to be constructed.

Consequently through traffic to residential areas uses local access streets, typically 14.5 metres wide as access routes and original roads in the area, typically paved 6-7 metres wide. These include Monkton Avenue, residual parts of Sixteenth Avenue, Hall Circuit, and Kingsford Smith Drive. In many cases the streets are not finished, with asphalt around 30 mm below the lip of gutters, suggesting a final layer of asphalt is required. Carriageways on residential streets are quite narrow, with room for one car to pass if cars are parked on both sides of the street.

Access to the Anglican College is also of concern, with residents reporting school buses using Kelsey Street and Monkton Avenue with high levels of congestion, especially with parents using the same residential streets to park when collecting children.

Based on the master plan, the intention appears to be that buses use Qantas Boulevard and Kingsford Smith Drive, rather than residential streets. Pedestrian connectivity (and safety) is very poor, as pedestrians are forced to share narrow residential streets with cars using the same streets as thoroughfares. Again, this was often raised during the resident survey, and observed on a number of occasions by the researchers during field work.

While it may be possible to walk to the local public school via the Town Centre area, there is no creek crossing currently, and many respondents to the survey commented on the poor safety of the existing walk to school, given there is no footpath on Southern Cross Avenue and no pathway or creek crossing across the existing paddocks. If and when the thoroughfares are constructed, the DCP sections show footpaths along them and this may provide better connectivity. The DCP sections also appear to show a cycleway on the thoroughfares.

There appears to be a fundamental flaw in the master plan, in that the proposed thoroughfares did not make use of the existing road reserves, but rather rely on piecemeal construction of new

roads by, in the case of Middleton Drive, an estimated 10 different developers each constructing 100 metres. The main north south street through the proposed town centre (Road 3) will be somewhat narrower than the neighbourhood centre street shown in the DCP, having no median, narrower carriageways and narrower verge.⁴⁶ Again, this suggests future safety concerns related to proposed roads and pedestrian accessibility and connectivity.

As one respondent to the survey living in Bonython Ave said,

I always hoped I could walk my kids to school living out here – or that they could walk themselves. The idea of a healthy lifestyle was one of the things that most attracted me. I was disappointed to find that this isn't the case. We've nearly been hit by a car several times walking on the road, and mostly I now drive my kids to school.

These opportunities are also important for building a sense of community and local identity. As noted by another respondent,

There's just nowhere to walk to. There's nowhere to meet people, nowhere pleasant to sit and watch the world go by, read a book, take the kids to play. Nowhere nice to just have a stroll. The areas along the creek are a mess. No-one cares. We've been waiting for something to happen for a long time.



Figure 11.1: Newly constructed houses in Flynn Avenue, currently acting as a major thoroughfare. There is no formed footpath and no footpath area on the other side of the road. There is no footpath on either side of the road in undeveloped areas to the east.

⁴⁶Colston Budd Hunt and Kafes (2015) *Transport Aspects of Planning Proposal for Middleton Grange Town Centre*, 2.36.



Figure 11.2: Narrow streets and no footpath along the drainage reserve. There is no pedestrian connectivity across the creek line.



Figure 11.3: Congestion on narrow streets due to take-up of on street parking. The centre of the street is shared between pedestrians and motor vehicles, with no footpath on the opposite side of the street.

11.5 Baseline Services

Baseline services and facilities under the *Liverpool Contribution Plan 2009* include a Multi-Purpose Community Centre, Sports fields and small parks. Currently none of these facilities have been constructed or developed, although much of the land for sports fields and small parks is owned by Council. The nearest sporting fields are at Carnes Hill, and these are currently being constructed, along with a district library and other regional facilities.

This has an impact on the community. As noted, some commonly raised concerns included not having a park to take their small children to play, no community facilities for mothers' groups or play groups, no formal or casual meeting places, and a lack of recreational opportunities such as walking paths or cycleways. There are no facilities for teenagers, and little opportunity for cycling, although there are fast food outlets at Cowpasture Road and Hoxton Park Road where teenagers and young adults could "hang out". Similarly for older people, there is nowhere to walk to or to spend time in quiet enjoyment of surroundings.

There are also no shops or cafes in Middleton Grange with the nearest major shops at Carnes Hill Market Place, around ten minutes' drive away. There are also shops at West Hoxton Park on Fifteenth Avenue, about 3-4 minutes' drive, however the shops are quite minimal and of quite poor amenity, including a Bottleshop, General Store and Butcher/Deli and parking is limited.



Figure 11.4: Nearest shops at West Hoxton.

11.6 Amenity of Public Domain

The current amenity of Middleton Grange is very poor. While there are areas for parks and recreation areas, these are often bare or overgrown. The proposed Cirillo and Stante Reserves are treeless, poorly grassed areas with piles of spoil and rubbish.

The proposed Genairco Park is a heavily wooded area of bushland, mostly of younger trees, and is fenced to restrict access. Nearby residents expressed concerns regarding the state of the park.

The drainage reserve through the middle of Middleton Grange is of particular concern. While there are significant opportunities to provide a high amenity public space and walkways /cycle paths along the creek line, the area is unvegetated with many bare areas, the creek line is eroded and there is rubbish in the reserve. On inspection it appeared that recent maintenance had been carried out, including slashing of reeds and removal of mud from culverts. The overall impression was of general neglect and lack of concern for community amenity.

More generally, there are a number of lots awaiting development that appear to be poorly maintained and provide a marked contrast to residential areas with neat gardens and grassed and mown footpaths. These factors detract from community identity and a sense of pride in the area.



Figure 11.5: The drainage reserve showing recent maintenance activities.



Figure 11.6: The drainage reserve showing recent maintenance activities. Erosion of the channel is evident, as are areas of bare earth and rubbish in the drain. Middleton Grange Primary School is in the distance. The narrow road should be noted including the absence of a footpath and pedestrian access to the school.

Issues related to urban design, and the provision of services and facilities are further explored further below, as well as in preliminary recommendations earlier in the report.

12 Potential to Contribute to Housing Diversity and Accessibility

At the time of the last ABS Census of Population and Housing (2011), there were no flats or units in the suburb of Middleton Grange, and just 22 (0.4%) in Hoxton Park – Horningsea Park SA2. Within a 5km radius of the subject site there were approximately 800 flats and units, representing just 3% of dwellings. Comparatively, the LGA of Liverpool contained around 6,800 flats and units in 2011, representing 13% of occupied private dwellings, as shown below.

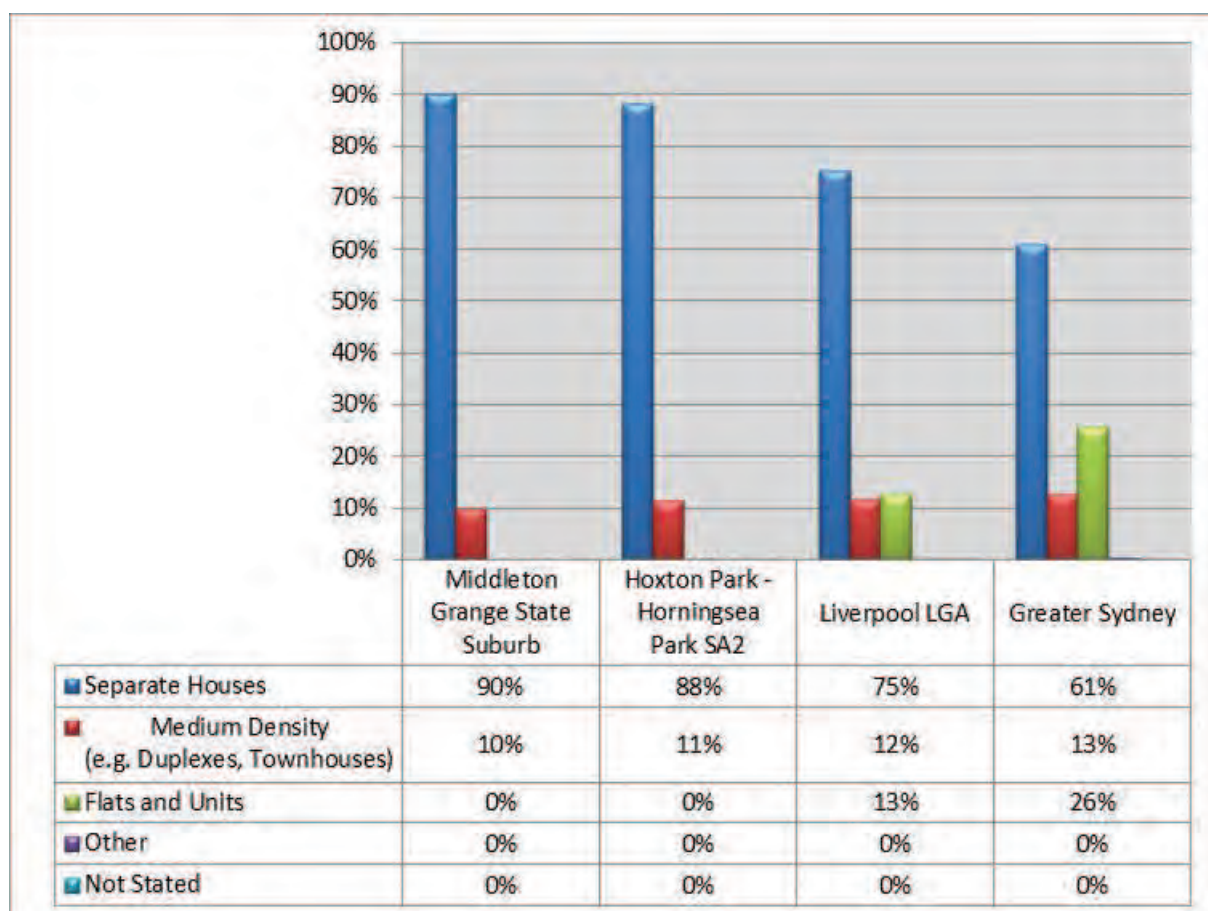


Figure 12.1: Dwelling Structure Profile

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

If this development were to go ahead, it would result in around 20% of dwellings in the suburb of Middleton Grange being flats and units,⁴⁷ and around 10-15% of dwellings in Hoxton Park –

⁴⁷ Assuming around 3,000 separate houses and medium density dwellings in the suburb at completion.

Horningsea Park, assuming that there are currently around 6,000 dwellings,⁴⁸ and thus bringing the area more into line with Liverpool LGA overall.

In 2011 there were approximately 300 lone persons, 700 couple only households and around 350 single parent families with 1-2 children living in separate houses in Hoxton Park – Horningsea Park; many of these households may well welcome the chance to downsize within their current area of residence. Many of these households are on low to moderate incomes, and the apartments would provide for lower cost accommodation compared with renting or purchasing a house in the area. This was noted by several respondents to the household survey, reported elsewhere, who commented that they would be able to remain in the neighbourhood as they downsize or age with the provision of local apartments.

Also, as stated in the ‘Population Projection’ section, the number of persons aged 65 years or older in Liverpool LGA is expected to more than double over the next 20 years or so (from 17,000 to 43,000 residents), while the number aged 80 years or older is expected to triple (4,000 to 12,000). This ageing of the population will likely increase the demand in the LGA for smaller forms of accommodation such as that put forward in the proposed Middleton Grange Town Centre. The marked reduction in couples with children and increase in lone person households projected to 2031 is also relevant.

It is good planning practice to provide higher density living near services and transport. As such, it would be more difficult to support such density on the urban fringe without access to an appropriate range of services in the new Town Centre. The proposed increase in services would more appropriately support density in this regard, and would be necessary to support it.

It is also positive that Leppington Railway Station is around 10 minutes’ drive, although it is strongly preferred that a bus service connect with the station, in particular at peak time for commuting. This is also preferable to the current journey to Liverpool, which is understood to be very congested. A bus service currently connects the area around the proposed Town Centre with Liverpool CBD and Carnes Hill, which is positive, however, this would likely be upgraded services with the development.

Sustainability issues related to the ongoing development of greenfield land are also potentially assisted by increased density, although the need for improved access to public transport (particularly to the Station) and access to appropriate services is again noted. This is discussed in more detail elsewhere.

Given the population projections cited above and the nature of the development, it would be preferable for the 15% of apartments to provide for the needs of people seeking to age in place, as well as those with a disability. This could be made up of 5-10% as adaptable apartments per AS4299 - Adaptable Housing. All linked pathways through the development should also be designed in accordance with AS1428.

⁴⁸ There were approximately 5,200 occupied private dwellings in the area at the time of the ABS Census of Population and Housing 2011, with an additional 180 or so dwellings per year on average between 2001 and 2011.

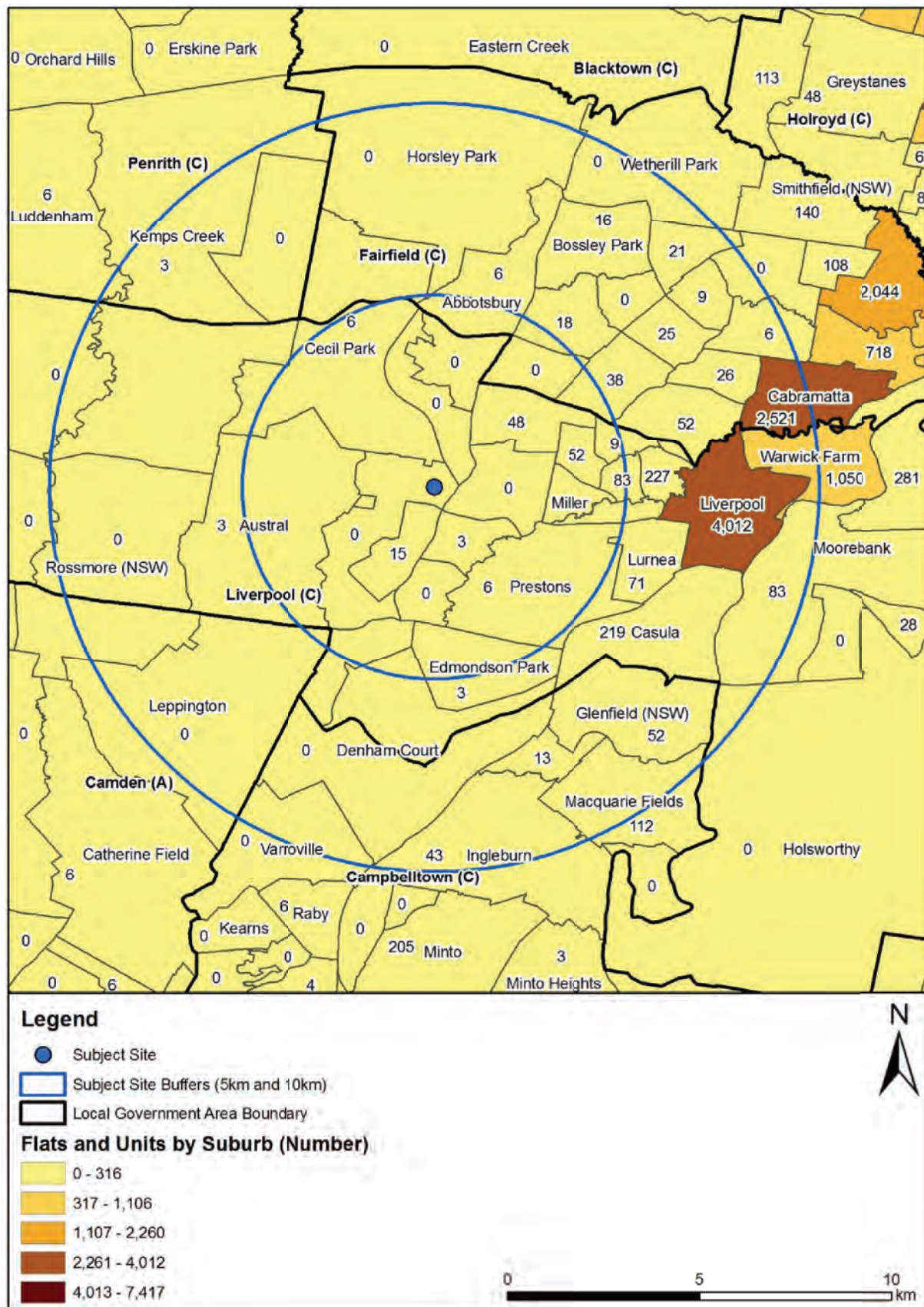


Figure 12.2: Number of Flats and Units by Suburb within 10km of Subject Site

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

13 Potential to Create Affordable Housing

13.1 Overview

Whilst *cheaper* than separate houses in Middleton Grange (around \$700,000 median sale price),⁴⁹ the proposed price for apartments of \$400,000 for a one bedroom unit, \$500,000 for a two bedroom unit and \$650,000 for a three bedroom unit are not *affordable* to most of the target groups according to relevant benchmarks.

In terms of the proposed purchase price for units in the new Middleton Grange Town Centre, none of these units would be affordable to a very low or low income household, with the single bedroom units affordable to only the upper 60% of moderate income households, a two bedroom unit being affordable to households at the top of the moderate income band, and three bedroom units being affordable only to higher income households.

In terms of the estimated rental price, a one bedroom unit would be affordable to the upper 60% of the moderate income band, a two bedroom unit would be affordable to the upper 20% of the moderate income band and a three bedroom unit would be affordable to higher income households only.

The apartments are also not likely to be *low cost* compared to newer apartments in Liverpool, and likely to be around \$50,000-\$100,000 more expensive than a third quartile property for the last three years (adjusted for inflation). However, the proposed prices are quite low cost in the context of Greater Sydney, with proposed prices generally between the first quartile and the median for the metropolitan averages.

Housing affordability is a serious issue in Liverpool LGA. Although Liverpool is one of the cheapest LGAs in Greater Sydney for housing, housing stress among both renters and purchasers is much higher than the Greater Sydney average. In 2011, 35% of purchasing households were in housing stress compared with 27% for Sydney; and 44% of renting households in housing stress compared with 40% as the Sydney average. Rates of severe housing stress were also higher than average. This is largely due to the lower average incomes in the LGA, despite the lower than average cost of housing.

By far the largest group of purchasers in housing stress are moderate income households, in particular couples with children who, together with single parent families, make up 70% purchasers in housing stress. As such, the increased availability of one and two bedroom apartments would benefit smaller moderate income households at the upper end of the income range; whilst increased supply of smaller dwellings may also have flow on effects to cost.

However, the situation is reversed for renters in housing stress, with by far the largest number in the very low income group, and only 9% made up of moderate income renting households. Benefits to these groups from the proposal would be very limited. The largest groups in need are couples with children, single parent families and lone person households (around 30% each). The

⁴⁹ First quarter, 2016, EAC RedSquare data base.

likelihood that around two-thirds of apartments will be purchased by investors on current trends in also important in this regard.

There are opportunities for the proposed development to make a more substantial contribution to meeting priority affordable housing needs in the LGA. This is outlined in preliminary recommendations elsewhere.

APPENDIX E of this SIA provides detailed data and analysis to support these conclusions

14 Potential to Create Liveable, Inclusive Civic and Public Places

14.1 Design Principles for Public Space

The Town Square and dedicated and informal open space and recreation areas throughout the suburb have the potential to add considerable benefit to the development proposal, providing a focus for community building and sense of place, and a more inclusive and welcoming community.

An examination of the literature, design standards and good practice examples indicate that the following design elements or inclusions will facilitate an inclusive and more liveable environment to benefit for the whole community:

- Incorporate a range of outside ‘rooms’ (defined spaces that are not part of a thoroughfare) for use by different groups and at different times;
- Ensure public space is located to enable easy integration with public transport;
- Provide plentiful and high amenity grassed and shaded areas (natural and artificial);
- Provide extensive and diverse seating, including garden benches, picnic tables, garden edges and grouped and single seating, free of charge, that provides for informal and egalitarian use of space by diverse groups;
- Incorporate formal and informal seating, that provide for casual opportunities for interaction, resting and relaxing (e.g. low long walls, long, setback feature mosaic walls separated from car and pedestrian traffic, etc);
- Provide seating in sheltered areas from rain, sun and wind, and ensure seating is not designed to exclude reclining;
- Provide drinking water, toilets and garbage bins, preferably available 24 hours;
- Provide interactive equipment such as chess sets and tables, table tennis tables, basketball rings and exercise equipment to provide for healthy lifestyle, casual social interaction, and constructive engagement by diverse groups;
- Provide appropriate levels of lighting at night to all areas of public space, and taking into account their usage and potential safety;
- Provide opportunities for events, festivals and markets such as open spaces and amphitheatres;
- Provide well-equipped children’s play areas with appropriate, covered seating for carers;
- Integrate public space with libraries and other community facilities, with consideration of the needs of those who use community facilities;
- Provide ashtrays, and plastic bag stations for pets;
- Provide an appropriate balance of “privatised” public space (e.g. cafes with outside tables and chairs that require the purchase of food or drink) and “open access” public space, ensuring that the amenity of each type of area is comparable (for example, that chairs, public tables and shading is not of lower amenity in open access public spaces);

- Consider development of a youth centre or youth area including free wi-fi, recharge opportunities for mobile phones, areas to safely congregate and graffiti walls;
- Provide more general opportunities to access free wi-fi;
- Provision of access to electricity to charge mobile phone battery via a free charging stations/unsupervised electricity outlets;
- Provide ample bike racks to encourage healthy living;
- Ensure disabled accessibility standards are met throughout public space and linked to key transport and services used by homeless people, older people and people with a disability;
- Incorporate water features such as fountains, ponds and creeks for relaxation and amenity;
- Incorporate flower beds and planter boxes for amenity, and with casual seating surrounding the beds;
- Encourage small clusters of services for target populations in areas surrounding major public space, and that are within easy walking distance of such space.

14.2 Mechanisms of Social Inclusion

14.2.1 Potential exclusion of key groups from public space and mechanisms of inclusion

There are many groups that can be included in urban public space. Some of these are:

- | | | |
|-------------------|--|-------------------------------------|
| • Young people | • Poor people | • Cyclists, skate boarders |
| • Children | • Old people | • Blue collar workers |
| • Families | • Women | • CALD people |
| • Buskers | • Smokers | • Those walking dogs and other pets |
| • Disabled people | • Those exercising – joggers, lunch time basketball, soccer etc. | |

People can be included by the way space is designed, and by the design elements provided in a public space.

Exclusion can be by *omission*, so that the space does not provide a range of spaces or elements that groups use; or it can be *active*, such as providing uncomfortable furniture to discourage lingering, punitive by-laws, permits for activities, aggressive policing and gates and fences.

Public space can also be privatised, with seating provided by outdoor cafes and the like, so that people can be excluded economically as well as socially.

Positive design mechanisms for inclusion, and relevant case studies first outlined below.

14.3 Physical mechanisms for *inclusion* through design

The positive ways in which people can be included in public space are well understood. At the simplest level,

...many different public spaces fail due to lack of seating ... [and] public space redesign need not be monumental but rather can simply 'start with petunias'⁵⁰

A range of guidelines and checklists are available for designers. Some of the positive ways in which different users can be included in urban public space are:

- Provision of seating
- Informal seating opportunities
- Tables and chairs
- Grouped seating
- Public toilets
- Provision of shelter
- Flower beds
- Skate board areas
- Bike paths/ shared paths
- Opportunities for community groups
- Seating in libraries
- Children's playgrounds
- with seating for carers
- Diversity in setting
- Graffiti walls
- Drinking fountains
- Shade, trees
- Opportunities for markets
- Meandering paths
- Accessibility
- Different users at different times
- lighting
- Chess sets/areas
- Amphitheatres/performance spaces
- Exercise areas/equipment
- Half basketball court/ table tennis tables etc.
- Bus/taxi access
- Mix of activities and spaces
- Garbage bins
- Events, festivals, entertainment (small scale and big scale)
- Usable lawn and paved areas (accessible, but not thoroughfares)
- Fountains
- Community gardens
- Ashtrays

14.4 Inclusion by design

The following pictures and related descriptions show examples of design elements supporting social inclusiveness. The examples are drawn from Parramatta CBD and from Wollongong CBD and harbour front area, recently used in a best practice study by the authors.⁵¹

⁵⁰ The Project for Public Spaces quoted in Neal, Z. (2010) Seeking Common Ground: Three perspectives on Public Space, *Proceedings of the Institution of Civil Engineers*.

⁵¹



Figure 14.1: A group of older Chinese people – are using a hard paved area for a group activity (Tai Chi). The area is an “outside room”, not a thoroughfare, and so others are not inconvenienced. For other users, garden beds create interest and there is shade from trees, grouped seating and a drinking fountain. Less positively, the seating has centre armrests to discourage people from reclining or sleeping on seats.

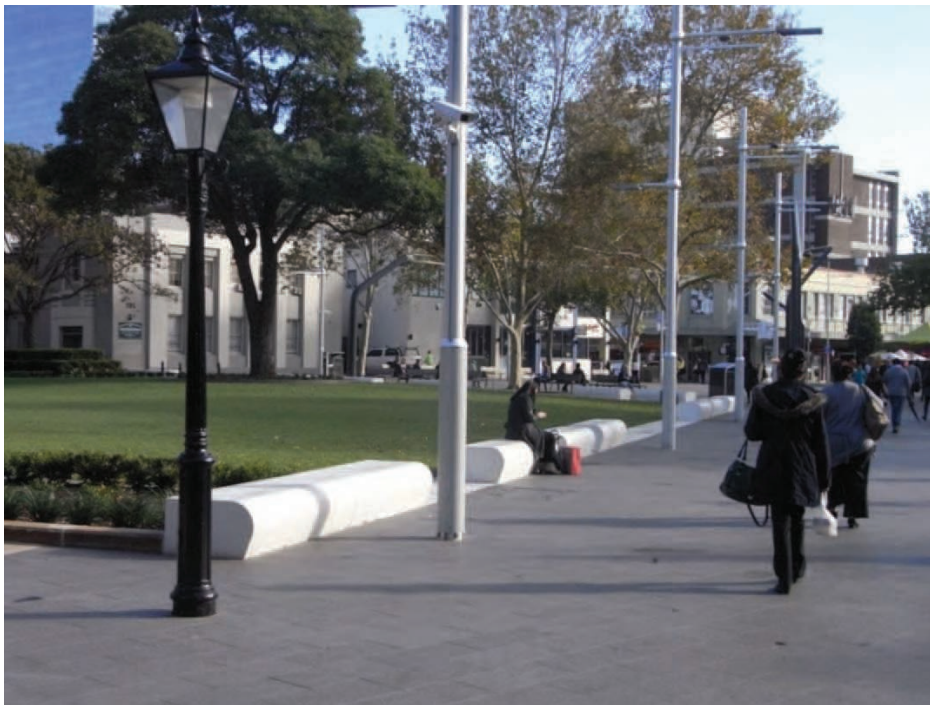


Figure 14.2: An early morning worker - uses garden edging as informal seating on the edge of a thoroughfare. The garden edging is undefined allowing for use by larger and smaller groups and multiple users. It is ‘egalitarian’ and allows for informal relaxation by people on their own as well as in groups. Street lighting is also provided, to enhance safety and usage in the evening.



Figure 14.3: Provision of drinking water and garbage bins – add convenience for users and encourage people to use the space over an extended period at low cost, including exercisers.



Figure 14.4: The garden walls – provide informal seating while the mosaic adds interest. The wall is set back from the walkway to facilitate use as seating. Bike racks are provided to cater for cyclists.



Figure 14.5: Festivals and events can be used to activate precincts outside hours.



Figure 14.6: A playgroup uses a lawn area to have morning tea in the sun.



Figure 14.7: Users include – families, different cultural groups and blue collar workers. For large groups of older migrants, this likely replicates the public life that is common in squares and plazas in many Middle Eastern, Asian, South American and European countries.



Figure 14.8: Grassed areas and seating encourages use by mothers and children.



Figure 14.9: An older couple with their grandchild – are resting on a garden bench. The seat is set away from the thoroughfare, and the hedge provides separation from car traffic and so enhances amenity.



Figure 14.10: This area is dominated by 'privatised' public space. A balance is required between seating provided through 'privatised' public space and seating that is available to those who lack economic resources.



Figure 14.11: Table tennis tables – provide opportunities for strangers to interact, as well as providing exercise and interest for spectators. The players are mostly young men, from diverse backgrounds.



Figure 14.12: Chess sets – also provide an activity and an opportunity and focus for strangers to interact.



Figure 14.13: Provision of accessible public toilets- and baby change rooms are important, and draw people to public spaces and facilitate the usage of public space.



Figure 14.14: Accessibility – allows for the use of public space by those with physical disabilities.



Figure 14.15: The library – offers an inclusive and sheltered public space where people can read and access the internet.



Figure 14.16: Street markets – also add interest and can activate areas outside business hours, and again require appropriate spaces.



Figure 14.17: An amphitheatre and stage – provides a performance space for community groups and for events and festivals. Associated step type seating can be used as seating at any time.



Figure 14.18: Community gardens – provide opportunities for gardeners who live in apartments, and provide social interaction.



Figure 14.19: Children's playgrounds- provide play opportunities for apartment dwellers and social opportunities for carers. Notable features in this playground include play equipment, a soft surface, sheltered picnic tables, seating for parents and a public toilet in the background.



Figure 14.20: A shared path - provides for cyclists, walkers and joggers.



Figure 14.21: Fountains and water features add interest.

The design of this fountain provides for informal seating and there is an opportunity for people to play with water on a hot day.



Figure 14.22: Exercise stations –

provide opportunities for city dwellers to access gym type equipment at no cost, and in attractive settings.

15 Provision of Community Services

Because of the scattered land ownership in the area, provision of community services across Middleton Grange will generally be undertaken by Liverpool Council, and funded from Section 94 contributions and/or under voluntary planning agreements.

We have identified appropriate standards for provision of community services and evaluated provision of services in Middleton Grange in the event that the proposed amendments are approved.

Table 14.1: Community Service and Facility Planning Standards and Provision

Service or facility	Standard	Reference ⁵²
Community and Cultural Services		
Community Centre and Community Development	- One Neighbourhood centre per 5,000 people. - One Multipurpose Community Centre (MPCC) per 10-20,000 people. Likely to require space for community activities, play groups, older persons activities, community health and meetings and community events, performances, community arts and the like. Large and small spaces with appropriate configuration, as well as linked outdoor and fenced spaces are likely to be required. May include youth space, though this is often better provided separately. - The Liverpool Contribution Plan proposes a 400 m² building for a population of 8,000 residents, increased proportionally for larger populations. - Community development worker/s	Previously recommended by NSW Department of Planning, and adopted in new release areas planning by a range of councils Liverpool Contribution Plan 2009, page 140.
Civic and Cultural facilities	Access required	N/A
Library	- Branch library for 10-15,000 people - Mobile Library services to be provided at population threshold of 2,500 - Provide 42 m² per 1,000 people	NSW Library and Information Association
Children and Young People		
Facilities and services for young people	- Community transport to provide access to existing youth centres from early stages of development - Youth activities including a Youth Worker at population threshold of 5,000 e.g. as part of Neighbourhood Centre or outreach from Council Youth Centre	DOCS Guideline/West Dapto Social Plan

⁵² See application of standards in Stubbs, J (1994), *West Dapto New Release Area Social Plan*, Wollongong City Council; and Stubbs, J (1987) *Narellan New Release Area Social Plan/ Section 94 Plan*, Camden Council; Bonnyrigg Redevelopment Social Impact Assessment (JSA 2008); *Liverpool Contributions Plan 2009*

Service or facility	Standard	Reference ⁵²
	- Youth facility at population threshold of 15-20,000 - Youth friendly outdoor spaces (e.g. skate park, half-court basketball court, meeting spaces) also need to be provided.	
Long Day Care Centre	- One place per 8 children aged 0-4 years - Detailed planning is required given the likely demography, and need and mechanism for provision of childcare within Middleton Grange (private or community provision). Hours of operation are likely to be an issue for commuters.	ABS Child Care 4402.0 June 2014 (JSA estimate of actual rate) DOCS Guideline/West Dapto Social Plan
Pre-Schools	- One place per 10 children aged 0-4 years - Detailed planning is required given the likely demography, and need for provision of childcare within Middleton Grange	DOCS Guideline/West Dapto Social Plan
Out of School Care	1: 5,000 people - Could be provided with Public Primary School.	DOCS Guideline/West Dapto Social Plan
Family Day Care	1 Scheme per 5,000 population - Should be provided as a baseline service	Former DCHS Guideline/West Dapto Social Plan
Private schools	N/A	
Education facilities	- One public primary school per 2,000-2,500 new dwellings – land take needs to be determined in early planning stages - One public high school per 6,000-7,500 new dwellings – land take needs to be determined in early planning stages	DET (no longer published) DET (no longer published)
Older People		
Facilities and services for older people	Seniors Centre or activity space in Multi-purpose Community Resource Centre (MPCC), depending on demographic mix.	Bonnyrigg SIA
Residential Aged	80 per 1,000 people over 70 years of age for residential care	Department of Social Security 2013-14, <i>Concise Facts and Figures in Aged</i>

Service or facility	Standard	Reference ⁵²
Care services	45 Community Care places for each 1,000 people over 70 years of age	Care, Table 1.2.
Aged Care and Assessment Team	Access required – negotiations with relevant providers required for future service provision	N/A
Home and Community Care	Access required – negotiations with relevant providers required for future service provision	N/A
Health and Welfare Services		
Public and Community Health Services	Access required that may include: - Outreach community health services in the MPCC at a population threshold of 3-5,000 people including early childhood, generalist community health, allied health and psychiatric/counselling/social work services and youth health; - Provision of Satellite Community Health Centre at population threshold of 10-15,000 people, possibly as part of the MPCC; - Public hospital beds at a ratio of 3:1,000 people (0.25 Paediatric; 0.35 Obstetrics; 0.15 Psychiatric; 2.25 Medical/surgical) within 30 minutes' drive of development.	NSW Department of Health /West Dapto Social Plan
General Practitioners	0.96 GPs Fulltime work equivalent (FEW) per 1,000 people 3.07 GPs FWE per 1,000 people over 50 years - Space should be provided in the Middleton Grange Town Centre	Department of Health & Aging 2007, actual average rates for NSW.
Dental Services	1:2,500 people at a population threshold of 2,500 people - Space should be provided in the Middleton Grange Town Centre	NSW Department of Health /West Dapto Social Plan
Pharmacy	1:2,500 people at a population threshold of 2,500 people - Space should be provided in the Middleton Grange Town Centre	NSW Department of Health /West Dapto Social Plan
Mental Health Services	Access required as well as provision for community services noted above, adequate space needs to be provided in the Town Centre for private practitioners	N/A
Allied Health	Access required – as well as provision for community services noted above,	N/A

Service or facility	Standard	Reference ⁵²
Services	adequate space needs to be provided in the Town Centre for private practitioners, e.g. for Occupational Therapists, Physiotherapists, Speech Pathologists, etc	
Community Support and Welfare Services	Access required – negotiations with relevant providers required for future service provision	N/A
Justice and Emergency Services	Access required – negotiations with relevant providers required for future service provision	
Places of worship	Access required	
Recreation and Open Space		
Open space	1.63 ha of open space per 1,000 residents (Department of Planning Standard stated as 2.3 ha per 1,000 residents) - Should include small parks, large neighbourhood parks, bushland parks and sportsgrounds	Liverpool Contribution Plan 2009, page 141.
Entertainment facilities	Access required	
Shops and commercial services	Access required	
Regional sports facilities	Access required including considerations of public transport	
Public and community transport	Adequate public transport should be provided	
Police	- Police presence at 10,000 threshold, e.g. shopfront, may be required - Police station at 20,000 population threshold	
Ambulance	Ambulance station at 20,000 population threshold, though need may be serviced by existing services	
Fire Services	Likely to be serviced by existing facilities, but consideration required.	

Table 14.2: Evaluation of facilities proposed against above standards /service requirements

Service or facility	JSA assessment and Recommendation
Community and Cultural Services	
Community Centre and Community Development	Liverpool Contributions Plan 2009 includes a Multi-Purpose Community Centre (MPCC) of 400 m² on an 800 m² lot for a population of 9,000.⁵³ The intended location is on an area zoned RE1 within the Town Centre area. The zoned area is 2,000 m², and so there is opportunity to increase the size of the MPCC to accommodate the additional population. A district centre of 1,200 m² is also proposed to be constructed near the intersection of Kurrajong Road and Cowpasture Road, Carnes Hill. This is accessible by bus from Middleton Grange. Funding for both centres is collected on a per dwelling basis, so that the additional funding will be available to increase the size of the centres if necessary. Sizing appears to have been based on 3.5 people per dwelling, and this is likely to be conservative, with newer suburbs such as Hoxton Park having 3.5 people per dwelling and older areas such as Casula having 3.1 people per dwelling.
Civic and Cultural facilities	Liverpool Contributions Plan 2009 includes the Casula Powerhouse Arts Centre, located at Powerhouse Road Casula, near Casula Railway Station. Funding is collected on a per dwelling basis, so that additional funding will be available to increase the size of the centre if necessary, or to provide additional facilities in Middleton Grange.
Library	Liverpool Contributions Plan 2009 collects funds to partially offset the upgrade of the Central Library in the City Centre. This library is accessible by bus from Middleton Grange. Liverpool Contributions Plan 2009 also includes the construction of a branch library of 2,300 m² near the intersection of Kurrajong Road and Cowpasture Road, Carnes Hill. This is accessible by bus from Middleton Grange. Funding for both libraries is collected on a per dwelling basis, so that additional funding will be available to increase the size of the libraries if necessary or to provide an additional branch library. Sizing appears to have been based on 3.5 people per dwelling, and this is likely to be conservative, with newer suburbs such as Hoxton Park having 3.5 people per dwelling and older areas such as Casula having 3.1 people per dwelling.

⁵³ Liverpool Contributions Plan 2009, page 140.

Service or facility	JSA assessment and Recommendation
Children and Young People	
Facilities and services for young people	Liverpool Contributions Plan 2009 includes a youth space as part of the district community centre. There is opportunity to construct youth friendly outdoor spaces on the site allocated for a MPCC within the Town Centre. Funding is collected on a per dwelling basis, that the additional funding will be available to increase the size of the centre if necessary.
Long Day Care Centre	9.7% of people in Middleton Grange were aged 0-4 in 2011. Based on total population estimates of 10-11,000 people, Middleton Grange is expected to require 122-133 long day childcare places. Based on current trends, childcare is likely to be provided commercially in response to demand. Child care centres are permitted with consent in R1 and B2 zoning and there is likely to be sufficient opportunity to develop such centres. Services are likely to be required incrementally as the estate develops. One appropriate model, particularly if lower income households are expected, may be a centre constructed by the developer, owned by council and leased to a not for profit provider such as Kindergarten Union or community owned. Hours of operation are also likely to be an issue for commuters.
Pre-Schools	As noted above, one place per 10 children aged 0-4 years is an appropriate standard, which would be a provision of 97-107 places by completion of the development. Based on current trends, pre-schools are likely to be provided commercially in response to demand. Child care centres (which includes pre-schools) are permitted with consent in R1 and B2 zoning and there is likely to be sufficient opportunity to develop such centres.
Out of School Care	While such a service is available at a number of public schools in Liverpool LGA, there does not appear to be a service at Middleton Grange Public School.
Family Day Care	There are currently providers of Family Day Care in Middleton Grove, and additional services would be expected in response to increases in demand.
Private schools	As a minimum, public transport connectivity will be required to access private schools in the locality.
Education facilities: Public Primary School	There is currently one public primary school in Middleton Grange. The Liverpool Contribution Plan 2009 identifies the likely number of dwellings in Middleton Grange as 2,580, at the upper end of the band for one primary school. Consequently the additional proposed dwellings may place pressure on the capacity of the school.
Education facilities: Public Secondary School	The nearest public secondary school to Middleton Grange is Hoxton Park High School, about 3 km from Middleton Grange Town Centre. Other public secondary schools in the Hoxton Park Stage 2 Release Areas are Cecil Hills and John Edmondson at Carnes Hill. The Liverpool Contribution Plan 2009 identifies 15,840 dwellings in this area, giving about

Service or facility	JSA assessment and Recommendation
	5,300 dwellings per public secondary school, and within the range of one public secondary school per 6,000-7,500 dwellings although it is likely that the schools service a wider area.
Older People	
Facilities and services for older people	Specific facilities for older people are not identified in the Liverpool Contributions Plan 2009 for Middleton Grange. Using Hoxton Park suburb as a proxy, at completion, the over 55 population of the development is expected to be around 13%, or 1,430 people from a population of 11,000. The proposed planning changes are likely to increase the over 55 population by 221 people. ⁵⁴ If a retirement village is incorporated in the Town Centre development, the proportion of older people will increase.
Residential Aged Care services	Using Hoxton Park suburb as a proxy, the over 70 population will be 2.8%, or 308 people in a population of 11,000, equivalent to a demand for around 25 residential places to allow aging in place. The demand is likely to be exacerbated if a retirement village is incorporated in the Town Centre development.
Aged Care and Assessment Team	In the context of Liverpool LGA, the incremental impact of the proposed zoning changes is likely to be minimal with regard to assessment and demand for services.
Home and Community Care	In the context of Liverpool LGA, the incremental impact of the proposed zoning changes is likely to be minimal with regard to assessment and demand for services.
Health and Welfare Services	
Public and Community Health Services	The Liverpool Contributions Plan 2009 includes the provision of a MPCC at Middleton Grange to include sessional space for visiting and specialist services such as community nurses, health services, family support services, etc Public hospital facilities are available at Liverpool Hospital, around 20 minutes' drive from Middleton Grange.
General Practitioners	The Economic Impact Assessment identifies 1,200 m2 for Medical Services in the development concept.
Dental Services	The Economic Impact Assessment identifies 1,200 m2 for Medical Services in the development concept.
Pharmacy	The Economic Impact Assessment identifies 11,510 m2 for speciality shops and other smaller retail in the development concept.
Mental Health Services	The Economic Impact Assessment identifies 1,200 m2 for Medical Services in the development concept.

⁵⁴ 1,700 X 13%

Service or facility	JSA assessment and Recommendation
Allied Health Services	The Economic Impact Assessment identifies 1,200 m2 for Medical Services in the development concept.
Community Support and Welfare Services	In the context of Liverpool LGA, the incremental impact of the proposed zoning changes is likely to be minimal with regard to assessment and demand for services.
Justice and Emergency Services	In the context of Liverpool LGA, the incremental impact of the proposed zoning changes is likely to be minimal with regard to assessment and demand for services.
Places of worship	In the context of Liverpool LGA, the incremental impact of the proposed zoning changes is likely to be minimal with regard to assessment and demand for services.
Recreation and Open Space	
Open space	The Liverpool Contributions Plan 2009 allows for 14.7 ha in Middleton Grange for a population of 9,000, equivalent to 1.6 ha per 1,000 residents. The lower level of provision is supported by the proximity of the proposed Western Sydney Regional Parklands and land set aside primarily for water cycle management. Based on an additional 1,600 residents from the proposed planning changes, an additional 2.6 ha of park area is required. As contributions are collected on a per dwelling basis, the proposed planning changes will lead to collection of more funds and so should fund purchase of additional open space.
Entertainment Facilities	The Economic Impact Assessment identifies 2,090 m2 for Entertainment in the development concept.
Shops and commercial services	The Economic Impact Assessment identifies 21,260 m2 for Retail and 2,490 m2 for commercial in the development concept.
Regional sports facilities	The Liverpool Contributions Plan 2009 allows for 12.3 ha for regional sports and recreational facilities in Hoxton Park Stage 2 Release Areas District Facilities to be sited near Carnes Hill at the intersection of Cowpasture Road and Kurrajong Road. The site is accessible by bus from Middleton Grange. Based on a population of 55,440 people (assuming 3.5 people per dwelling), this is equivalent to 0.2 ha per 1,000 people. The incremental impact of the proposed zoning changes is likely to be minimal with regard to demand for facilities, equivalent to an additional 0.4 ha. As contributions are collected on a per dwelling basis, the proposed planning changes will lead to collection of more funds and so should fund purchase of additional open space.
Transport	
Public and community transport	Middleton Grange is currently serviced by bus route 853 running between Liverpool and Carnes Hill. Part 2.5 of the DCP identifies possible bus routes to the northern part of Middleton Grange. Connectivity to other areas, particularly for

Service or facility	JSA assessment and Recommendation
	commuters to the inner city, could be improved if the bus service was extended to Leppington Railway Station.
Emergency Services	
Police	In the context of Liverpool LGA, the incremental impact of the proposed zoning changes is likely to be minimal with regard to assessment and demand for services.
Ambulance	In the context of Liverpool LGA, the incremental impact of the proposed zoning changes is likely to be minimal with regard to assessment and demand for services.
Fire Services	In the context of Liverpool LGA, the incremental impact of the proposed zoning changes is likely to be minimal with regard to assessment and demand for services.

Source: JSA 2016

16 APPENDIX A: Neighbourhood Survey Instrument and Additional Data

Neighbourhood Survey

Address _____

Time and Date _____

My name is _____. I work for Judith Stubbs and Associates. We have been retained by Manta Group to carry out a social impact assessment of their planning proposal for zoning changes to Middleton Grange Town Centre. The report will be submitted to Liverpool City Council as part of the development application.

A concept design has been prepared for an expanded town centre. It includes 37,000 square metres of retail and commercial space, including medical and entertainment, and with a retail area similar in size to Bonnyrigg Plaza. The concept also includes 16 residential apartment buildings containing 862 apartments, varying in height from four stories in the west, 6-11 stories in the centre and five stories in the east. Parking will be provided underground. The development will include tree lined streets, a town square area, public art, parkland and gardens near the creek, a multipurpose community centre and other facilities. This survey is about your opinions regarding the proposal.

PART A: Questions about your neighbourhood.	
1. How long have you lived in this home?	☐ Less than 12 months ☐ 1 to 2 years ☐ 3+ years
2. Are you an owner or renter?	☐ Own my home (outright or paying mortgage) ☐ Renting my home ☐ Other
3. What are the three best thing for you about living in this neighbourhood?	1. 2. 3.
4. What are the main things you would change about living in this neighbourhood and make it a better place to live?	

5. Overall, how do you feel about living in this neighbourhood?	☐ Very positive ☐ Quite Positive ☐ Neutral (neither positive nor negative) ☐ Quite Negative ☐ Very Negative

PART B: Questions about the proposed development.	
6. Were you aware of the proposal to increase the size, services and population of the town centre before today?	☐ Yes ☐ No ☐ Not sure
7. What would you like to see in the new town centre?	Please describe up to three things : 1. 2. 3.
8. What do you see as the positive impacts of the proposal to increase the size, services and population of the town centre?	Please describe up to three positive impacts : 1. 2. 3.
9. Do you have <i>any</i> concerns about the proposal to increase the size, services and population of the town centre?	☐ Yes ☐ No ☐ Not sure

10. If yes, what are your main concerns about the proposal to increase the size, services and population of the town centre?	Please describe up to three main concerns: 1. 2. 3.
--	--

PART C: Demographic information	
11. Age ☐ <18 years ☐ 19-34 years ☐ 35-54 years ☐ 55-74 years ☐ 75+ years	12. Gender ☐ Male ☐ Female
13. House hold Type ☐ Lone person ☐ Couple ☐ Couple with children ☐ Sole parent with children ☐ Other	

Would you like to receive further information about the proposal?

What is your best contact?

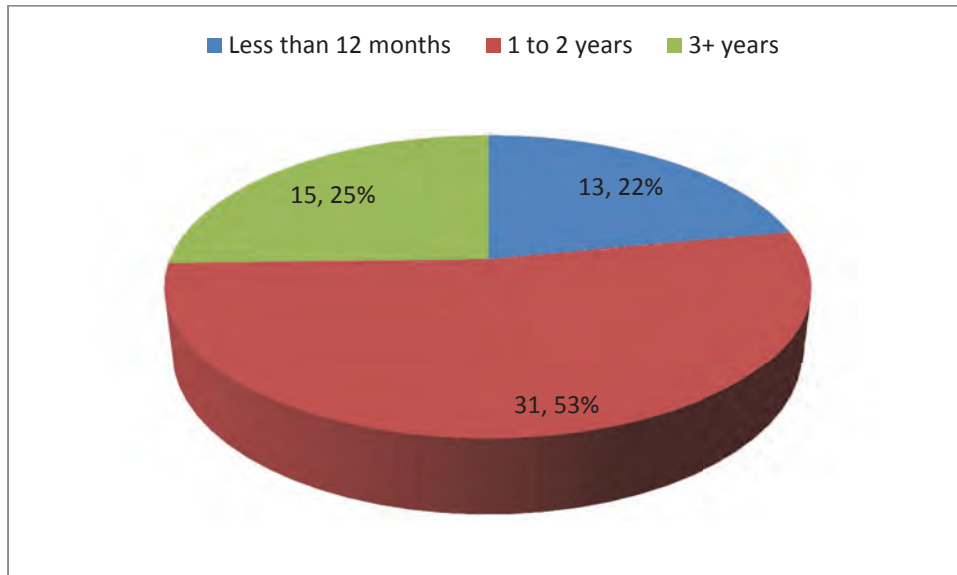
Additional Comments:

Thank you for your time and participation!

PART A: Residency

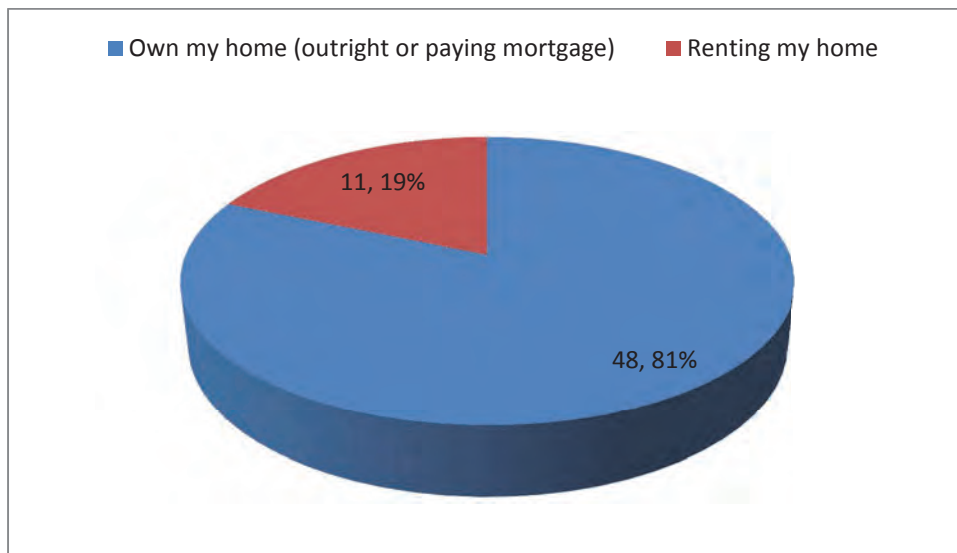
Question 1. How long have you lived in your home?

All 59 people surveyed responded to this question.



Question 2. Are you an owner or renter?

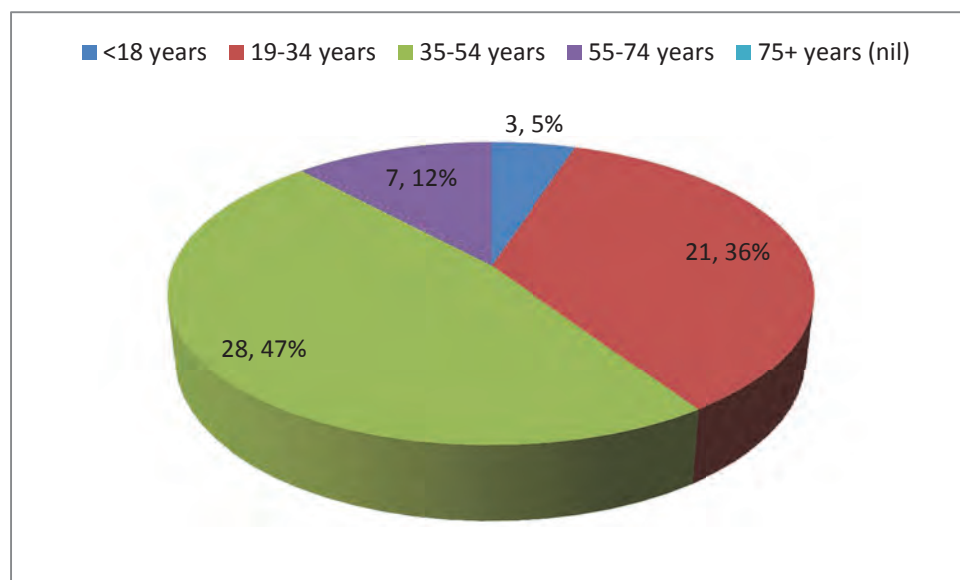
59 people responded to this question. 81% of those surveyed owned their house outright or were paying off a mortgage. 19% of respondents were renting their home.



PART C: Demographic information

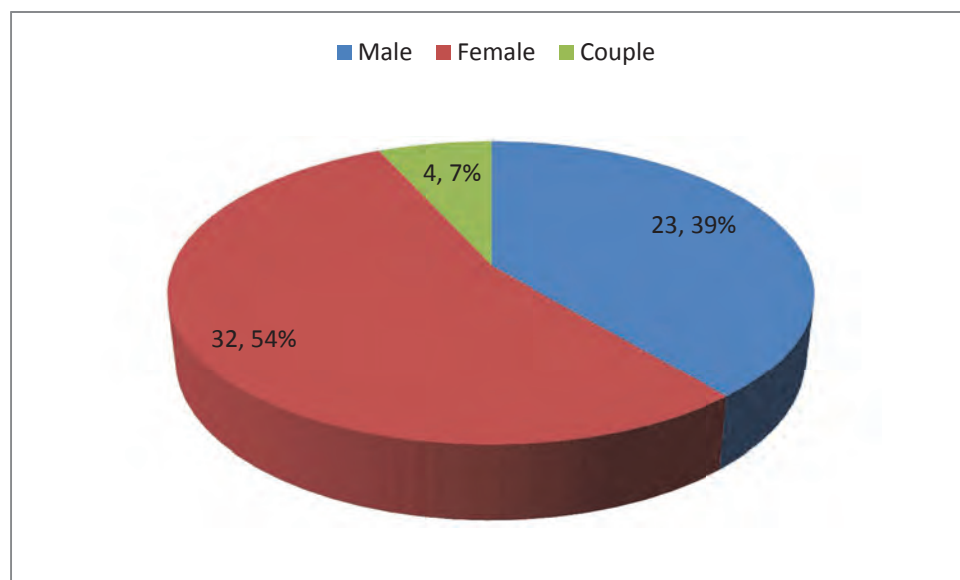
Question 11. Age

All 59 people surveyed responded to this question. Nearly half those surveyed (47%) fell into the 35 to 54 year age bracket, followed by the 19 to 34 year bracket at 36%.



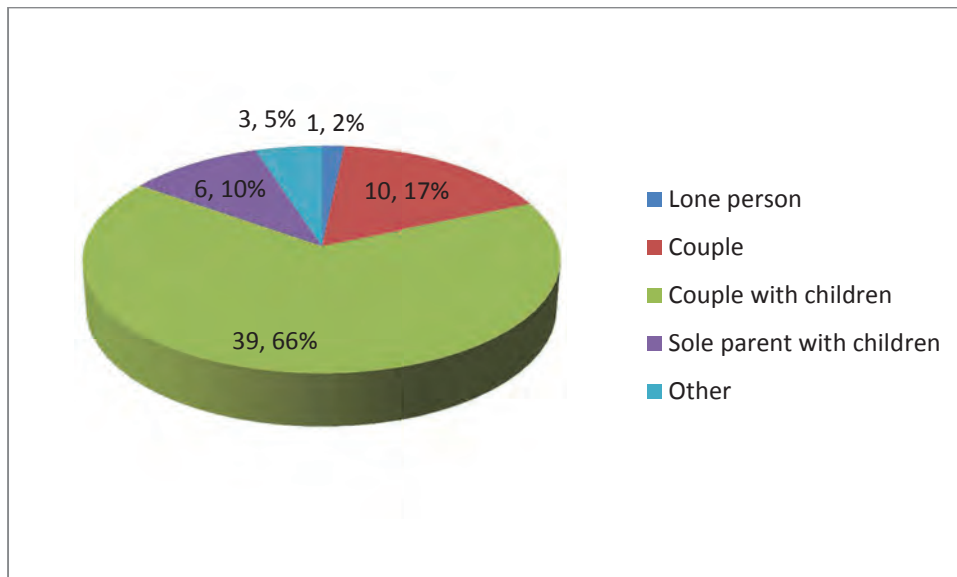
Question 12. Gender

There were 59 responses to this question with 54% of those surveyed being female, 39% male and 7% were surveyed as a couple.



Question 13. Household Type

All 59 households surveyed responded to this question with 66% of households surveyed consisting of couples with children. The second largest group was couples at 17% and 10% were sole parents with children. Three households identified as the “Other” category and these households were “extended family households”.



Question 14. Would you like to receive further information about the proposal? And Question 15. What is your best contact?

Eleven respondents indicated they would like to receive further information and provided their preferred method of contact.

17 APPENDIX B: Socio-Economic Context

17.1 Demography of Surrounding Areas

Appendix B outlines the demographic characteristics of the area surrounding the proposed Town Centre at Middleton Grange. The data and analysis provided in this Appendix provide a context the development of the Town Centre, and part of the rationale for service recommendations elsewhere in the SIA.

For the purposes of this analysis, we have taken the suburb of Middleton Grange, which had a resident population of around 500 in 2011; and the ABS Statistical Area Level 2 (SA2) of Hoxton Park – Horningsea Park, which includes the growth areas of Hoxton Park, Hoxton Park West and Horningsea Park (as well as Middleton Grange).

The population of these three suburbs increased by 26%, 93% and 38% respectively between 2001 and 2011, compared with a growth of 17% for Liverpool LGA and 11% for Greater Sydney over the same period. Overall the growth rate for the SA2 (roughly equal to these three suburbs combined) over the same period was 58%.

Site observations indicate that Middleton Grange would now be approximately half developed under existing controls, and likely to contain around 1,500 mainly low density dwellings at the present time, with a population of perhaps 5-6,000 people.

Also included in Appendix A are maps showing selected indicators for ABS Statistical Area Level 1 (SA1s) at a 5km radius around the proposed site in order to give a more detailed picture of the socioeconomic context. These maps are also useful in understanding the current (2016) profile of Middleton Grange as it has developed since the 2011 Census, and it is likely that its profile would more closely resemble that of the SA2 as a whole, given the similarities in the nature of development, house prices and the like.

.

17.2 Dwelling Structure Profile

The concentration of separate houses in both the suburb of Middleton Grange and the growth area of Hoxton Park – Horningsea Park is quite high (90% and 88% respectively) compared with Greater Sydney (61%), with the remainder for these areas comprised of medium density dwellings. Liverpool LGA also has quite a high concentration of separate houses (75%), though it also has some flats and units (13% compared with 26% for Greater Sydney), while Middleton Grange and Hoxton Park – Horningsea Park had none at the time of the 2011 Census.

The following maps look at the suburbs around Middleton Grange in more detail (at the SA1 scale).

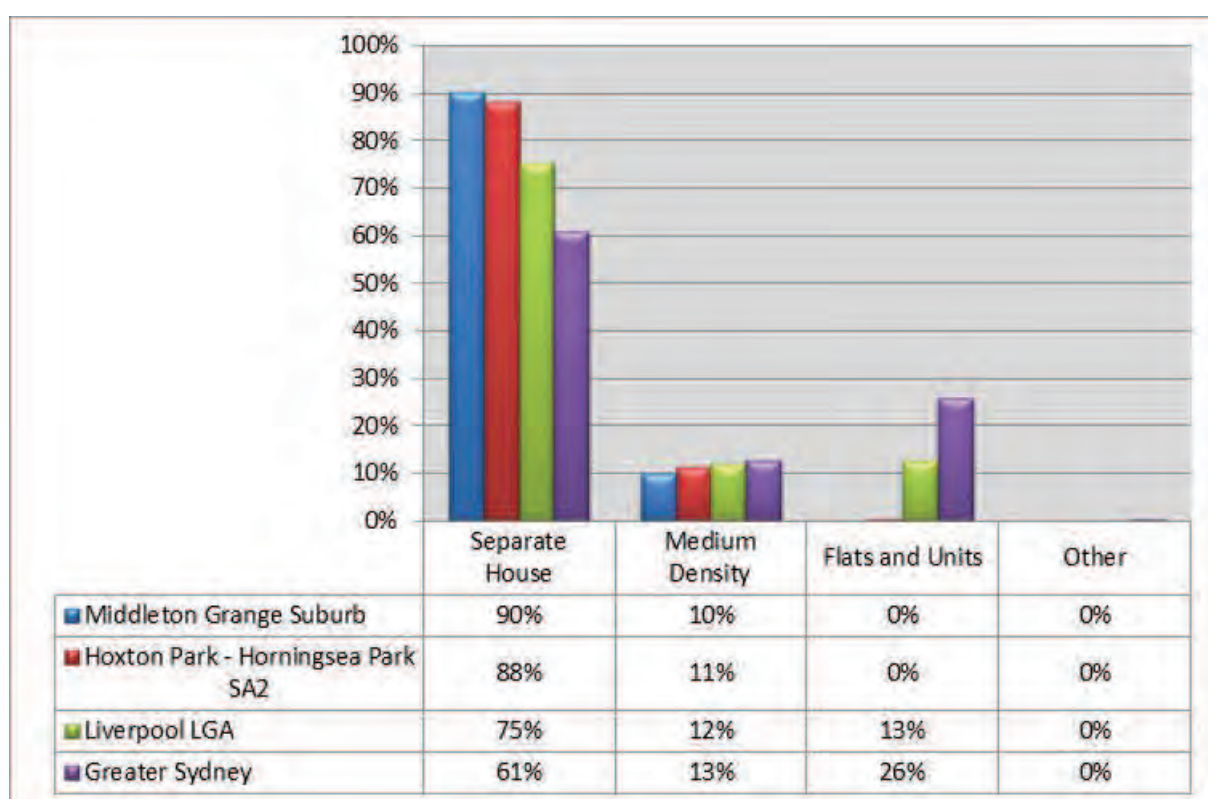
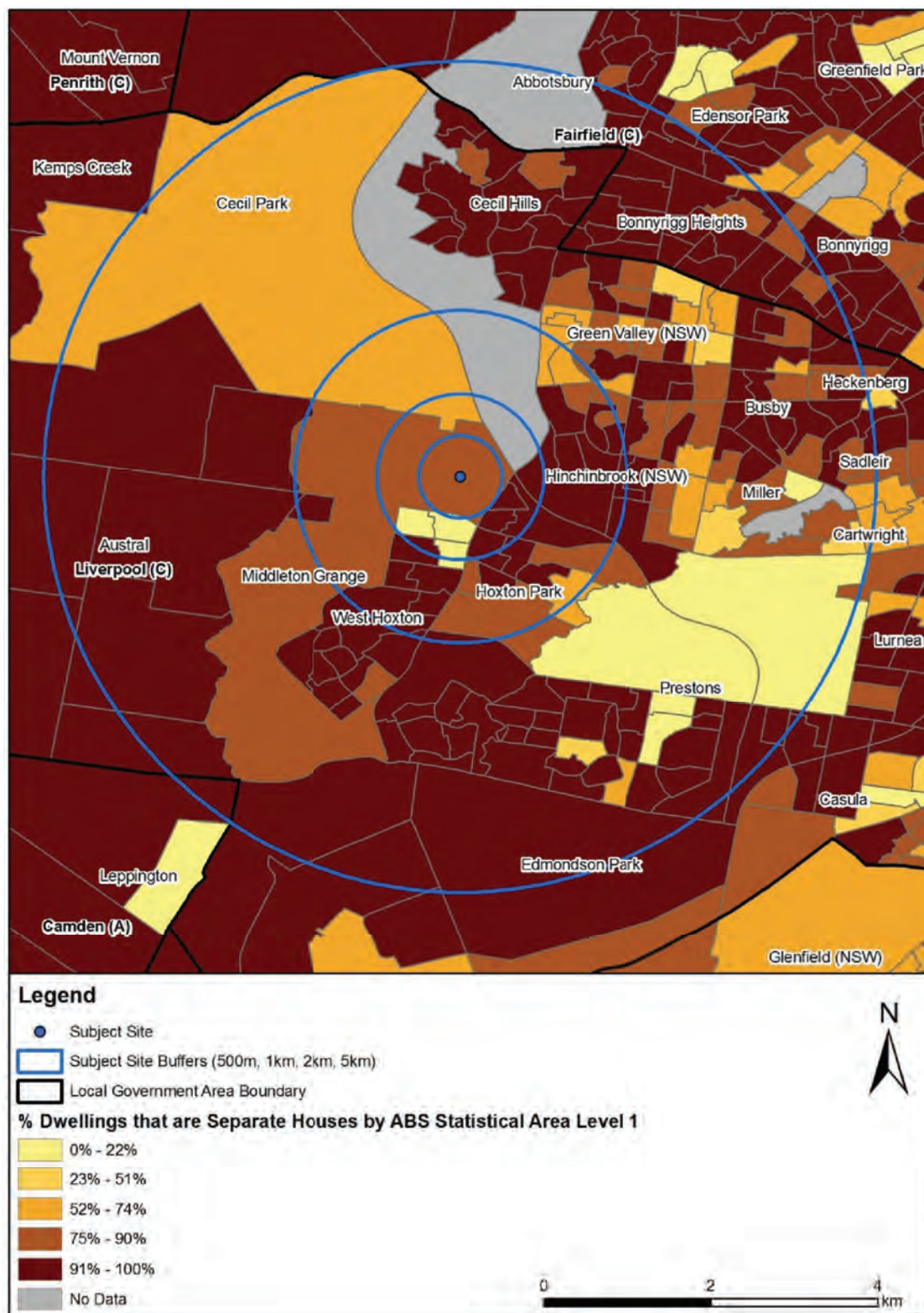


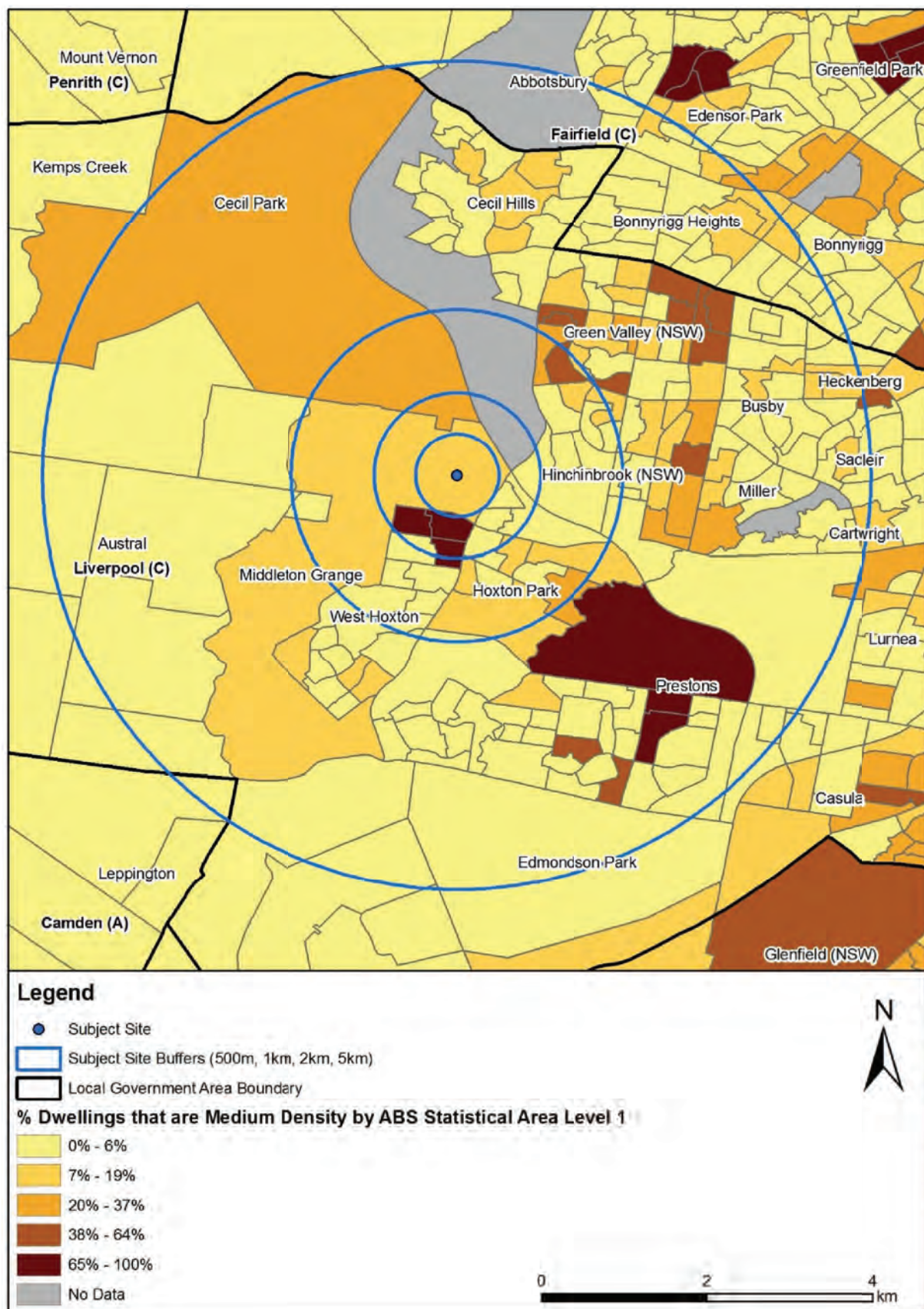
Figure 17.1: Dwelling Structure Profile

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



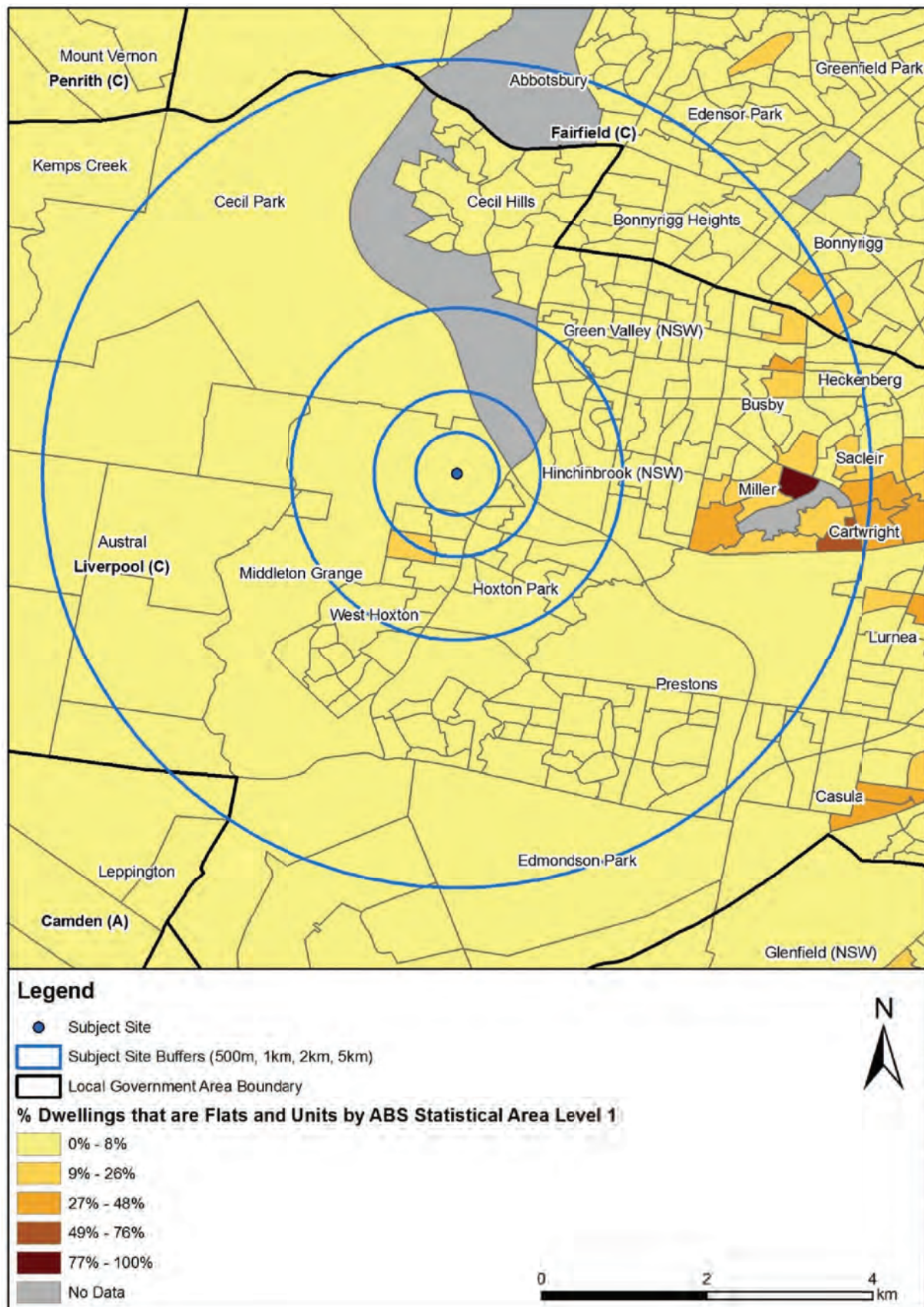
Map 17.1: Proportion of Dwellings that are Separate Houses

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



Map 17.2: Proportion of Dwellings that are Medium Density

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



Map 17.3: Proportion of Dwellings that are Flats and Units

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

17.3 Household Composition

The household composition profile for the suburb of Middleton Grange is quite similar to that for Greater Sydney overall, although it had a substantially higher proportion of couples without children in 2011 (33% compared with 25% for Greater Sydney) and a smaller proportion of lone persons (13% compared with 22%).

The growth area of Hoxton Park – Horningsea Park, however, has quite a different profile, especially in terms of the high proportion of couples with children (60%) compared with Greater Sydney (36%), and low proportion of lone person households (7%). The abundance of families is hardly surprising given its status as a high growth area on Sydney’s urban fringe, with a large proportion of separate houses.

Compared with Greater Sydney, the LGA of Liverpool has quite a high proportion of couples with children (47%) and a lower proportion of couples without children (20%) and lone persons (15%).

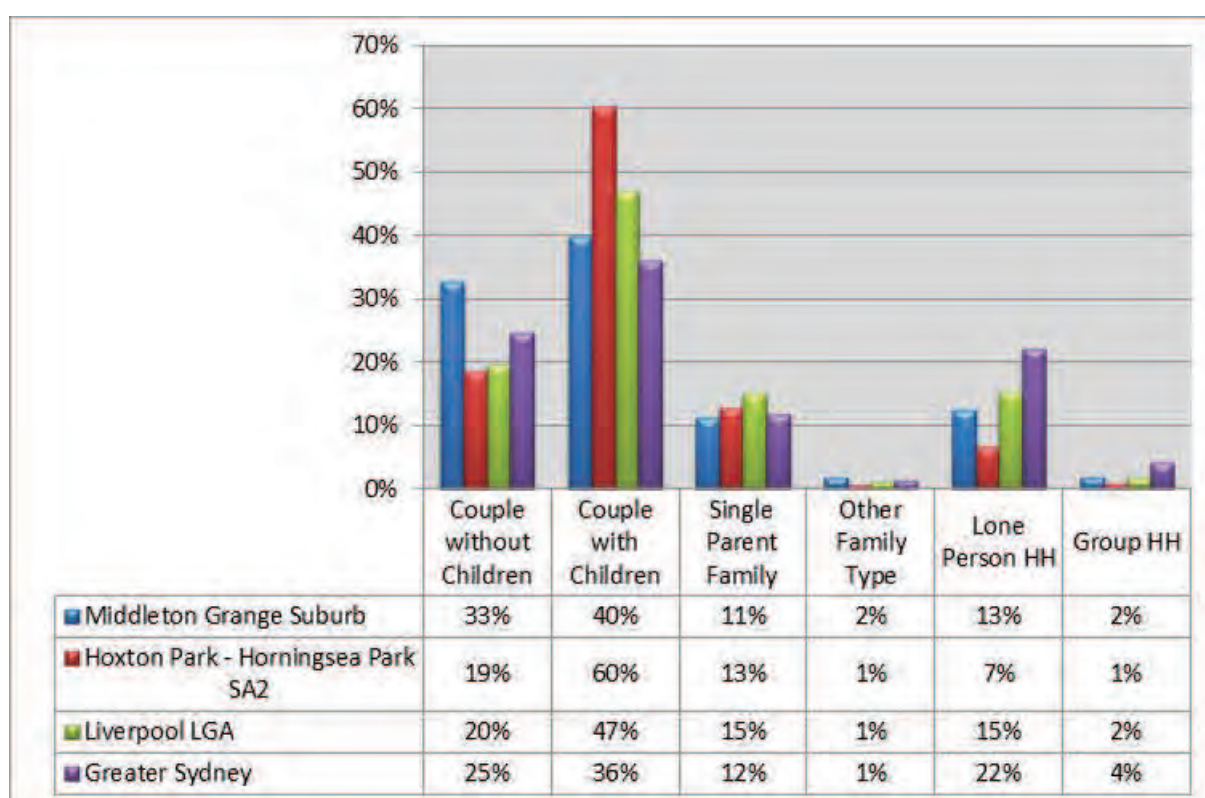
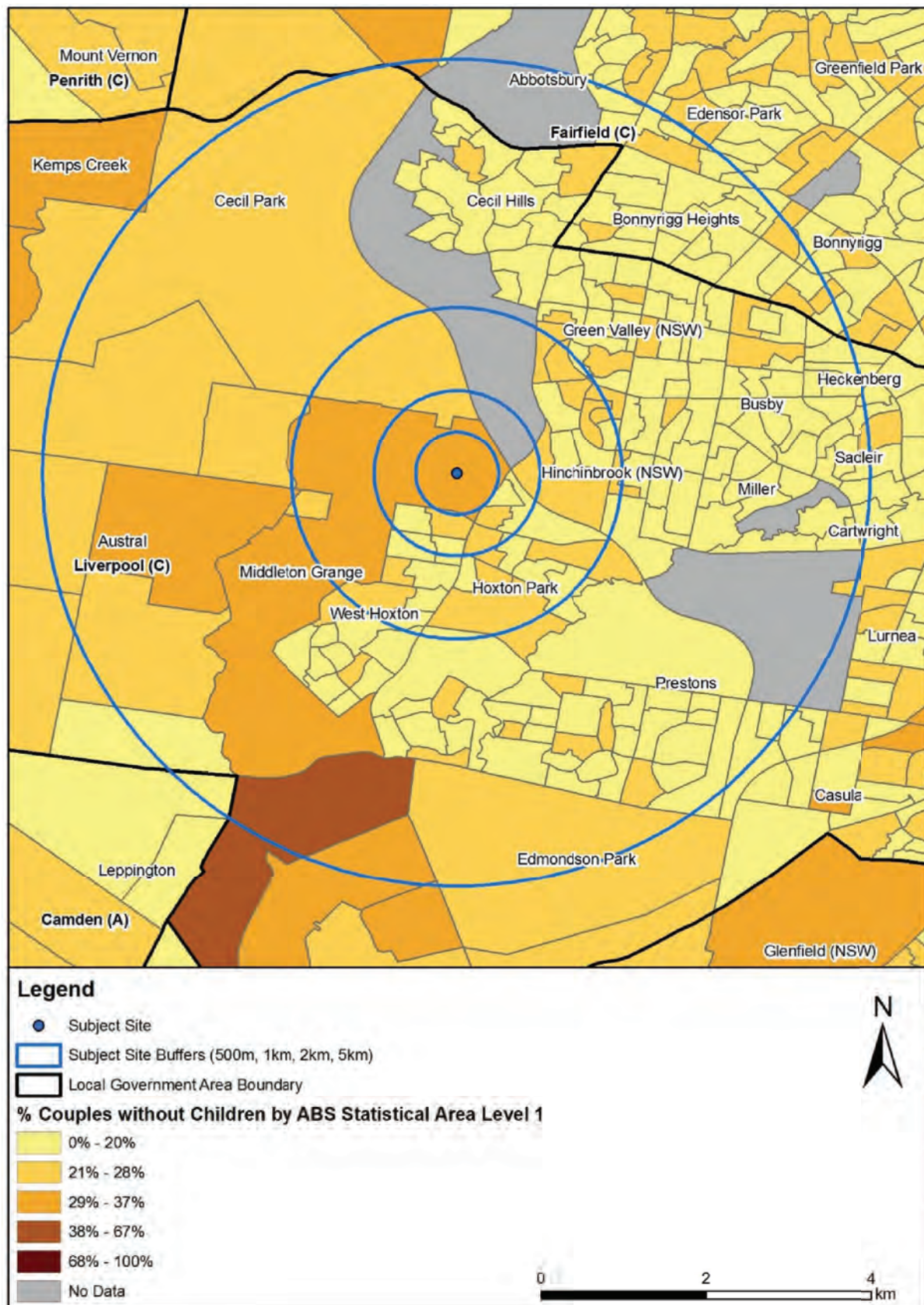


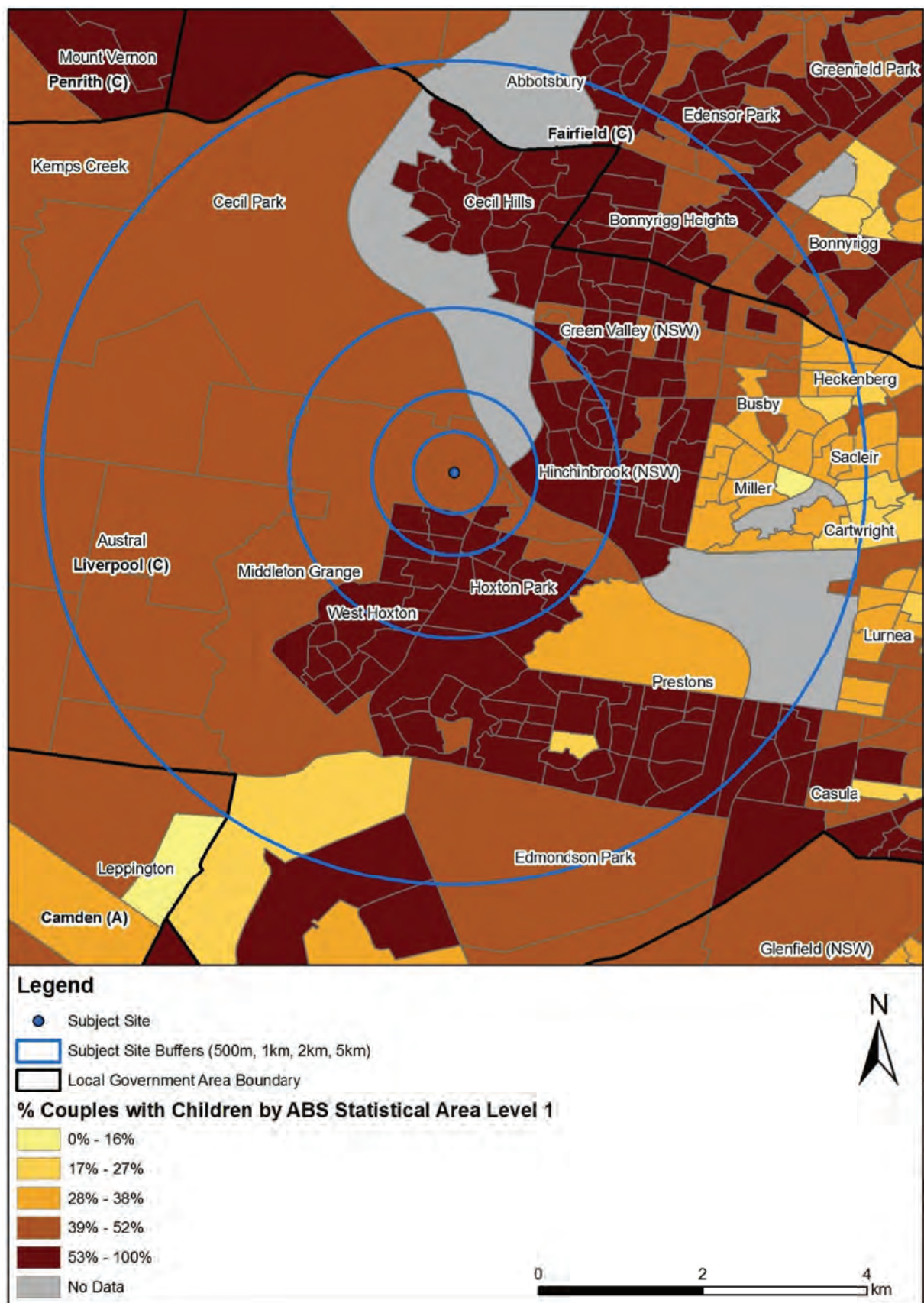
Figure 17.2: Household Composition Profile

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

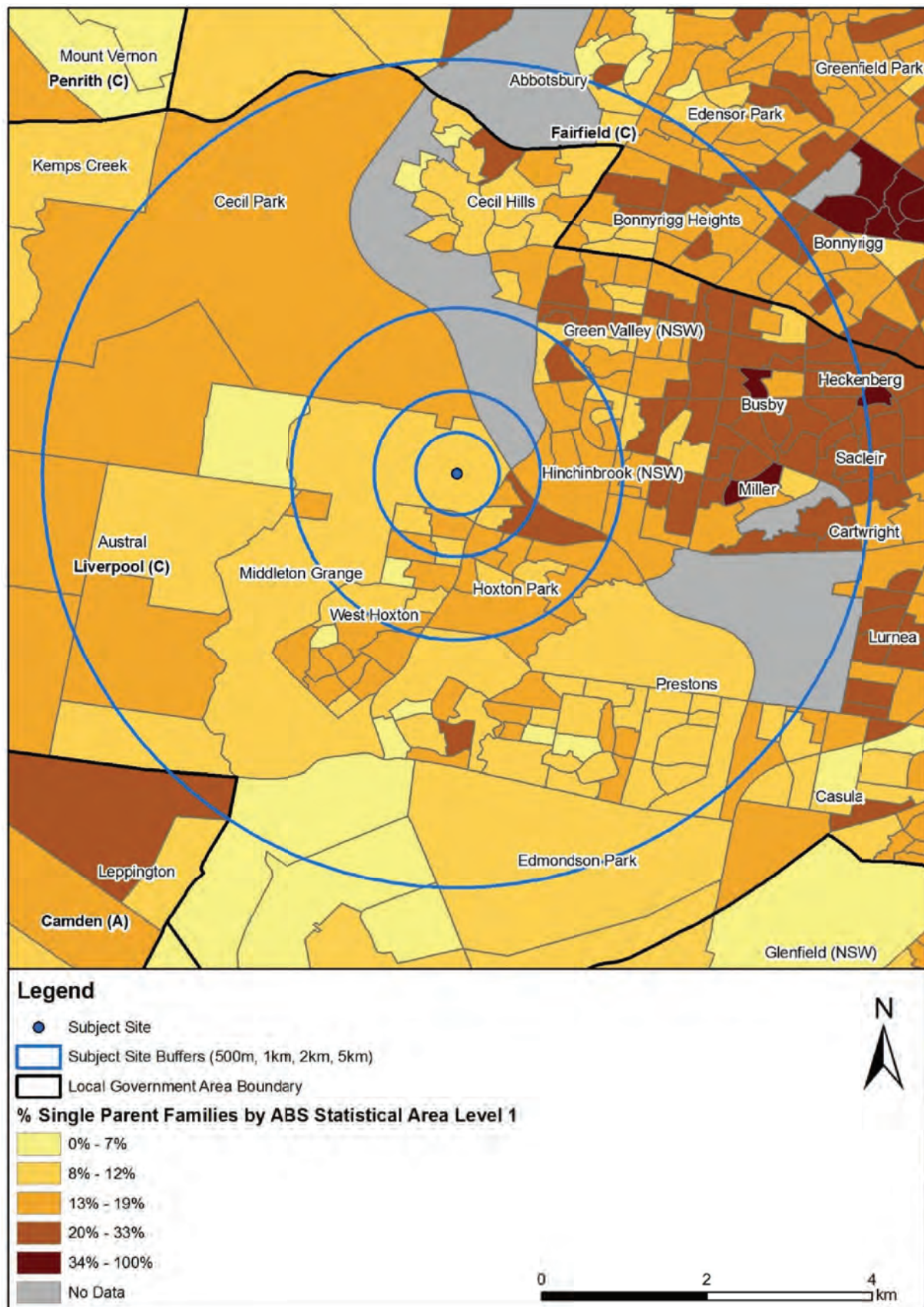


Map 17.4: Proportion of Households that are Couples without Children

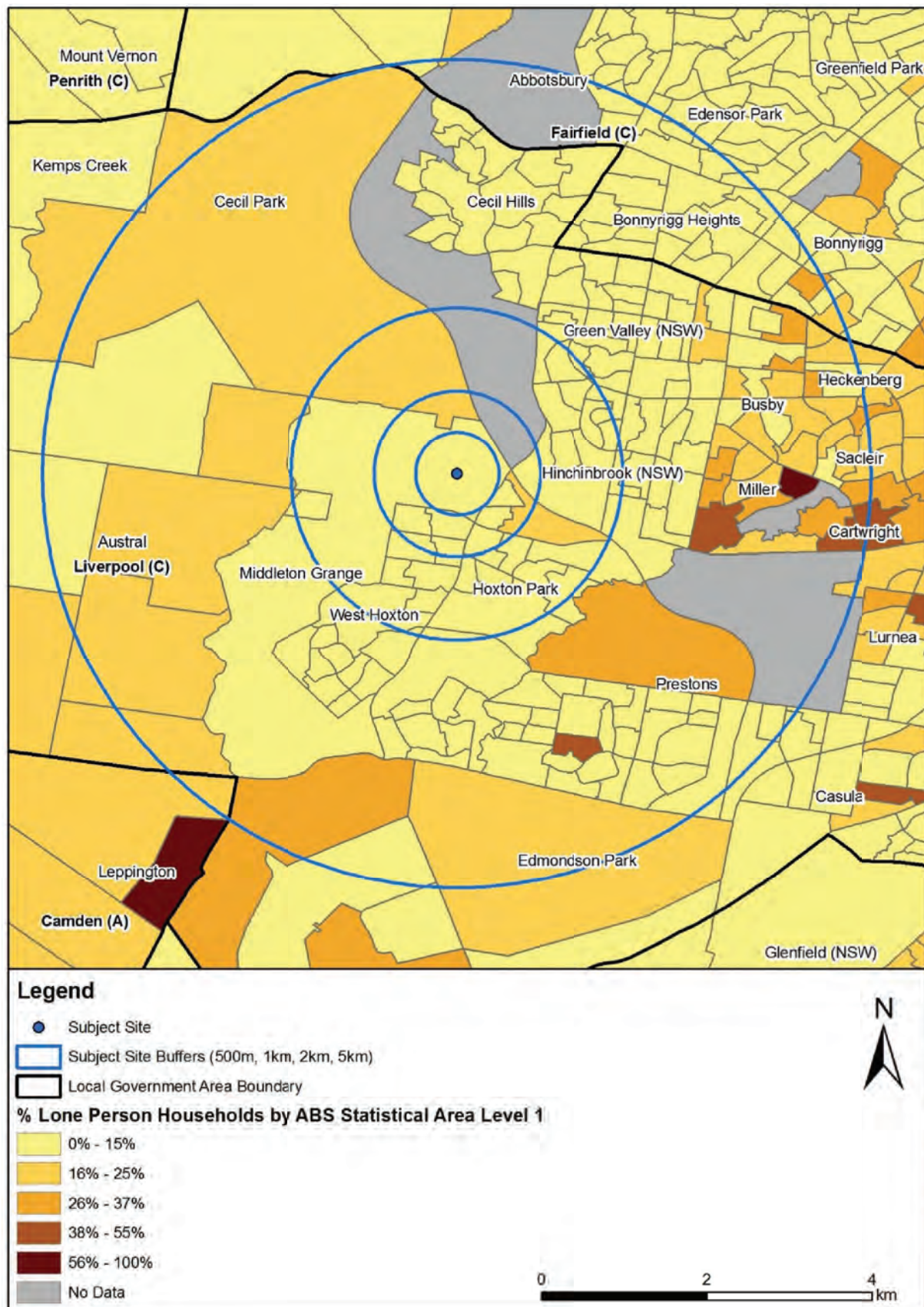
Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



Map 17.5: Proportion of Households that are Couples with Children
Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



Map 17.6: Proportion of Households that are Single Parent Families
 Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



Map 17.7: Proportion of Households that are Lone Person Households

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

17.4 Average Household Size

While the average number of persons per household in the suburb of Middleton Grange is lower than for the LGA (3.0 compared with 3.2), it is still higher than for Greater Sydney (2.7).

However, the growth area of Hoxton Park – Horningsea Park has a large average household size at 3.6 persons per household, which is unsurprising given the nature of this area. As discussed later, it is likely that persons per dwelling would now be higher in Middleton Grange as well.

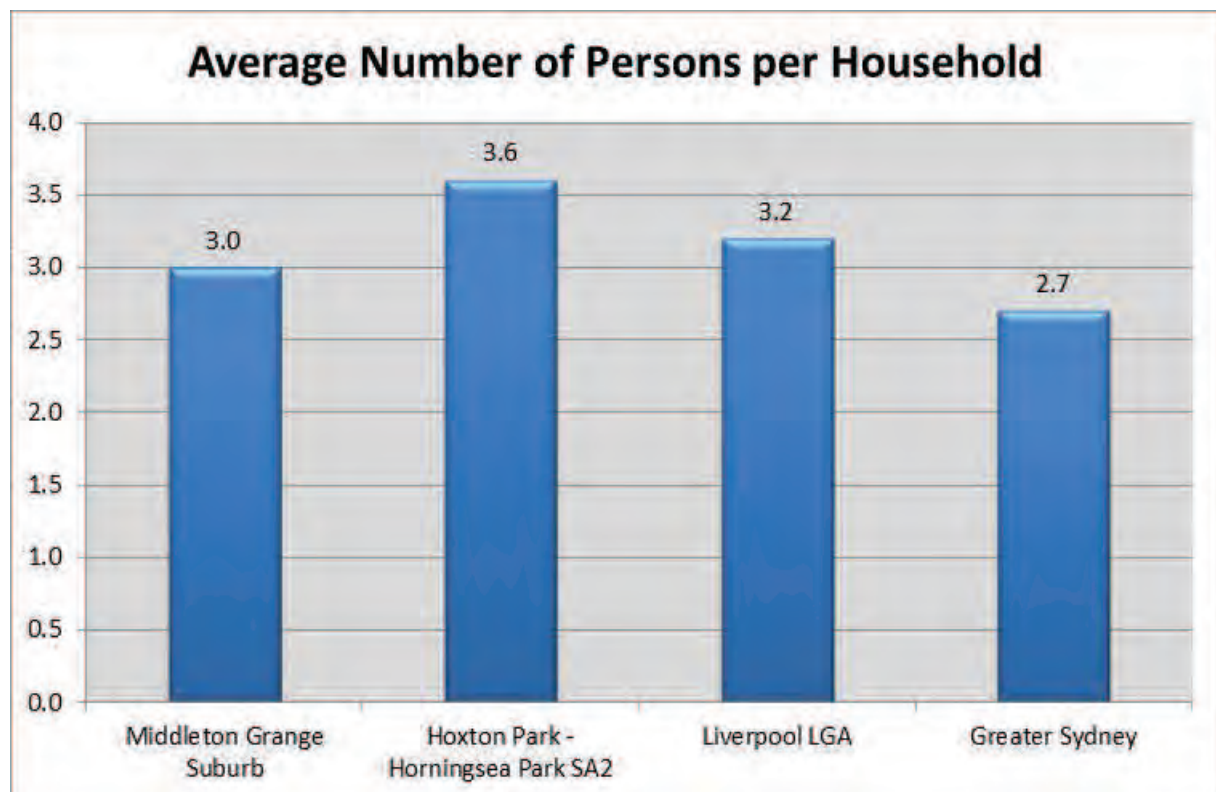
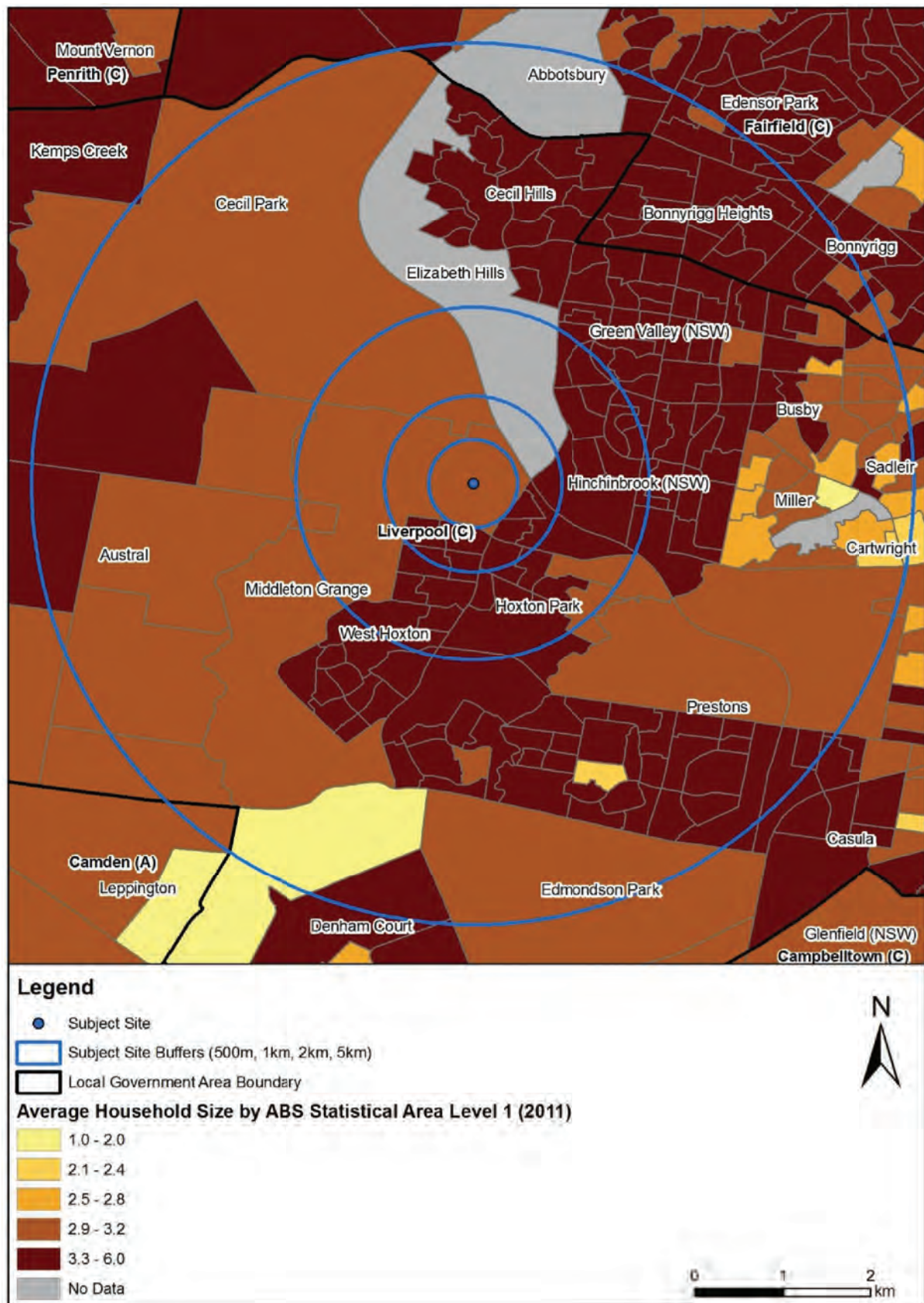


Figure 17.3: Average Household Size

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



Map 17.8: Average Household Size

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

17.5 Resident Age Profile

Compared with the other areas considered, the suburb of Middleton Grange has a high proportion of residents aged 25-34 years (25% compared with 15% for the other areas). With quite a high proportion also aged 0-4 years (9% compared with 7% for Greater Sydney), indicating quite a high concentration of younger families.

Families in Hoxton Park – Horningsea Park, however, appear to be somewhat older, with a higher proportion of children aged 5-12 years (15% compared with 10% for GS) and adults aged 35-54 years (32% compared with 28% for GS). This area also has a particularly low proportion of residents aged 55 years or older, with 11% of residents falling into this age band compared with 24% for Greater Sydney.

While having a resident age profile more in line with Greater Sydney, the LGA of Liverpool also has some marked differences. Most notably, it has a higher proportion of children and teenagers, with 30% of residents aged 18 years or younger compared with 24% for Greater Sydney, and a smaller proportion of residents aged 55 years or older (19% compared with 24% for GS), again not surprising for an LGA with a number of release areas, as well as younger and larger migrant families.

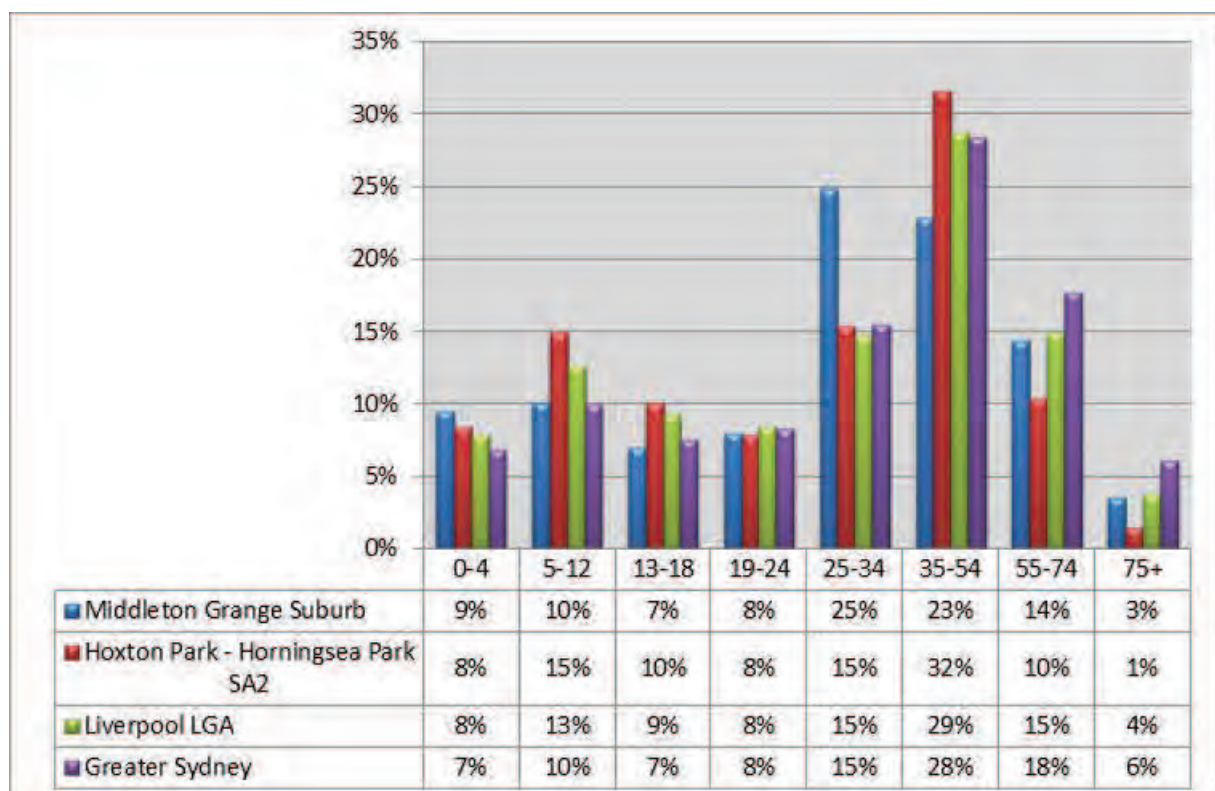
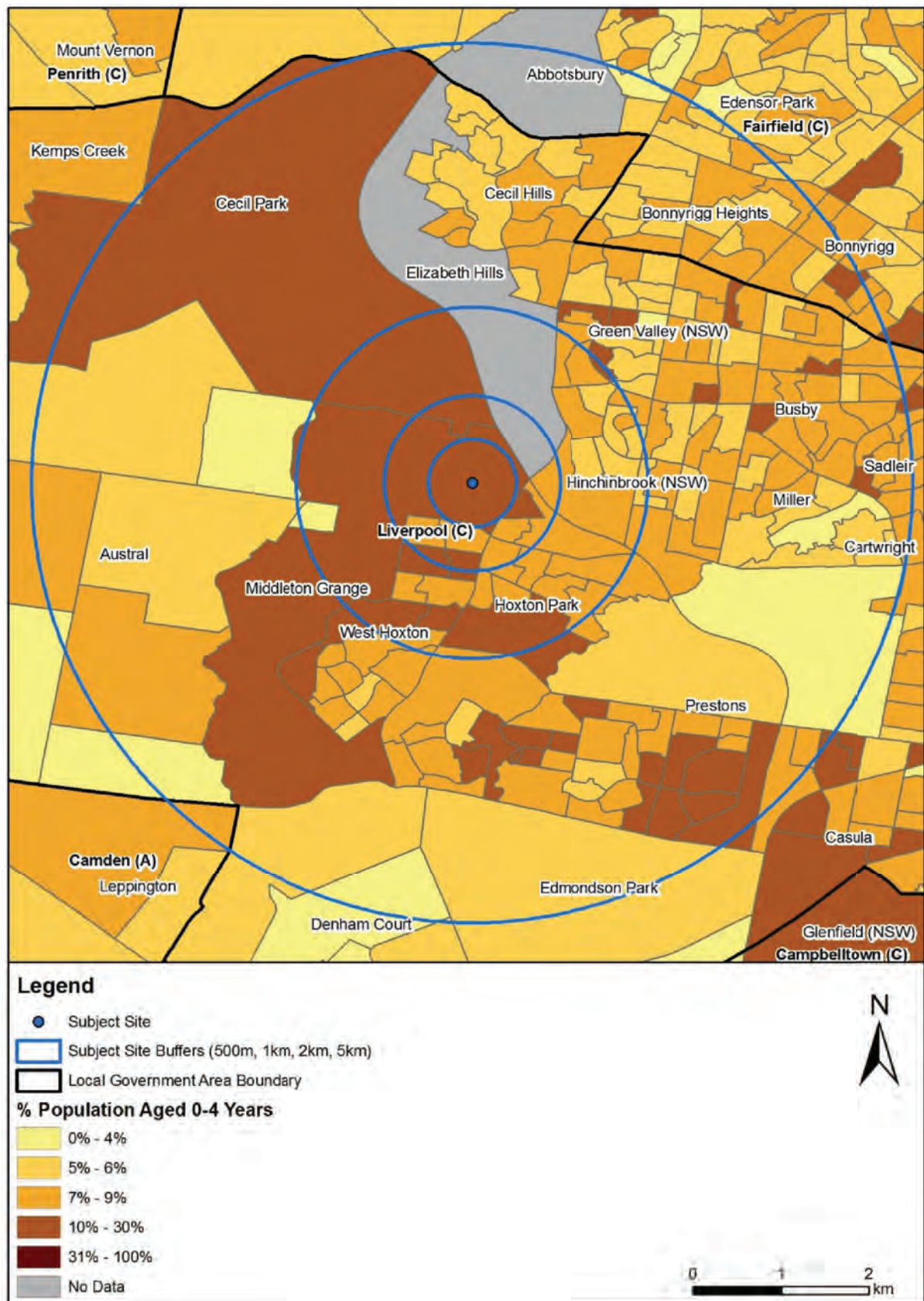


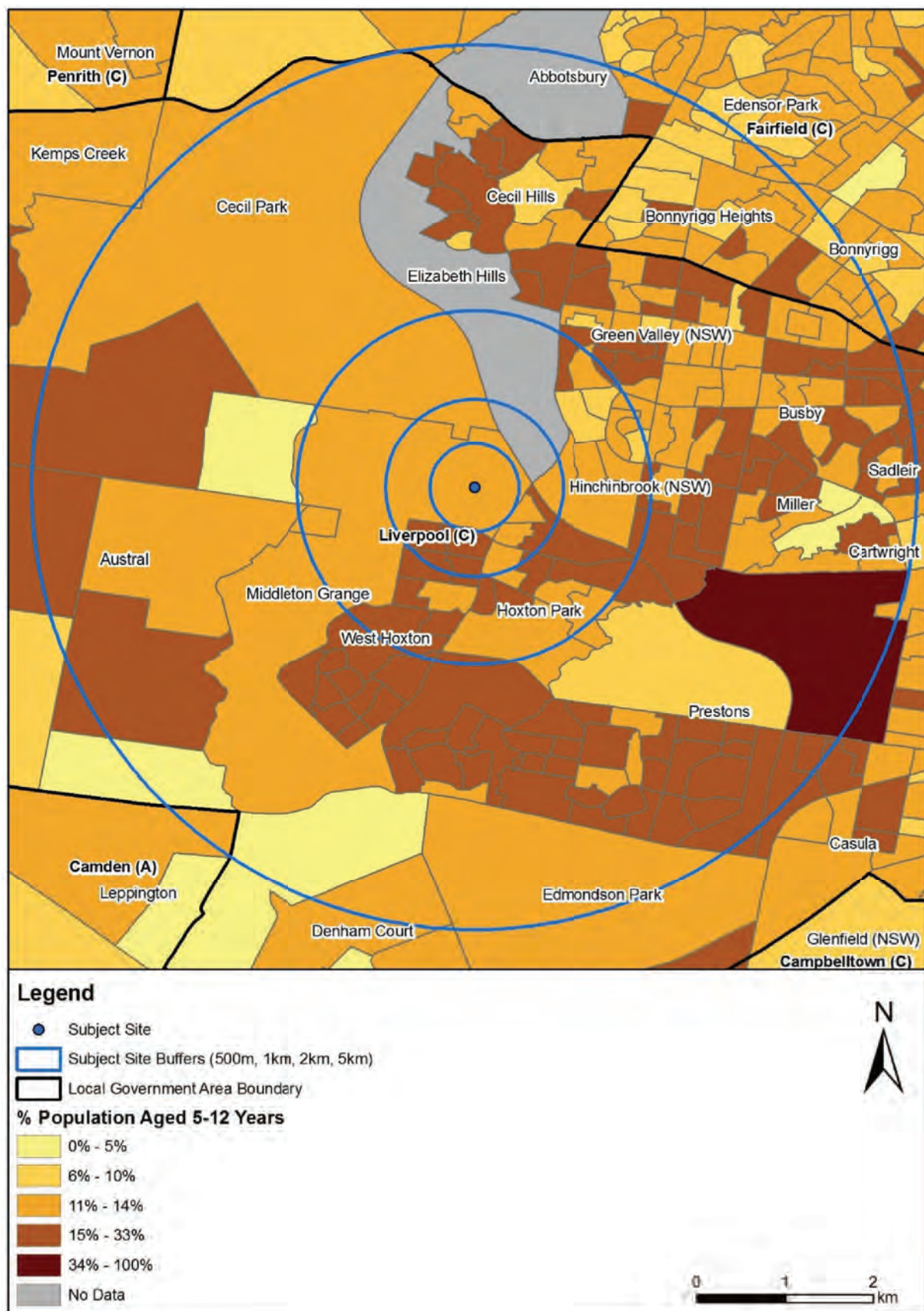
Figure 17.4: Age Profile

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



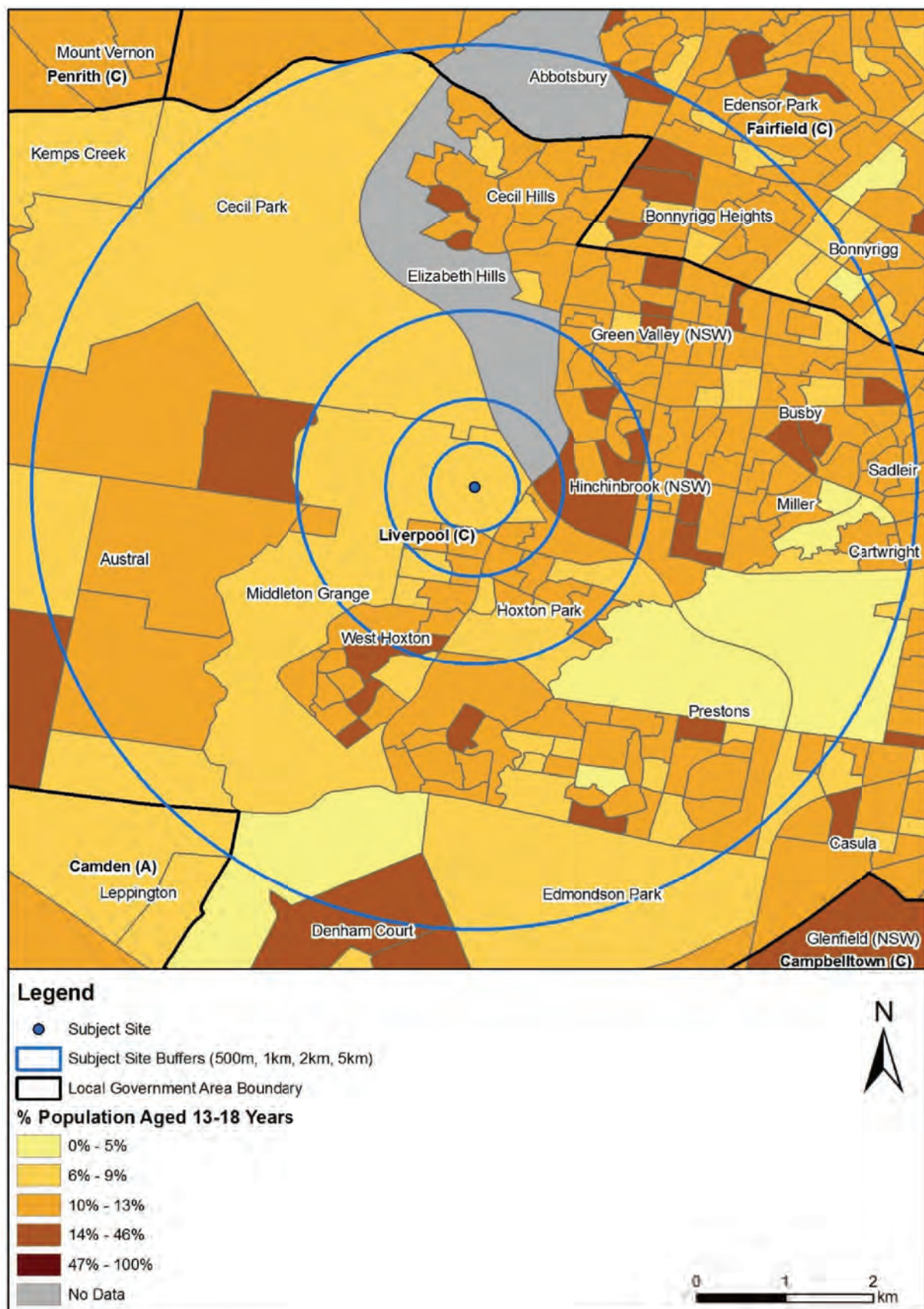
Map 17.9: Proportion of Population Aged 0-4 years

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



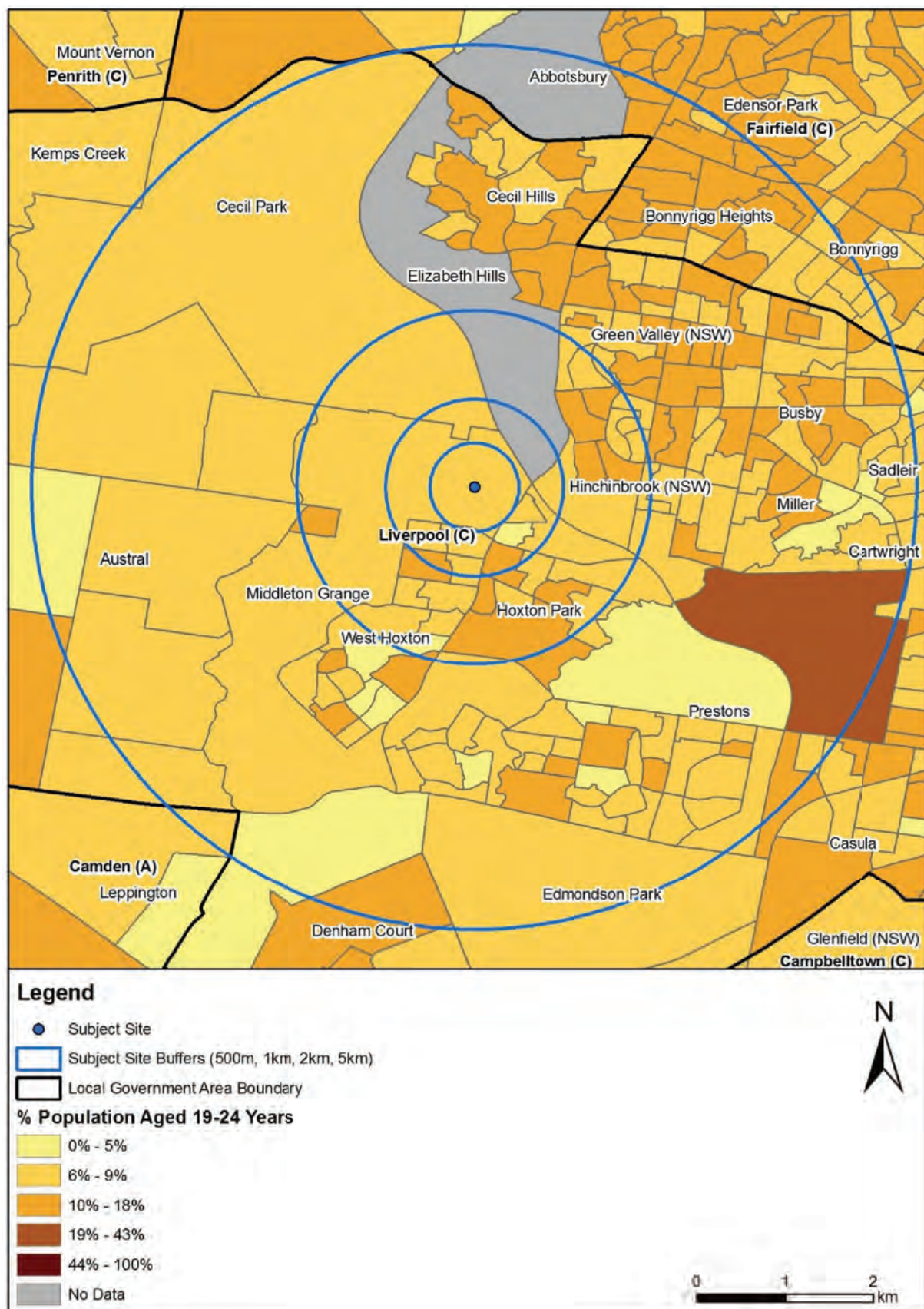
Map 17.10: Proportion of Population Aged 5-12 years

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



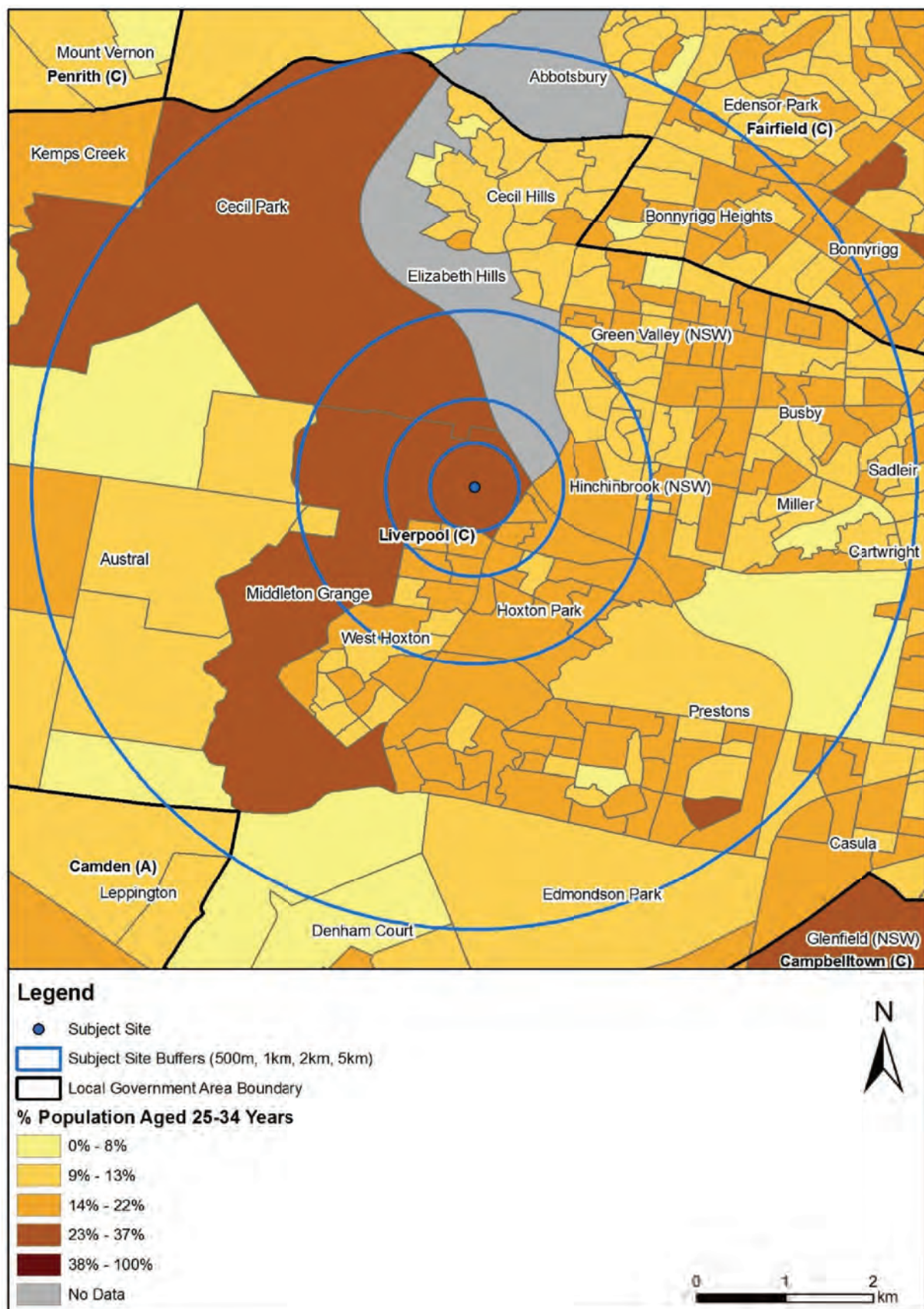
Map 17.11: Proportion of Population Aged 13-18 years

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



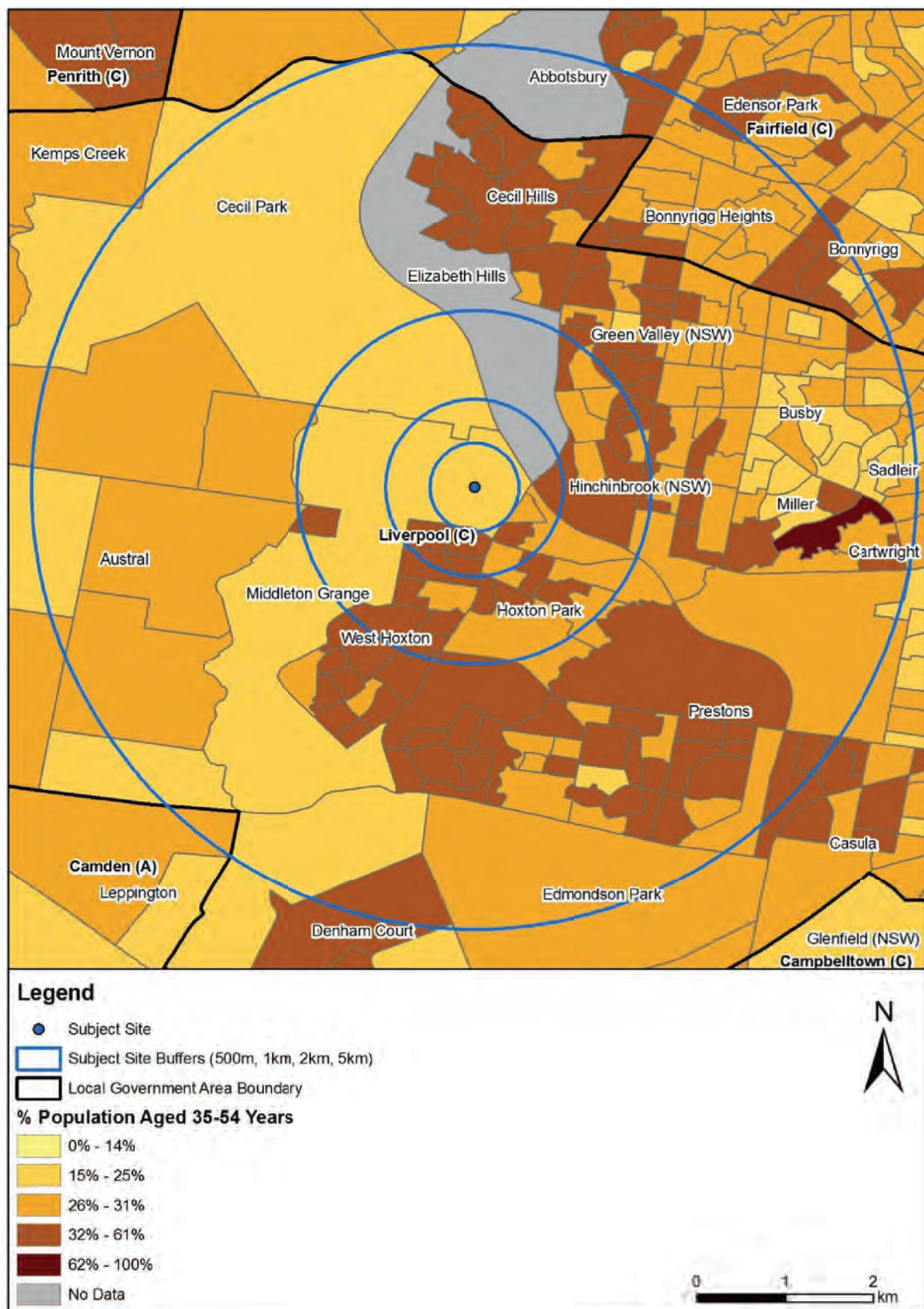
Map 17.12: Proportion of Population Aged 19-24 years

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



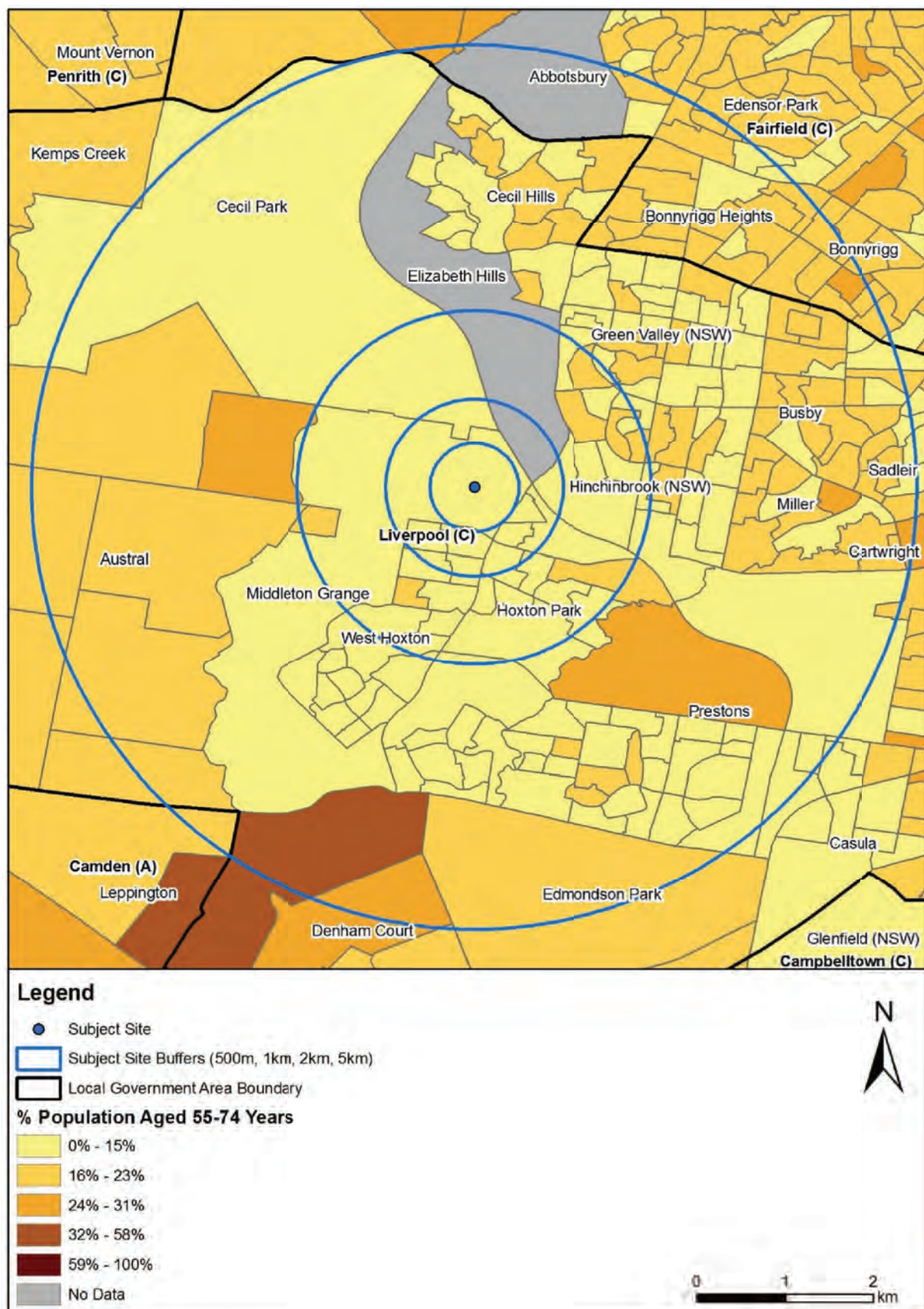
Map 17.13: Proportion of Population Aged 25-34 years

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



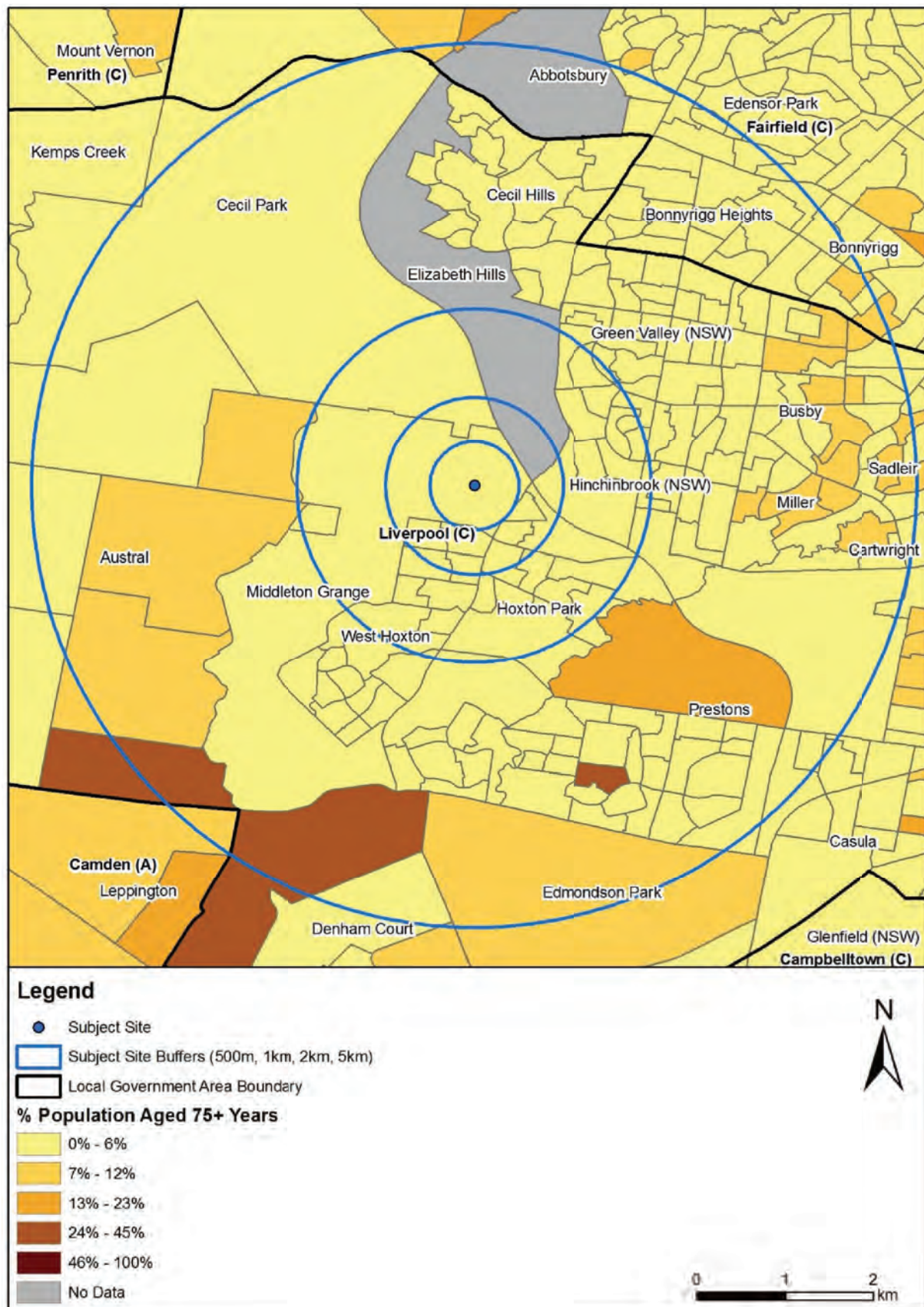
Map 17.14: Proportion of Population Aged 35-54 years

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



Map 17.15: Proportion of Population Aged 55-74 years

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011



Map 17.16: Proportion of Population Aged 75 years or older

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011

17.6 Median Age

The suburb of Middleton Grange and the Growth Area of Hoxton Park – Horningsea Park both have quite low median aged compared with Greater Sydney (31 and 30 years respectively compared with 36 years for Greater Sydney). The median age for the LGA of Liverpool is also quite low (33 years).

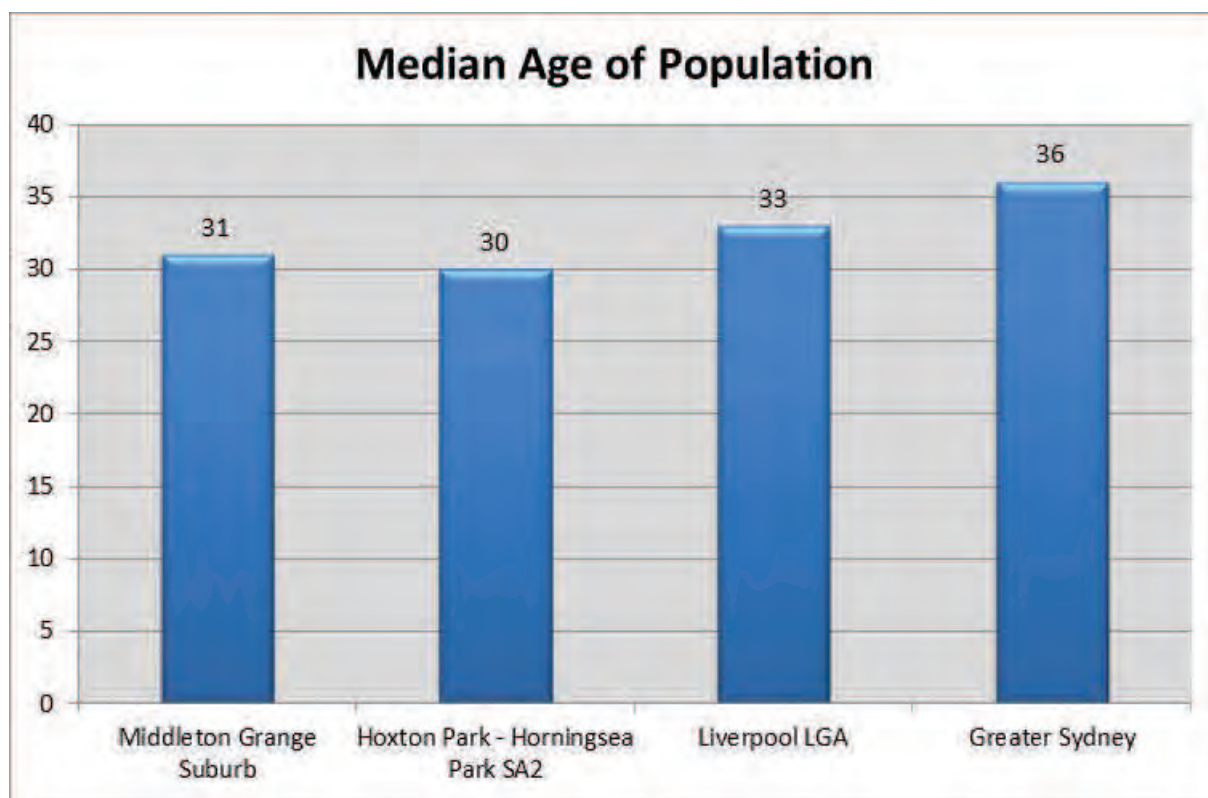


Figure 17.5: Median Age of Population

Source: JSA 2016, based on data from ABS Census of Population and Housing 2011