

s o c i a l i m p a c t a s s e s s m e n t



4 - 8 hoxton park road
liverpool

social impact assessment



4 - 8 hoxton park road
liverpool

prepared for
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appendices

Appendix A – Social Impact Comment

This document has been prepared for Mr Hussein Chahine by Willana Associates Pty Ltd to accompany a Planning Proposal Report to Cumberland Council (formerly Holroyd City Council). Reproduction of all or part of this document is prohibited without the prior permission of Willana Associates Pty Ltd.

1. introduction

1.1. Study Overview

It is proposed to redevelop 4-8 Hoxton Park Road, Liverpool (the Site) by rezoning the land from B6 Enterprise Corridor to B4 Mixed Use. The rezoning will enable the construction of a future residential development in the form of a mixed use development comprising commercial premises and shop top housing.

This report presents a social impact assessment of the key issues, benefits and potential impacts of the proposed rezoning. Where potentially adverse socio-economic impacts are identified, this analysis will provide input into further refinement of the concept in order to reduce the potential for impacts on existing uses and members of the proposed new community.

1.2. The Proposal

The Site is currently zoned B6 Enterprise Corridor under the *Liverpool Local Environmental Plan 2008* (LLEP 2008). The Planning Proposal seeks to rezone the Site to B4 Mixed Use to facilitate its redevelopment for a mixed use commercial and residential purposes development.

The Planning Proposal seeks to amend LLEP 2008 as follows:

- Rezone the Site from B6 Enterprise Corridor to B4 Mixed Use.
- Removal of the Site from the 'Key Site' on Key Sites Map KYS 10.
- Amend the maximum height of buildings for the Site to 50m, in accordance with the proposed mapping.
- Amend the maximum floor space ratio for the Site to 5:1, in accordance with the proposed mapping.

1.3. Rationale for SIA

'Social Impact Assessment (SIA) includes the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.' International Principles for Social Impact Assessment (May 2003), International Association for Impact Assessment).

It is unilaterally accepted that social impacts are a change to one or more of the following:

- People's way of life
- Their culture
- Their community
- Their political systems
- The environment
- Health and wellbeing
- Personal and property rights
- Fears and aspirations

(International Principles for Social Impact Assessment (May 2003), International Association for Impact Assessment).

SIA is a proactive stance to development and better development outcomes, not just the identification or amelioration of negative or unintended outcomes. SIA is not simply a knee-jerk response to justify a proposal in response to public objections received during a notification process undertaken as a consequence of a policy directive of the Council. SIA is also not based on speculation, fear or ignorance but is a framework based on analysis, monitoring and assessment.

Having a process that includes SIA as an integral part of the planning process therefore allows a Council to make decisions within its strategic planning systems with the view to create a cohesive, connected, caring, safe and equitable community. The lack of a framework will result in ill-informed decision-making and poor planning outcomes. In particular, an established SIA framework allows a Council to:

- Ensure social impacts are considered in its decision making
- Enhance consistency and transparency in its assessment of the social impacts of proposed development
- Maximise positive social impacts and minimise negative social impacts of land use plans and development
- Base Council decision making on developments that meet environmental, social and economic sustainability outcomes

The last few years have seen an increased awareness and application of SIA in decision-making, however there are an increasing number of local councils who do not have an informed, policy or statutory context upon which to base their assumptions or assessments. It is important to note that Liverpool Council has been at the forefront of SIA at the local authority level and has a specific Social Impact Assessment policy in place. This has been reflected in Council's Corporate Planning and Policy Framework.

1.4. Methodology

Accepted SIA practices enable data to be obtained from various resources to gain a comprehensive understanding of the existing community environment and how the proposed development may impact this environment. This process has been adopted for this assessment, with the data facilitating an assessment of the potential impacts on the local community. The methodology included:

- Identifying features of the Site and surrounding area;
- Undertaking a strategic assessment of relevant policy measures and planning documents;
- Generating Demographic Profiles of both the Smithfield community and the wider community from statistics on the former Liverpool City Council website and the Australian Bureau of Statistics (ABS) Census Data;
- Identifying the potential social impacts of the proposal, including preparation of a Social Impact Comment, as per Council's Policy (refer to Appendix A);
- Identifying the Socio Economic Indexes for Areas (SEIFA) Score and assessing how this translates into housing stress;
- Considering options to the proposal; and
- Recommending any mitigation measures (where necessary).

1.5. Report outline

Aside from this Introduction, this report contains:

- A description of the Site, its immediate surroundings and the wider area in general (Chapter 2 – The Site and Surrounds);
- An outline of the broad policy context, including the NSW State Government's strategic planning framework and key Liverpool City Council policies and strategies (Chapter 3 – Social Policy Context);
- An analysis of the demographic profile of the communities surrounding the site, to determine existing characteristics and to assist in identifying community needs and interests in relation to the proposed development (Chapter 4 – Outline of Demographics);
- A summary of existing social infrastructure and service provision in this area (Chapter 5 – Existing Community Resources);
- An outline of key social issues, benefits and impacts of the proposed development and potential mitigation measures (Chapter 6 – Social Impact Assessment); and
- Conclusions drawn with respect to the potential or actual social impacts of the proposed development (Chapter 7 – Conclusion).

2. the site and surrounds

2.1. Description of the Site

The Site is known as 4-8 Hoxton Park Road, Liverpool and is legally identified as Lot 1 DP 860799. It is located on the south-western side of the intersection of Hoxton Park Road and Hume Highway. The Site is rectangular, with frontages to Hoxton Park Road to the north and Gillespie Street to the West. It has a total site area of 1,680m². The Site currently accommodates a single storey warehouse with the remainder of the site as hardstand. Refer to Figure 2.1 below.

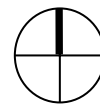
Figure 2.1 | Aerial view of the Site and surrounds



Source: Sixmaps 2017



The Site: 4-8 Hoxton Park Road, Liverpool



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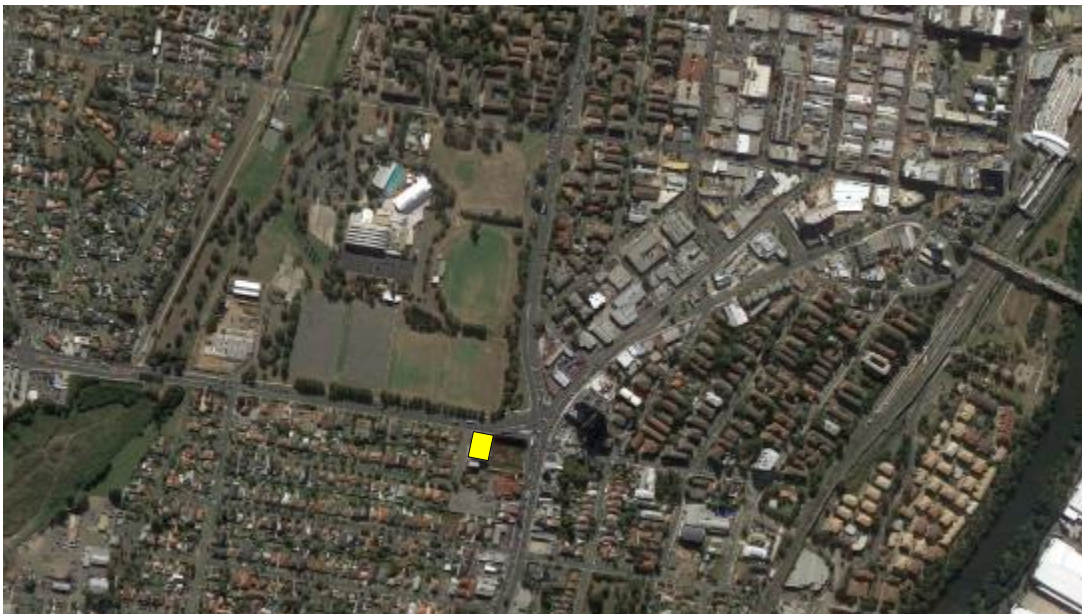
2.2. The Locality

The Site forms part of a key gateway entry to the south-western side of the Liverpool City Centre, alongside the adjoining property at 311 Hume Highway. It is located on the western boundary of Liverpool City Centre, as identified by Council. The surrounding locality is a mixture of residential, commercial and recreational uses, as demonstrated in Figure 2.2 below.

To the west of the Site is predominantly low density residential however, this area has been zoned R4 High Density Residential and is therefore anticipated to change significantly in coming years. To the north is Woodward Park, comprising a series of sports fields, netball courts and open space. To the east, along Hume Highway, are a corridor of commercial uses. North east extends further into Liverpool City Centre and comprises high density residential and commercial uses. The Site is approximately 900m from Liverpool Railway Station and is readily accessible to key services, facilities and public transport.

The Liverpool City Centre has a multifunctional role as one of Sydney's Regional Cities and continues to grow as a major central business district to service Sydney's growing South West Region. Liverpool contains one of Sydney's major medical precincts, based around Liverpool Hospital; Liverpool Courthouse; the Liverpool TAFE; Western Sydney University and the University of Wollongong.

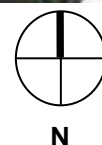
Figure 2.2 | Surrounding Locality



Source: Google Maps 2017



The Site: 4-8 Hoxton Park Road, Liverpool



Adjoining Sites to the East

311 Hume Highway, Liverpool

311 Hume Highway is irregular in shape and adjoins the Site along the eastern and southern (rear) boundaries. 311 Hume Highway is currently vacant but has recently been subject to an approved Planning Proposal and Development Application (DA), for a mixed use development containing a significant tower on the corner of the Hume Highway and Hoxton Park Road. Figure 2.3 shows an indicative image of the scale of the development. Further discussion regarding the relationship between 4-8 Hoxton Park Road and 311 Hume Highway is provided throughout the Planning Proposal Report

Figure 2.3 | Approved Development at 311 Hume Highway



Source: Liverpool City Council E-Planning Website 2017

420 Macquarie Street, Liverpool

420 Macquarie Street, Liverpool is located on the diagonally opposite corner of Hume Highway to the Site. A mixed use development comprised of two significant residential towers over a podium has been approved and commenced. Figure 2.4 below provides an illustration of the scale of the approved development.

Figure 2.4 | 420 Macquarie Street



Source: Liverpool City Council assessment report 420 Macquarie Street

Adjoining Sites to the South

321 Hume Hwy, Liverpool – Collingwood Hotel

The Collingwood Hotel is located south east of the Site. It is heritage listed (Item 88) and considered of to be of local significance. The Hotel fronts Hume Highway with a large, at-grade carpark to the rear (west). The car park is accessed via Gillespie Street and Hume Highway.

8 Gillespie Street, Liverpool

8 Gillespie Street is located to the south of the Site, adjoining 311 Hume Highway. The property contains a single storey detached residential dwelling with a pitched tile roof. The property is predominantly turfed with vehicular access from Gillespie Street.

Adjoining Sites to the West

10 Hoxton Park Road, Liverpool

10 Hoxton Park Road is located to the west of the Site, on the opposite side of Gillespie Street. The property comprises a single storey detached weatherboard residential dwelling with pitched tile roofing. The property is predominantly turfed and vehicular access is from Gillespie Street.

The surrounding context and key features of the area are discussed further in Table 2.1 below.

Table 2.1 | Surrounding Context

Aspect	Comment
Surrounding Context	<p>A mix of residential land uses lies to the south, west and east of the Site (zoned R3 Medium and R4 High Density Residential). The majority of the housing stock to the immediate west consists generally of detached dwellings, 1-2 storeys high and of varying conditions and materials.</p> <p>A ribbon of commercial and service-related business line each side of the Hume Highway to the southeast and northeast while the Liverpool City Centre is located further to the northeast. The Collingwood Hotel and an associated at-grade car park are located to the immediate south east of the Site.</p> <p>Playing fields and carparking associated with the Whitlam Leisure Centre lie to the immediate north and northwest.</p>
Public Transport	<p>The nearest bus stops to the Site are located approximately 85m to the west along Hoxton Park Road and are serviced by the following routes:</p> <ul style="list-style-type: none"> ▪ 853 – Carnes Hill to Liverpool ▪ 869 – Ingleburn to Liverpool Station via Edmondson Park and Prestons <p>Additional bus stops are located on the Hume Highway at the intersection of Passefield Street (385m south of the Site), providing access to the following services:</p> <ul style="list-style-type: none"> ▪ 851 – Carnes Hill Marketplace to Liverpool ▪ 852 – Carnes Hill Marketplace to Liverpool ▪ 855 – Rutleigh Park to Liverpool Via Austral and Leppington Stations ▪ 856 – Bringelly to Liverpool ▪ 857 – Narellan to Liverpool ▪ 865 – Casula to Liverpool ▪ 866 – Casula to Liverpool ▪ 870 – Campbelltown to Liverpool ▪ 871 – Campbelltown to Liverpool via Glenfield

Aspect	Comment
	<ul style="list-style-type: none"> 872 – Campbelltown to Liverpool via Macquarie Fields
Educational Facilities	<ul style="list-style-type: none"> Liverpool Public School, approximately 930m to the east Liverpool West Public School, approximately 810m to the west Mainsbridge School, approximately 930m to the west St Francis Xavier Primary School, approximately 560m to the west Liverpool Public School, approximately 950m to the northeast Ashcroft High School, approximately 2.1km to the northwest Marsden Road Public School, approximately 1.3km to the north All Saints Primary School and Catholic College, approximately 1.3km to the northeast Al Amanah College, approximately 345m to the east Liverpool Girls High School, approximately 1.7km to the northeast Lurnea High School, approximately 2.4km to the southwest
Public Recreation Areas	<ul style="list-style-type: none"> Paciullo Park/ Pearce Park, approximately 500m to the west Whitlam Leisure Centre, incorporating Hillier Oval, Bulldog Park, Barbara Long Park, approximately 50m to the north Discovery Park, which includes the Liverpool Regional Museum, approximately 120m to the south Lighthorse Park, approximately 800m to the east
Local Centres	<ul style="list-style-type: none"> Liverpool CBD approximately 750m to the north-east Miller town centre approximately 3.3km to the west Casula Mall approximately 2.5km to the southwest Green Valley town centre approximately 5.1km to the west Bonnyrigg town centre approximately 5.4km to the northwest Cabramatta Town Centre approximately 4.2km to

Aspect	Comment
	<ul style="list-style-type: none"> ▪ Carnes Hill town centre approximately 6.6km to the southwest ▪ Moorebank Town Centre approximately 2.9km to the east

2.3. Stakeholders Potentially Affected by the Proposal

- Liverpool City Council
- Gandangara Aboriginal Land Council
- Local Chamber of Commerce and business premises
- Adjoining residential premises within Gillespie Street, Hoxton Park Road, the Hume Highway and Atkinson Street
- The Applicant
- Department of Community Services

3. social policy context

3.1. Metropolitan strategies

A Plan for Growing Sydney

The *Metropolitan Strategy, A Plan for Growing Sydney* (NSW Government 2014), contains a number of directions and actions aimed at accelerating housing supply and improving housing choice in both urban renewal and greenfield precincts. The Plan aims to reinvigorate key Sydney suburbs with a greater choice of homes linked to improved public transport, and access to shops, restaurants, parks and education and health services.

Within the four Goals established by the Strategy lie a number of different “Directions”, with the following being relevant to the proposed subdivision for future housing development:

GOAL 1: A competitive economy with world-class services and transport

- Direction 1.7: Grow strategic centres - providing more jobs closer to home.

GOAL 2: A city of housing choice, with homes that meet our needs and lifestyles

- Direction 2.1: Accelerate housing supply across Sydney.
- Direction 2.2: Accelerate urban renewal across Sydney – providing homes closer to jobs.
- Direction 2.3: Improve housing choice to suit different needs and lifestyles.

The Liverpool Local Government Area (LGA) is located within the South West Subregion of Sydney (see Figure 3.1 below). The Subregion is the fastest growing Subregion in Sydney and it will continue to play a key role in providing housing and jobs for future residents. The Subregion will benefit from improved access including a potential extension of the South West Rail Link.

Key aspects of the Subregional Plan, as they apply to this proposal, include:

Accelerate housing supply, choice and affordability and build great places to live

- Identify suitable locations for housing, employment and urban renewal – particularly around established and new centres and along key public transport corridors including the Cumberland Line, the South Line, the Bankstown Line, the South West Rail Link and the Liverpool-Parramatta T-Way.
- Continue delivery of the South West Growth Centre through greenfield housing development and the expansion of local employment.

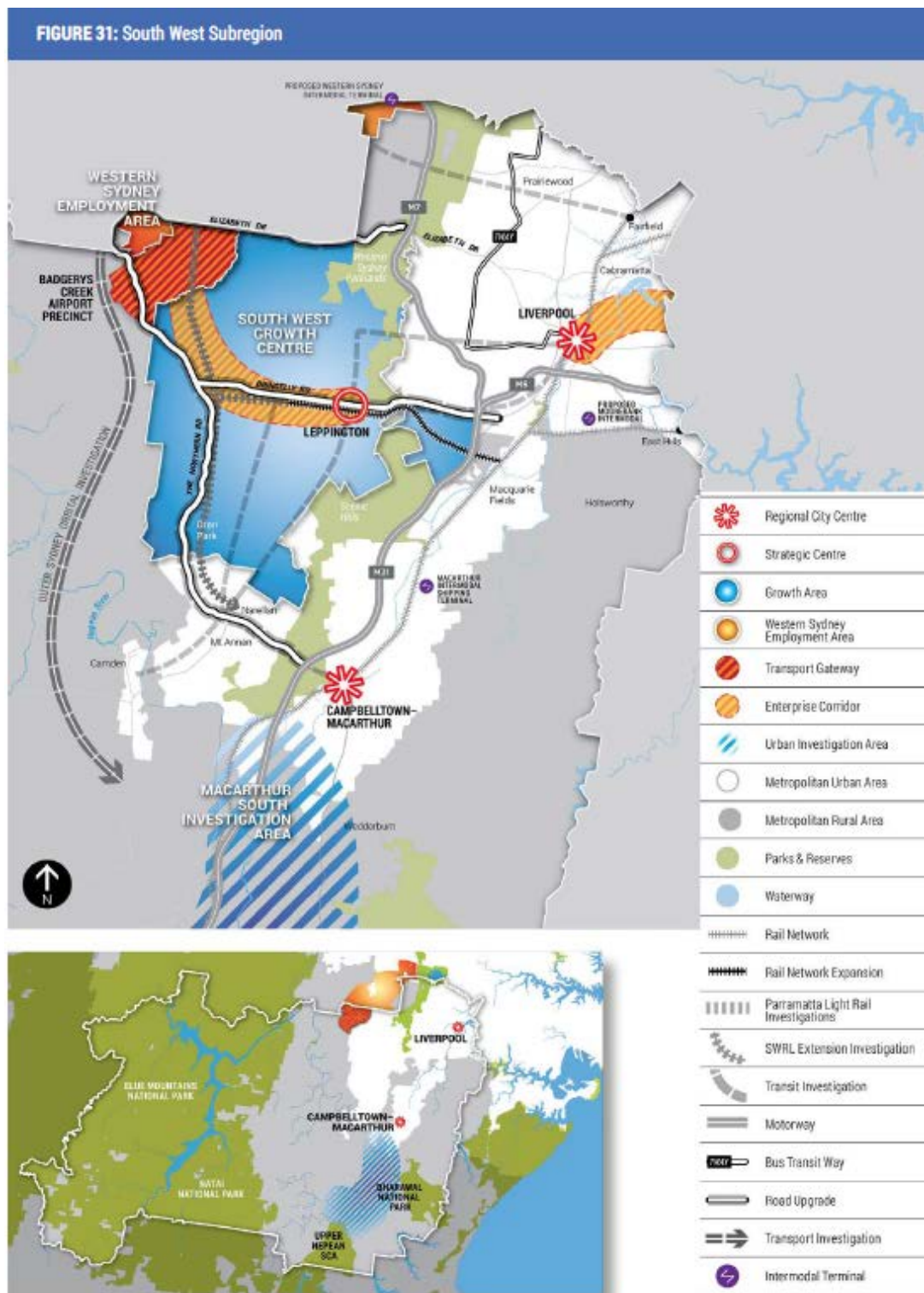


Figure 3.1 | Extract from *Metropolitan Strategy, A Plan for Growing Sydney*

Source: NSW Government 2014

3.2. Council Policies and Plans

Liverpool City Council Development Control Plan 2008 – Part 1

Part 1 of the Liverpool Development Control Plan (LDCP) provides general controls for all development, including those controls for SIA. In summary, Table 1 to Section 27 of Part 1 of the LDCP requires a Comprehensive SIA for all proposals for residential flat buildings containing greater than 100 units, in accordance with Council's SIA Policy.

Liverpool City Social Impact Assessment Policy

Unlike the vast majority of Local Government Authorities, Liverpool City Council has an adopted policy on social impact assessment, which includes the international best practice guidelines developed by the International Association for Impact Assessment (IAIA). The Policy states that SIA is applicable to the whole development life cycle (including strategic, program, structure and precinct planning and land use assessment).

Specifically, Section 7.3 of the Policy requires an SIA when a development is of large enough scale or potential level of impact that it requires detailed consideration of social impacts. The Policy goes on to state that an SIA must address the following matters:

- *Identify the potential impacts of the changes proposed.*
- *Assess whether the impacts are likely to be significant, for each identified social impact.*
- *Describe the nature of the impact.*
- *Describe any enhancement measures (for positive impacts) and/or mitigation measures (for negative impacts) proposed to be undertaken.*

While the Policy normally requires a Social Impact Comment (SIC) to be prepared as part of an initial scoping review, Council have specifically requested a Comprehensive Social Impact Assessment be prepared in this instance, as per Table 2 of the Policy, notwithstanding that the development will have a yield of less than 100 dwellings.

Council's Policy also provides for Community and Stakeholder Engagement, noting that community consultation *should* be tailored to the particular circumstances of the change event. It must be noted that there is no mandatory statutory or policy requirement for an applicant to undertake community engagement.

Notwithstanding this, Council's Policy states that the scale of community consultation that needs to be undertaken and the method used to consult depends on a number of factors, including:

- The community who are likely to be most affected.
- The significance of the potential social impacts.
- The duration of the impact.

- The likely beneficiaries of the proposed development.
- Those likely to be most negatively affected.

In this instance, given the following circumstances, an independent community engagement process has not been undertaken:

- Council will undertake a mandatory public notification process as part of the rezoning of the Site, which will include full details of the proposed use and indicative built form and a separate engagement process would only serve to duplicate the efforts, information and resources spent.
- The use of the Site for industrial purposes would not have any benefits in terms of amenity and would be unlikely to facilitate the remediation of the contaminated soils on the Site.
- There will be no groups of people or sectors of the community who will be displaced by the proposed rezoning as the Site is not presently used for any residential activities.
- The number of new dwellings that could be accommodated on the Site is relatively small in the wider context of increased population or dwelling stock and the residential density sought is no greater than that of the surrounding areas.

Growing Liverpool 2023

Growing Liverpool 2023 is Council's community strategic plan. It identifies the community's key objectives and strategies for the next ten years and outlines how these will be achieved. There are seven Directions within the plan. SIA responds to:

- Direction 2: Liveable Safe City where the objective is to create safe and liveable neighbourhoods and by operating within a flexible planning system that supports high quality sustainable development.
- Direction 7: Leading and Proactive Council where the focus is on demonstrating a commitment to integrity, professionalism and transparency in decision making and delivering best practice and innovation.

The Growing Liverpool 2023 10-year plan has been developed to ensure Council and its partners are at the forefront to lead positive change within the municipality. This change incorporates plans that seek to further develop a high quality, attractive regional city with a full range of business, government, retail, cultural, entertainment and recreational activities.

The plan provides the opportunity to refine the future strategic directions for Liverpool and reflect on progress made. In this way Liverpool Council can achieve a higher level of integration with their strategic directions and the actions that are needed to deliver better outcomes on the ground for the community.

Liverpool Economic Development Strategy 2013-2023

Key ingredients in underpinning Liverpool's future growth will be land use planning that balances economic opportunities with environmental requirements, improved freight and passenger transport, continued investment in key infrastructure projects by public and private sector interests and a growing, trained workforce to support contemporary business needs.

The Economic Development Unit of Liverpool City Council will drive Council's economic development priorities of:

- Marketing Liverpool as the business destination of choice in South West Sydney for business and investment
- Working with existing businesses in Liverpool by assisting them to link to programs and services delivered by the Commonwealth and NSW Governments that help these firms grow, innovate and improve their competitiveness
- Targeting the attraction of new job generating business investment to Liverpool, with a focus on the area's competitive advantages in health, education and medical research, distribution and logistics, professional services, retail and construction
- Activating the City Centre and developing vibrant places that attracts residents, visitors and workers to Liverpool
- Working with prospective and existing local employers to create local employment and self-employment opportunities
- Building community awareness and ownership of activities that strengthen Liverpool's economic base
- Working with the Commonwealth and NSW governments to advocate for infrastructure and services in the Liverpool local government area commensurate with Liverpool's regional city status.

In this context, one can understand the importance of increasing Liverpool's housing stock in a way that offers a diverse mix of dwelling types that can attract people to the area to take advantage of employment opportunities.

Residential Strategy 2008

The purpose of this strategy was to establish the direction for housing Liverpool's population over the next 25 years and identify opportunities to accommodate residential development in the LGA. A balanced approach between developing new release areas and redeveloping existing areas is considered to be the best means of providing a mix of housing types and locations to meet the needs of residents.

The main strategies recommended for Liverpool's residential land over the next 25 years were as follows:

- Consolidate medium density residential zones to areas around activity centres (200m- 800m) and major transport nodes and down-zone fringe areas.
- Introduce new high density residential zone nodes adjacent to main town centres and major transport nodes.
- Encourage modest affordable private housing types within medium density zones, particularly around main town centres at Liverpool, Moorebank, Casula, Miller and Green Valley.
- Group all high density residential zones (including mixed-use residential) into one zone and utilise additional uses and development standards to create distinctive characters.

Introduce new location specific development standards (minimum lot size, floor space ratio and building height) to respond to specific capacity or existing or desired urban characters of different areas.

The Strategy notes the importance of increased density in residential zones. The specific actions contained within the Strategy are largely relevant to the proposal as it will see a residential area characterised by low density rural dwellings consolidated to provide an increase in both housing density and mix to the locality.

4. outline of demographics

4.1. Introduction

The outline of demographics consists of data drawn from the Australian Bureau of Statistics, specifically the 2011 and 2016 Census data and the Socio-Economic Indexes for Areas (SEIFA) Score.

The statistical analysis aims to provide an understanding of the socio-demographic context of the surrounding area, with the following indicators used to form the basis of the analysis:

- Population
- Indigenous residents
- Ancestry
- Employment status and industry sector of employment
- Age profile
- Household income
- Housing Type
- SEIFA Score

An understanding of the socio-demographic context can provide insight into the possible characteristics and needs of the development's future community and assist the planning to take account of, and respond to, the surrounding social conditions. This will support opportunities for the proposed land uses, and the new community itself, to integrate, both physically and socially with the surrounding area.

This chapter also includes an outline of key existing community facilities in the surrounding areas. Understanding existing facility provision and capacity and the identification of any gaps, has informed the assessment of social issues, benefits and impacts in the following sections of this report.

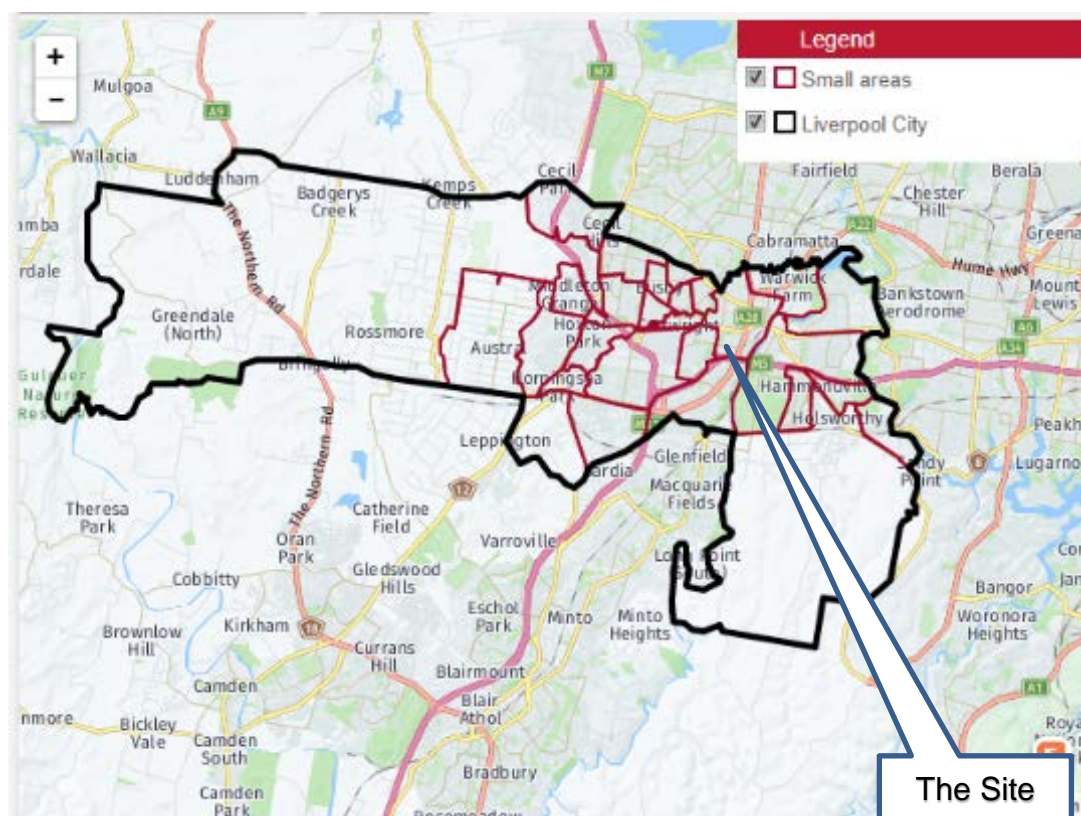
4.2. Census Data

The following population profile is based on data from the ABS Census' of 2011 and 2016 and includes the Greater Sydney Area, the Liverpool LGA (refer to Figure 4.1) and the ABS Small Area of Liverpool (refer to Figure 4.2). The Small Area comprises a number of Statistical Areas, including SA1 1159850, which is the smallest statistical collection area and in which, the Site is located. Not all data from the 2016 has been processed at the time this report was prepared and accordingly, the Small Area of Liverpool has been used for the purposes of this assessment.

According to the 2016 Census, this Small Area has a population of 28,597 people (ABS Estimated Resident Population or ERP), a land area of just 639 hectares and a population density of 44.74 persons per hectare, as opposed to 212,232 people

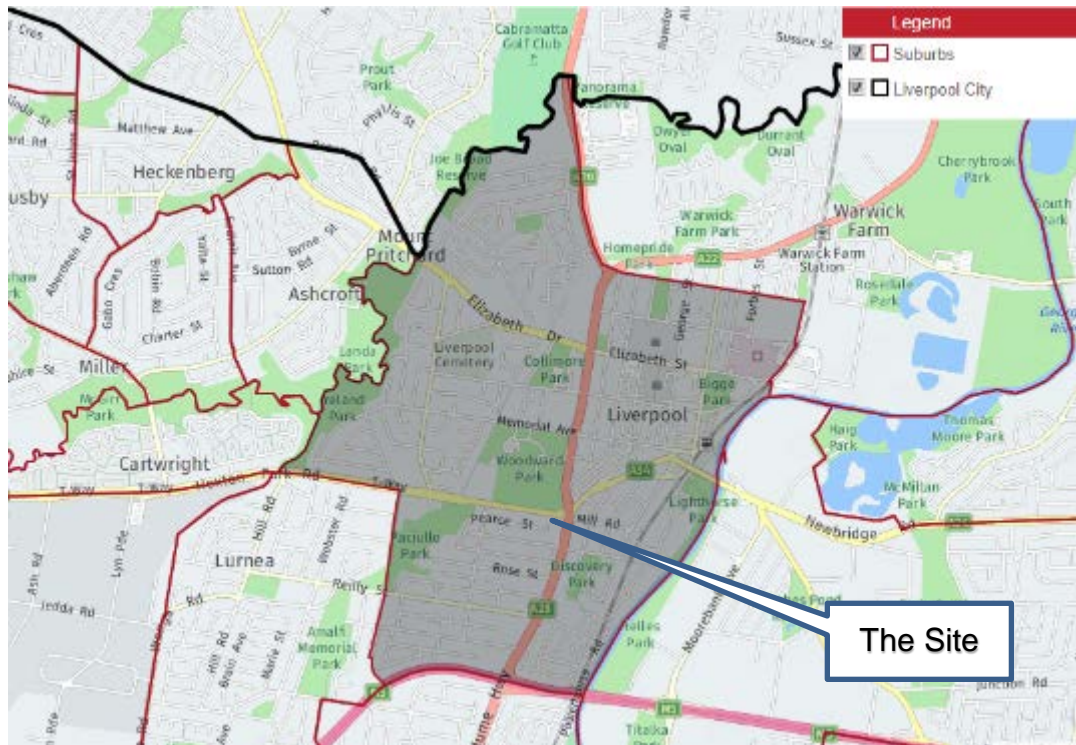
(ABS ERP), 30,552 km² land area and a density of 6.95 persons per hectare for the entire LGA. The Small Area also includes the Liverpool CBD, which allows (amongst other things) high density residential development.

Figure 4.1 | Liverpool City Council Showing ABS Small Areas



(source - <http://profile.id.com.au/liverpool>)

Figure 4.2 | ABS Small Area – Liverpool (the Study Area)



(source - <http://profile.id.com.au/liverpool>)

Figure 4.3 | The Site in Relation to Surrounding Statistical Areas



(source: <http://atlas.id.com.au/Liverpool>)

Figure 4.4 | The Site within Statistical Area SA1159850



(source - <http://profile.id.com.au/liverpool>)

4.3. Population

The Liverpool Small Area had a Usual Resident Population at the 2016 Census of 27,568 residents, up from 24,005 residents in 2011. In the Liverpool Small Area, 49.8% were males while 50.5% were females. In comparison, the LGA had a population of 212,232 people at the 2016 census of which 49.6% were male and 50.4% were female.

SA 1159850, upon which the Site is located in, had a population of 386 residents at the 2016 census, up from 344 residents in 2011. Although a breakdown of the percentage of males and females is not available from the ABS, it is expected to be in keeping with the LGA and Small Area breakdowns, given the trends evidenced.

As shown in the following tables, Table 4.1.1 identifies the current Liverpool LGA population statistics, while Table 4.1.2 examines those statistics for the Study Area.

Table 4.1.1 | Liverpool LGA Population

Liverpool LGA	2016			2011			Change
Population group	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Males	101,351	49.6	49.3	89,322	49.6	49.2	+12,029
Females	102,975	50.4	50.7	90,820	50.4	50.8	+12,155
Aboriginal and Torres Strait Islander population	3,012	1.5	1.5	2,680	1.5	1.2	+332
Australian citizens	168,369	82.4	79.5	152,251	84.5	82.5	+16,118
Eligible voters (citizens aged 18+)	120,458	59.0	60.0	108,152	60.0	62.4	+12,306
Population over 15	158,027	77.3	81.3	137,902	76.6	80.8	+20,125
Employed Population	83,908	92.5	94.0	74,563	93.0	94.3	+9,345
Overseas visitors (enumerated)	1,467			825			+642

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016 (Usual residence).
 Compiled and presented in profile.id by [.id](#), the population experts.

Table 4.1.2 | Study Area Population

Study Area	2016			2011			Change
Population group	Number	%	Liverpool City %	Number	%	Liverpool City %	2011 to 2016
Males	13,457	49.8	49.6	11,813	49.2	49.6	+1,643
Females	13,638	50.5	50.4	12,192	50.8	50.4	+1,446
Aboriginal and Torres Strait Islander population	249	0.9	1.5	270	1.1	1.5	-21
Australian citizens	17,851	66.1	82.4	16,999	70.8	84.5	+853
Eligible voters (citizens aged 18+)	13,239	49.0	59.0	12,559	52.3	60.0	+680
Population over 15	21,397	79.2	77.3	18,989	79.1	76.6	+2,408
Employed Population	8,522	88.4	92.5	7,526	88.3	93.0	+996
Overseas visitors (enumerated)	287			134			+153

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016 (Usual residence).
 Compiled and presented in profile.id by [.id](#), the population experts.

According to the NSW Department of Planning and Environment's (DoP&E 2014) dwelling and population projections, the number of people living in the Liverpool LGA was expected to increase at an annual rate of approximately 2.1% from 188,100 in 2011 to 211,200 in 2016 and 236,950 people by 2031 (Note is made that the DoP&E's population counts differs from those provided by the ABS). In comparison, the NSW State Average Growth Projection between 2011-2016 is 1.31%.

The current social environment of Liverpool reveals a strong growth in population that is almost double the State Average. The evident residential increase forms a greater demand for housing and services within the Liverpool LGA. As a result, the proposed development provides the area with additional forms of appropriate housing, close to the Liverpool CBD, without removing the potential for commercial and retail activities to occur.

4.4. Indigenous Residents

At the 2016 Census, the Indigenous population in the LGA was 3012 or 1.5% of the total population, representing an increase of 332 Indigenous residents from 2011 to 2016. In terms of the Study Area, the 2016 Census identified 249 Indigenous residents or 1.5% of the total population, representing an decline of 21 Indigenous residents from 20011 to 2016.

People who predominantly identify with the Cabrogal Clan of the Darug Aboriginal Nation and the comprise the bulk of the local Aboriginal population. The Cabrogal Clan occupied the Liverpool area although the land was also accessed by peoples of the Tharawal and Gandangara Nations.

Within Liverpool, there are a number of Aboriginal Sites that consist of art works, markings and culturally significant sites. The Site is not located on or within immediate proximity to any key Aboriginal Sites. The development per se will not have any significant adverse impacts on the local Aboriginal community.

4.5. Ancestry

Ancestry is a good measure of the total size of cultural groups within an area, regardless of where they were born or what language they speak.

As shown in the following tables, Table 4.2.1 identifies the current Liverpool LGA ancestry statistics, while Table 4.2.2 examines those statistics for the Study Area.

Table 4.2.1 | LGA Ancestry

Top 10 Place of Origin	2016			2011			Change
Ancestry	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Australian	33,880	16.6	23.5	33,030	18.3	25.7	+850
English	28,624	14.0	25.3	26,991	15.0	25.8	+1,633
Italian	13,608	6.7	4.2	12,930	7.2	4.2	+678
Indian	13,238	6.5	4.0	10,395	5.8	2.9	+2,843
Lebanese	12,193	6.0	3.3	9,270	5.1	3.2	+2,923
Vietnamese	10,726	5.2	2.2	7,286	4.0	1.8	+3,440
Chinese	10,468	5.1	10.1	7,645	4.2	8.2	+2,823
Irish	7,510	3.7	8.6	6,768	3.8	8.3	+742
Iraqi	6,244	3.1	0.5	3,460	1.9	0.3	+2,784
Serbian	5,971	2.9	0.6	5,685	3.2	0.6	+286

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented in profile.id by [.id](#), the population experts.

Table 4.2.2 | Study Area Ancestry

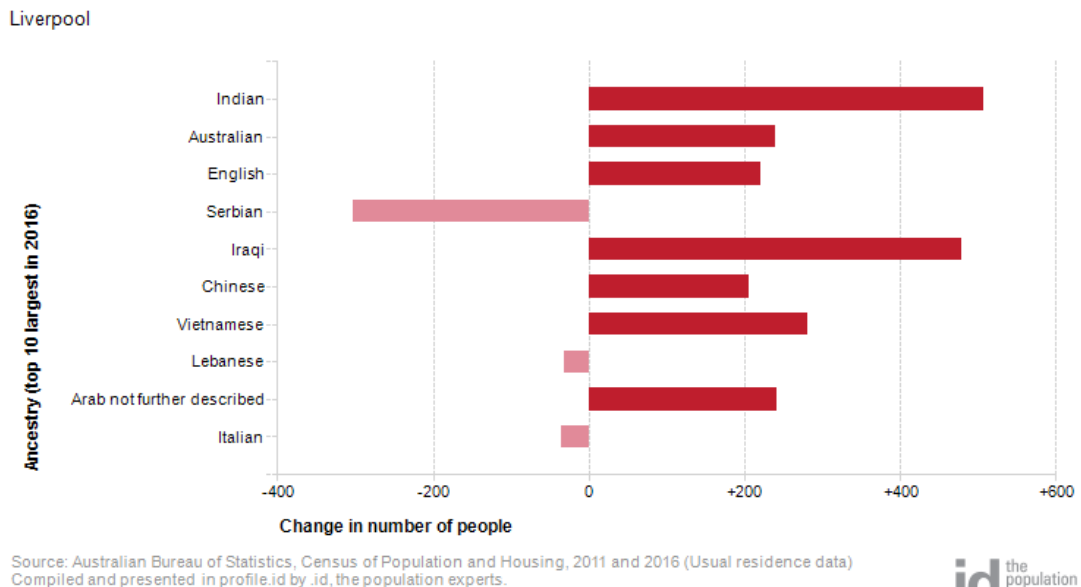
Top 10 Place of Origin	2016			2011			Change
Ancestry	Number	%	Liverpool City %	Number	%	Liverpool City %	2011 to 2016
Indian	2,617	9.7	6.5	2,111	8.8	5.8	+506
Australian	2,475	9.1	16.6	2,236	9.3	18.3	+240
English	2,212	8.2	14.0	1,991	8.3	15.0	+221
Serbian	2,077	7.7	2.9	2,380	9.9	3.2	-303
Iraqi	2,043	7.5	3.1	1,565	6.5	1.9	+478
Chinese	1,103	4.1	5.1	898	3.7	4.2	+206
Vietnamese	991	3.7	5.2	711	3.0	4.0	+280
Lebanese	988	3.6	6.0	1,020	4.3	5.1	-32
Arab not further described	811	3.0	1.4	570	2.4	1.0	+241
Italian	763	2.8	6.7	798	3.3	7.2	-35

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented in profile.id by [.id](#), the population experts.

In 2011, the ancestry of the Study Area was predominantly of Serbian, Australian, Indian, English, Iraqi and Lebanese origin (in decreasing order). This changed in the 2016 census to people predominantly of Indian, Australian, English, Serbian, Iraqi and Chinese origin, however, there were significant changes to the composition of the Study Area, as shown in Figure 4.4 below. The Study Area showed a significant increase in the number of people of Indian and Iraqi origin with a moderate increase in people of Vietnamese, Arabic, Australian, Other Middle-

Eastern, English and Chinese origin, as well as a significant decrease in people of Serbian origin. A modest decline in people with a Polish, Sudanese, Lebanese, Italian and Bosnian origin is also evident.

Figure 4.4 | Change in Ancestry – Study Area, 2011 – 2016



The statistics also demonstrate that the Study Area had, in comparison to the wider LGA:

- A larger percentage of people with Serbian ancestry (7.7% compared to 2.9%)
- A larger percentage of people with Iraqi ancestry (7.5% compared to 3.1%)
- A smaller percentage of people with Australian ancestry (9.1% compared to 16.6%)
- A smaller percentage of people with English ancestry (8.2% compared to 14.0%)

4.6. Employment

The Study Area maintains a moderate of employment at 88.4%, however this is lower than that for the Liverpool LGA and Greater Sydney region at 92.5% 94% respectively. Unemployment for the Study Area (at 11.6%) was somewhat higher than the LGA and Greater Sydney Region, which were at 7.5% and 6%, respectively. Tables 4.3.1 and 4.3.2 below reveal the employment status of the Study Area in the context of the LGA and Greater Sydney regional level.

Table 4.3.1 | Employment Status - Liverpool LGA

Liverpool LGA	2016			2011			Change
Employment status	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Employed	83,908	92.5	94.0	74,563	93.0	94.3	+9,345
Employed full-time	55,766	61.5	61.2	50,801	63.3	62.0	+4,965
Employed part-time	25,852	28.5	30.9	21,236	26.5	30.1	+4,616
Hours worked not stated	2,290	2.5	1.9	2,526	3.1	2.1	-236
Unemployed (Unemployment rate)	6,765	7.5	6.0	5,629	7.0	5.7	+1,136
Looking for full-time work	3,753	4.1	3.2	3,535	4.4	3.3	+218
Looking for part-time work	3,012	3.3	2.9	2,094	2.6	2.4	+918
Total labour force	90,673	100.0	100.0	80,192	100.0	100.0	+10,481

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [.id](#), the population experts.

Table 4.3.2 | Employment Status – Study Area

Study Area	2016			2011			Change
Employment status	Number	%	Liverpool City %	Number	%	Liverpool City %	2011 to 2016
Employed	8,522	88.4	92.5	7,525	88.3	93.0	+996
Employed full-time	5,504	57.1	61.5	5,143	60.3	63.3	+361
Employed part-time	2,732	28.3	28.5	2,102	24.7	26.5	+630
Hours worked not stated	285	3.0	2.5	280	3.3	3.1	+5
Unemployed (Unemployment rate)	1,123	11.6	7.5	1,001	11.7	7.0	+121
Looking for full-time work	622	6.5	4.1	671	7.9	4.4	-48
Looking for part-time work	500	5.2	3.3	330	3.9	2.6	+170
Total labour force	9,645	100.0	100.0	8,527	100.0	100.0	+1,118

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [.id](#), the population experts.

Within the labour force, health care and social support (14.9%), followed by the manufacturing sector (10.5%), construction (9.9%), then retail (10%), are the most

common employment industries within the Study Area, as opposed to health care (11.4%), followed by Retail Trade (10.1%), Construction (9.9%), then the manufacturing sector (9.3%) and transport/ logistics (7.8%) within the LGA. This is demonstrated in Tables 4.4.1 and 4.4.2 below.

Table 4.4.1 | Industry Sector - Liverpool LGA

Liverpool LGA	2016			2011			Change
Top 5 Industry Sectors	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Health Care and Social Assistance	9,586	11.4	11.6	7,560	10.1	10.9	+2,026
Retail Trade	8,459	10.1	9.3	7,786	10.4	9.8	+673
Construction	8,346	9.9	8.2	6,333	8.5	7.1	+2,013
Manufacturing	7,786	9.3	5.8	10,411	14.0	8.5	-2,625
Transport, Postal and Warehousing	6,557	7.8	5.0	5,857	7.9	5.3	+700
Total employed persons aged 15+	83,907	100	100	74,568	100	100	+9,339

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [.id](#), the population experts.

Table 4.4.2 | Industry Sector – Study Area

Study Area	2016			2011			Change
Top 5 Industry Sectors	Number	%	Liverpool City %	Number	%	Liverpool City %	2011 to 2016
Health Care and Social Assistance	1,271	14.9	11.4	999	13.1	10.1	+272
Manufacturing	897	10.5	9.3	1,201	15.7	14.0	-304
Construction	872	10.2	9.9	706	9.2	8.5	+166
Retail Trade	854	10.0	10.1	784	10.3	10.4	+69
Inadequately described or not stated	646	7.6	6.5	362	4.7	3.4	+284
Total employed persons aged 15+	8,516	100	100	7,640	100	100	+876

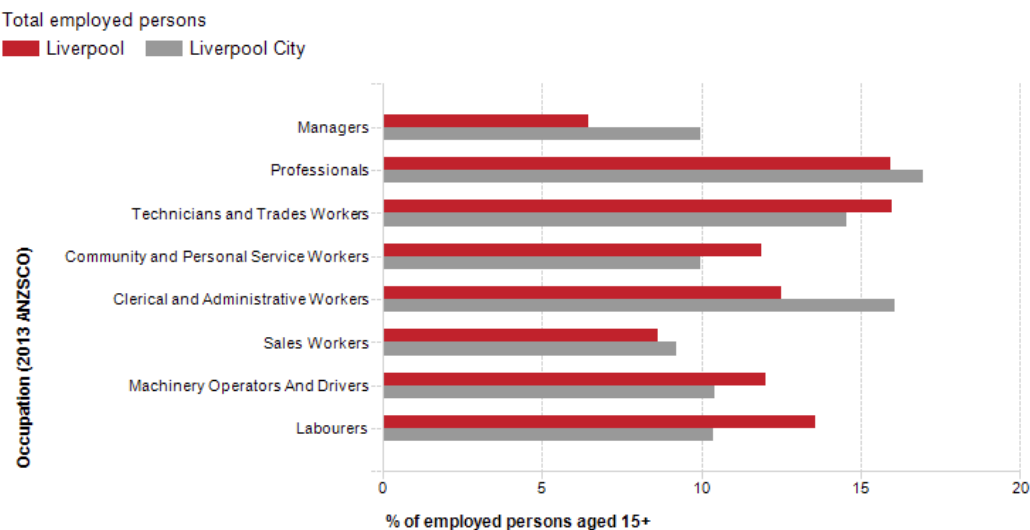
Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [.id](#), the population experts.

The decline in the levels of employment within manufacturing is evidenced by the overall diminishing of the sector within Australia as a whole and a divergence of other industrial built forms, dominated by warehouse and logistics-based development. Employment within the health care, construction and education sectors all expanded within the LGA between 2011 and 2016, with a significant growth in those “Inadequately described or not stated”. The Census data does not provide at the present point in time, any further insights into the types of responses provided in this category.

4.7. Occupation

The 2016 Census revealed that as a whole, the three most popular occupations in the LGA consisted of Professionals (17%), Clerical and Administrative Workers (16.1%) and Technicians and Trades Workers (14.6%). This is similarly reflected in the Study Area, with Technicians and Trades Workers (16%), Professionals (16%) and Labourers (13.6%). This is shown in Figure 4.5 below.

Figure 4.5 | Occupation of Employment – Study Area, 2016

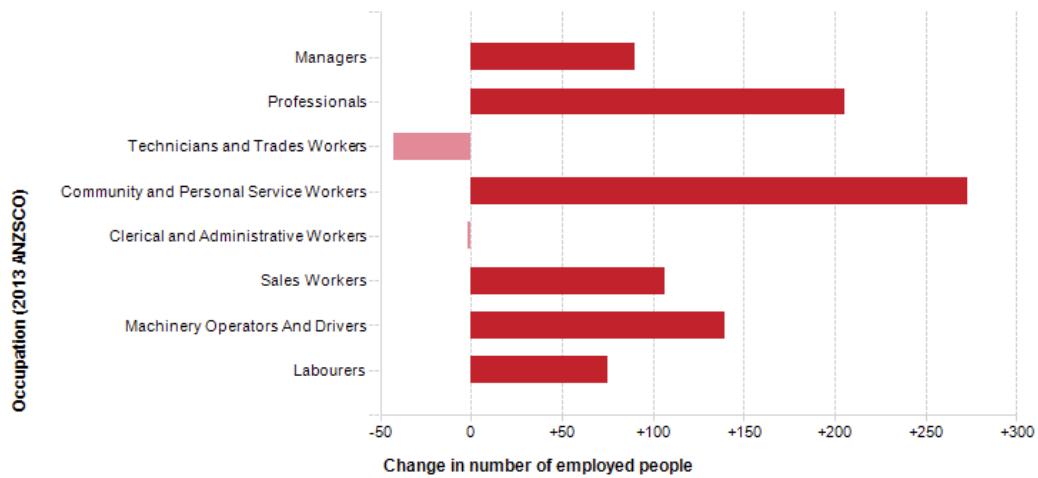


Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [.id](#), the population experts.

Likewise, the greatest area of growth in occupations was led by the Community and Personal Service Workers, followed by Professionals. Not surprisingly, the number of Technicians and Trades Workers decreased in step with the wider decline in manufacturing across the LGA. This is also shown in Figure 4.6 below.

Figure 4.6 | Change in Occupation of Employment – Study Area, 2011 – 2016

Liverpool - Total employed persons



Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [.id](#), the population experts.

4.8. Age Profile

The Census population of the Liverpool LGA in 2016 was 204,319, living in 62,926 households with an average household size of 3.2 people. In comparison, the census population of the Study Area in 2016 was 27,046 living in 10,046 dwellings with an average household size of 2.77 people.

The Study Area is predominantly populated by couples with children and single-person households. The couples with children represent the greatest age group with 3,142 people (33.1%) and singles with 1,928 people (20.3%) of the local population. All categories except visitor only households increased in the Study Area with the “Other not classifiable households” experiencing the largest increase of 376 people. The Study Area is consistent with the wider LGA and Greater Sydney Average with Couples with children the largest household type (45.7% of the population in the LGA), followed by Couples without children (16.4%). Across the LGA, visitor only households likewise showed a slight decline.

In terms of age structure, the 2016 Census data shows that the Study Area had a higher proportion of pre-schoolers and those in post-retirement than the remainder of the LGA. In the context of the LGA against the Greater Sydney area, the LGA also had a higher proportion of pre-schoolers and a lower proportion of those in post-retirement. The Age profile is demonstrated in Tables 4.5.1 and 4.5.2 below.

Table 4.5.1 | Age Profile - Liverpool LGA

Liverpool LGA	2016			2011			Change
Service age group (years)	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Babies and pre-schoolers (0 - 4)	15,611	7.6	6.4	14,085	7.8	6.8	+1,526
Primary schoolers (5 - 11)	21,704	10.6	8.8	19,806	11.0	8.7	+1,898
Secondary schoolers (12 - 17)	17,992	8.8	6.9	16,680	9.3	7.4	+1,312
Tertiary education and independence (18 - 24)	20,427	10.0	9.6	17,890	9.9	9.5	+2,537
Young workforce (25 - 34)	29,760	14.6	16.1	26,390	14.6	15.4	+3,370
Parents and homebuilders (35 - 49)	43,473	21.3	21.1	40,163	22.3	21.9	+3,310
Older workers and pre-retirees (50 - 59)	24,934	12.2	12.2	20,912	11.6	12.2	+4,022
Empty nesters and retirees (60 - 69)	16,456	8.1	9.5	13,243	7.4	9.0	+3,213
Seniors (70 - 84)	11,679	5.7	7.5	9,419	5.2	7.2	+2,260
Elderly aged (85+)	2,283	1.1	2.0	1,554	0.9	1.8	+729
Total	204,319	100.0	100.0	180,142	100.0	100.0	+24,177

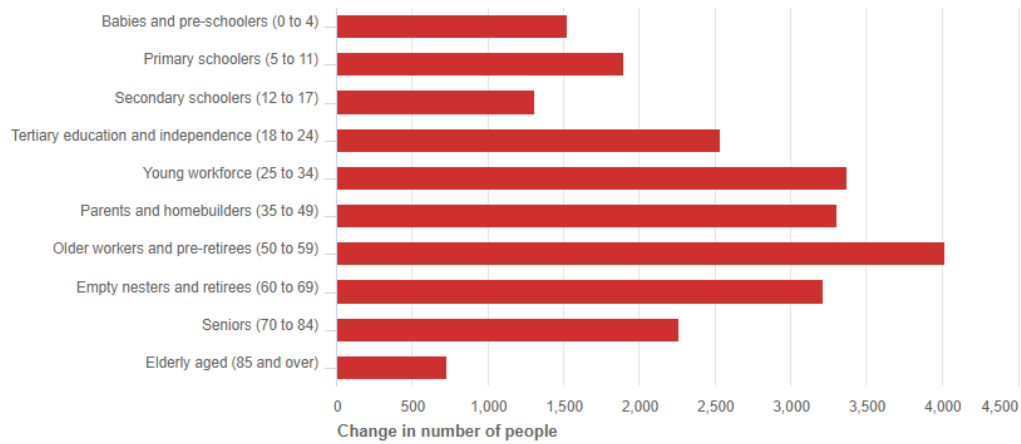
Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [.id](#), the population experts.

Table 4.5.2 | Age Profile – Study Area

Study Area	2016			2011			Change
Service age group (years)	Number	%	Liverpool City %	Number	%	Liverpool City %	2011 to 2016
Babies and pre-schoolers (0 - 4)	2,316	8.5	7.6	2,063	8.6	7.8	+253
Primary schoolers (5 - 11)	2,466	9.1	10.6	2,211	9.2	11.0	+255
Secondary schoolers (12 - 17)	1,776	6.6	8.8	1,740	7.2	9.3	+36
Tertiary education and independence (18 - 24)	2,558	9.4	10.0	2,329	9.7	9.9	+230
Young workforce (25 - 34)	4,852	17.9	14.6	4,349	18.1	14.6	+503
Parents and homebuilders (35 - 49)	5,660	20.9	21.3	4,927	20.5	22.3	+732
Older workers and pre-retirees (50 - 59)	2,995	11.1	12.2	2,714	11.3	11.6	+281
Empty nesters and retirees (60 - 69)	2,242	8.3	8.1	1,837	7.7	7.4	+405
Seniors (70 - 84)	1,842	6.8	5.7	1,546	6.4	5.2	+296
Elderly aged (85+)	382	1.4	1.1	284	1.2	0.9	+98
Total	27,094	100.0	100.0	24,005	100.0	100.0	+3,089

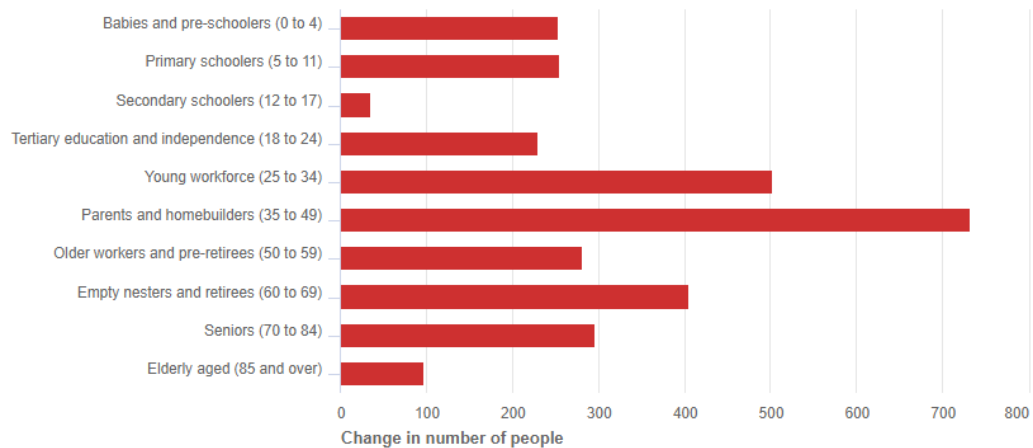
The change in age structure between the last two census periods is also of relevance with the Parents and Homebuilders making a significant increase, as shown in Figures 4.7 and 4.8 below.

Figure 4.7 | Change in Age Structure – LGA, 2011 – 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Usual residence data). Compiled and presented in profile.id by .id, the population experts.

Figure 4.8 | Change in Age Structure – Study Area, 2011 – 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Usual residence data). Compiled and presented in profile.id by .id, the population experts.

4.9. Household Income

Household income is a representation of the labour force participation rates, individual incomes and household composition. Details of the Household Incomes for both the LGA and the Study Area are provided in Tables 4.6.1 and 4.6.2, respectively below.

Analysis of household income levels in the Study Area in 2016 compared to the Liverpool LGA shows that there was a smaller proportion of high income households (those earning \$2,500 per week or more) and a higher proportion of low income households (those earning less than \$600 per week). Overall, 8.6% of the households earned a high income and 24.2% were low income households, compared with 22.5% and 15.9% respectively for Liverpool City.

Table 4.6.1 Liverpool LGA Weekly Household Income

Liverpool LGA	2016		
Weekly income	Number	%	Greater Sydney %
Neg/Nil Income	913	1.5	1.9
\$1 - \$149	446	0.8	0.7
\$150 - \$299	1,213	2.1	1.8
\$300 - \$399	1,626	2.8	2.4
\$400 - \$499	3,100	5.3	4.9
\$500 - \$649	2,090	3.5	3.4
\$650 - \$799	3,749	6.4	5.5
\$800 - \$999	3,678	6.2	5.4
\$1,000 - \$1,249	4,574	7.7	6.9
\$1,250 - \$1,499	4,280	7.2	6.4
\$1,500 - \$1,749	3,656	6.2	5.6
\$1,750 - \$1,999	3,499	5.9	5.5
\$2,000 - \$2,499	6,628	11.2	11.1
\$2,500 - \$2,999	4,554	7.7	7.1
\$3,000 - \$3,499	3,002	5.1	5.1
\$3,500 - \$3,999	2,108	3.6	5.3
\$4,000 - \$4,499	1,186	2.0	2.7
\$4,500 - \$4,999	977	1.7	2.6
\$5,000 - \$5,999	845	1.4	2.7
\$6,000 - \$7,999	515	0.9	2.5
\$8,000 or more	114	0.2	0.3
Not stated	6,284	10.6	10.2
Total households	59,037	100.0	100.0

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2016. Compiled and presented in profile.id by [.id](#), the population experts.

Table 4.6.2 Study Area Weekly Household Income

Study Area	2016		
Weekly income	Number	%	Liverpool City %
Neg/Nil Income	161	1.9	1.5
\$1 - \$149	69	0.8	0.8
\$150 - \$299	266	3.2	2.1
\$300 - \$399	374	4.5	2.8
\$400 - \$499	668	8.0	5.3
\$500 - \$649	470	5.7	3.5
\$650 - \$799	750	9.0	6.4
\$800 - \$999	748	9.0	6.2
\$1,000 - \$1,249	854	10.3	7.7
\$1,250 - \$1,499	726	8.7	7.2
\$1,500 - \$1,749	513	6.2	6.2
\$1,750 - \$1,999	475	5.7	5.9
\$2,000 - \$2,499	695	8.4	11.2
\$2,500 - \$2,999	348	4.2	7.7
\$3,000 - \$3,499	165	2.0	5.1
\$3,500 - \$3,999	125	1.5	3.6
\$4,000 - \$4,499	29	0.3	2.0
\$4,500 - \$4,999	23	0.3	1.7
\$5,000 - \$5,999	6	0.1	1.4
\$6,000 - \$7,999	12	0.1	0.9
\$8,000 or more	0	0.0	0.2
Not stated	823	9.9	10.6
Total households	8,309	100.0	100.0

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2016. Compiled and presented in profile.id by [.id](#), the population experts.

By comparison, the analysis of household income levels in the LGA compared to Greater Sydney shows that there was a smaller proportion of high income households (those earning \$2,500 per week or more) and a higher proportion of low income households (those earning less than \$600 per week). Overall, 22.5% of the households earned a high income and 15.9% were low income households, compared with 28.3% and 15.1% respectively for Greater Sydney.

4.10. Housing Demographics

Details of the dwelling structure for both the LGA and the Study Area are provided in Tables 4.7.1 and 4.7.2, respectively below. The residential built form often reflects market opportunities or planning policy, such as building denser forms of housing around public transport nodes or employment centres.

Table 4.7.1 | Liverpool LGA Dwelling Structure

LGA	2016			2011			Change
Dwelling type	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Separate house	48,531	73.7	55.0	43,448	73.8	58.9	+5,083
Medium density	9,091	13.8	20.3	8,884	15.1	19.7	+207
High density	7,692	11.7	23.5	6,348	10.8	20.7	+1,344
Caravans, cabin, houseboat	75	0.1	0.3	52	0.1	0.2	+23
Other	114	0.2	0.5	51	0.1	0.4	+63
Not stated	388	0.6	0.4	52	0.1	0.1	+336
Total Private Dwellings	65,891	100.0	100.0	58,835	100.0	100.0	+7,056

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [.id](#), the population experts.

Table 4.7.2 | Study Area Dwelling Structure

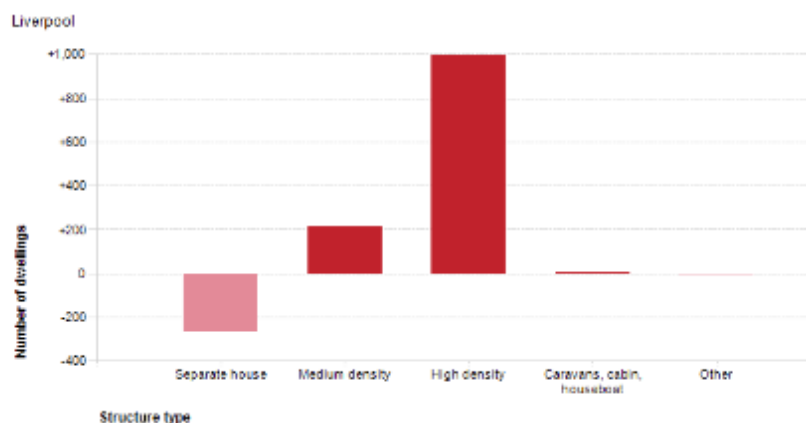
Study Area	2016			2011			Change
Dwelling type	Number	%	Liverpool City %	Number	%	Liverpool City %	2011 to 2016
Separate house	2,878	28.7	73.7	3,146	34.6	73.8	-268
Medium density	1,771	17.7	13.8	1,558	17.2	15.1	+213
High density	5,324	53.2	11.7	4,327	47.6	10.8	+996
Caravans, cabin, houseboat	3	0.0	0.1	0	0.0	0.1	+3
Other	19	0.2	0.2	27	0.3	0.1	-9
Not stated	21	0.2	0.6	23	0.3	0.1	-2
Total Private Dwellings	10,016	100.0	100.0	9,083	100.0	100.0	+933

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [.id](#), the population experts.

In 2016, of the 65,891 dwellings in the LGA, 73.7% (48,531) were separate houses, followed by medium density dwellings at 13.8% of the housing stock (9,091 dwellings) and 11.7% as high density units (7,692 units). These dwelling types increased between the 2011 and 2016 census period at a rate of 5,083 dwellings; 207 units and 1,344 units respectively. Despite the increase in higher density forms of housing, the detached dwellings remain the dominant type of housing being built. This is not consistent with the types of dwellings across Greater Sydney, where some 58.9% of dwellings between the Census periods were detached houses, 19.7% were medium density and 20.7% were high density units.

Analysis of the types of dwellings in the Study Area in 2016 shows that only 28.7% of all dwellings were separate houses; 17.7% were medium density dwellings, and 53.2% were in high density dwellings, compared with 73.7%, 13.8%, and 11.7% in the Liverpool City respectively. Most significant over the two census periods was the degree of change, which is shown in Figure 4.9 below. Figure 4.9 shows a significant decline in the number of separate houses and a marked increase in high density housing, which can be attributed to the redevelopment of the Liverpool City Centre and its periphery.

Figure 4.9 | Change in Dwelling Structure – Study Area, 2011 – 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Enumerated data)
Compiled and presented in profile.id by .id, the population experts.

Housing Tenure data also provides insights into an area's socio-economic status as well as the role it plays in the housing market. Table 4.8.1 below provides a breakdown of housing tenure within the Liverpool LGA, while Table 4.8.2 provides a similar breakdown for the Study Area.

Table 4.8.1 | Liverpool LGA Housing Tenure

LGA	2016			2011			Change
Tenure type	Number	%	Greater Sydney %	Number	%	Greater Sydney %	2011 to 2016
Fully owned	14,193	22.6	27.7	12,949	22.9	29.1	+1,244
Mortgage	23,566	37.5	31.5	22,510	39.9	33.2	+1,056
Renting	18,964	30.1	32.6	16,429	29.1	30.4	+2,535
Renting - Social housing	4,505	7.2	4.6	4,593	8.1	5.0	-88
Renting - Private	14,161	22.5	27.6	11,542	20.4	25.0	+2,619
Renting - Not stated	298	0.5	0.4	294	0.5	0.5	+4
Other tenure type	433	0.7	0.8	301	0.5	0.8	+132
Not stated	5,769	9.2	7.4	4,280	7.6	6.5	+1,489
Total households	62,925	100.0	100.0	56,469	100.0	100.0	+6,456

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [.id](#), the population experts.

In 2011, there were a larger proportion of Liverpool residents who were purchasing a dwelling, at 37.5%, with renters at 30.1% and those having a mortgage next at 22.6% of residents, with a small, but noticeable loss of the number of people living in social housing. The number of residents in private rental accommodation experienced the greatest amount of change, increasing by 2,619 people since 2001. This could possibly be attributed to the similar increase in the number of medium and high density dwellings built between since 2011.

Table 4.8.2 | Study Area Housing Tenure

Study Area	2016			2011			Change
Tenure type	Number	%	Liverpool City %	Number	%	Liverpool City %	2011 to 2016
Fully owned	1,501	15.9	22.6	1,572	18.2	22.9	-71
Mortgage	1,793	19.0	37.5	2,017	23.3	39.9	-224
Renting	4,655	49.4	30.1	3,964	45.9	29.1	+691
Renting - Social housing	632	6.7	7.2	680	7.9	8.1	-48
Renting - Private	3,986	42.3	22.5	3,212	37.1	20.4	+774
Renting - Not stated	37	0.4	0.5	72	0.8	0.5	-36
Other tenure type	33	0.4	0.7	53	0.6	0.5	-21
Not stated	1,432	15.2	9.2	1,037	12.0	7.6	+395
Total households	9,417	100.0	100.0	8,646	100.0	100.0	+771

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2011 and 2016. Compiled and presented by [.id](#), the population experts.

The Study Area also showed a slightly different pattern in tenure to that of the Liverpool LGA, with the numbers of people renting increasing by 774 people, while those with a mortgage or with a fully owned dwelling decreasing by 224 and 71 people respectively, suggesting increased urban consolidation and detached dwellings replaced by higher density housing. Overall, 49.4% of the population were renting while 19% were purchasing a dwelling and 15.9% owned their dwelling, compared with 30.1%, 37.5% and 22.6% respectively for Liverpool City. The largest change between the two census years in housing tenure occurred in the number of people with a mortgage. The Study Area also showed a pattern of

loss in the number of people who owned their dwelling outright, lived in social housing or other tenure types.

With respect to “housing stress” (the negative impacts for households with insufficient income to secure adequate housing), an analysis of the monthly housing loan repayments and rental payments of households in Liverpool City compared to Greater Sydney and the Study Area shows the following key elements emerging:

Mortgages:

- There was a smaller proportion of households paying high mortgage repayments (\$2,600 per month or more) within the LGA than the Greater Sydney Region, as well as a smaller proportion of households with low mortgage repayments (less than \$1000 per month);
- Within the Liverpool LGA, 30.6% of households were paying high mortgage repayments and 16.4% were paying low repayments, compared with 36.5% and 17.3% respectively in Greater Sydney;
- The Study Area, in comparison to the Liverpool LGA had a smaller proportion of households paying high mortgage repayments (\$2,600 per month or more), and a larger proportion of households with low mortgage repayments (less than \$1000 per month);
- There were 13.1% of households in the Study Area that were paying high mortgage repayments and 25.4% were paying low repayments, compared with 30.6% and 16.4% respectively in the Liverpool LGA.

Rents:

- Analysis of the weekly housing rental payments of households within the Liverpool LGA compared to Greater Sydney shows that there was a smaller proportion of households paying high rental payments (\$450 per week or more) and a larger proportion of households with low rental payments (less than \$250 per week) in the LGA;
- Within the Liverpool LGA, 29.7% of households were paying high rental payments and 23.3% were paying low payments, compared with 48.1% and 16% respectively in Greater Sydney.
- The Study Area, in comparison to the Liverpool LGA had a smaller proportion of households paying high rental payments (\$450 per week or more), and a smaller proportion of households with low rental payments (less than \$250 per week);
- 14.5% of the households in the Study Area were paying high rental payments and 14.5% were making low payments, compared with 29.7% and 23.3% respectively within the Liverpool LGA.

All of these factors indicate an evident demand for affordable housing within both the LGA, as well as the Study Area, with opportunities for larger contributions towards the overall housing stock through consolidation and redevelopment of

mixed use zones and the Liverpool City Centre and greenfield development still available.

4.11. SEIFA Scores

Socio Economic Indexes for Areas (SEIFA) is a suite of four indexes drawn by the Australian Bureau of Statistics from the 2011 and 2016 Census of Population and Housing as a summary measure to rank geographic areas across Australia in terms of their relative socio-economic advantage and disadvantage. Each social index summarises a slightly different aspect of the socio-economic conditions in an area and is given a score which measures how relatively 'advantaged' or 'disadvantaged' that area is compared with other areas in Australia.

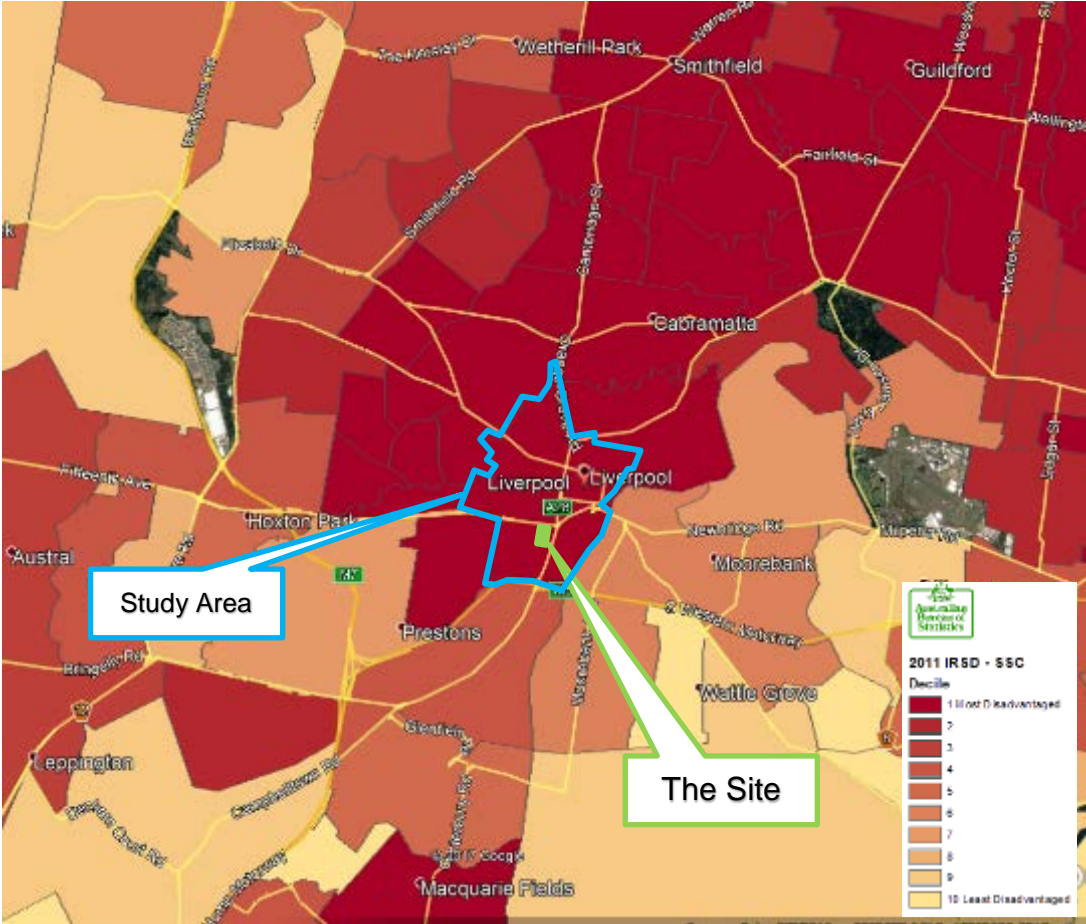
According to the SEIFA Index of Disadvantage, the Liverpool LGA had a score of 951.1 according to the ABS and was ranked 103rd out of 153 Councils in the State in 2011, falling to 1039 on 28 March 2013, against a State average of 1000.0 and a Greater Sydney Average of 1011.3. This has not been updated in the 2016 Census as yet, however this is not expected to change to any significant degree. The low SEIFA score means that Liverpool is significantly more disadvantaged in comparison to other areas within the State.

A more detailed analysis of the different Small Areas (SA) within the LGA reveals that the Study Area is the thirteenth-most disadvantaged with a score of 951 in 2016, with the Voyager Point-Pleasure Point SA having the least level of disadvantage, scoring 1,122, while the Miller SA had the lowest score of 695.7 and the greatest level of disadvantage. The low SEIFA score for both the LGA and the Study Area emphasises the need for both affordable housing and alternative forms of housing to the vernacular, which is identified in Section 6 below.

SEIFA Scores are also represented graphically in Figure 4.10 and 4.11 below.

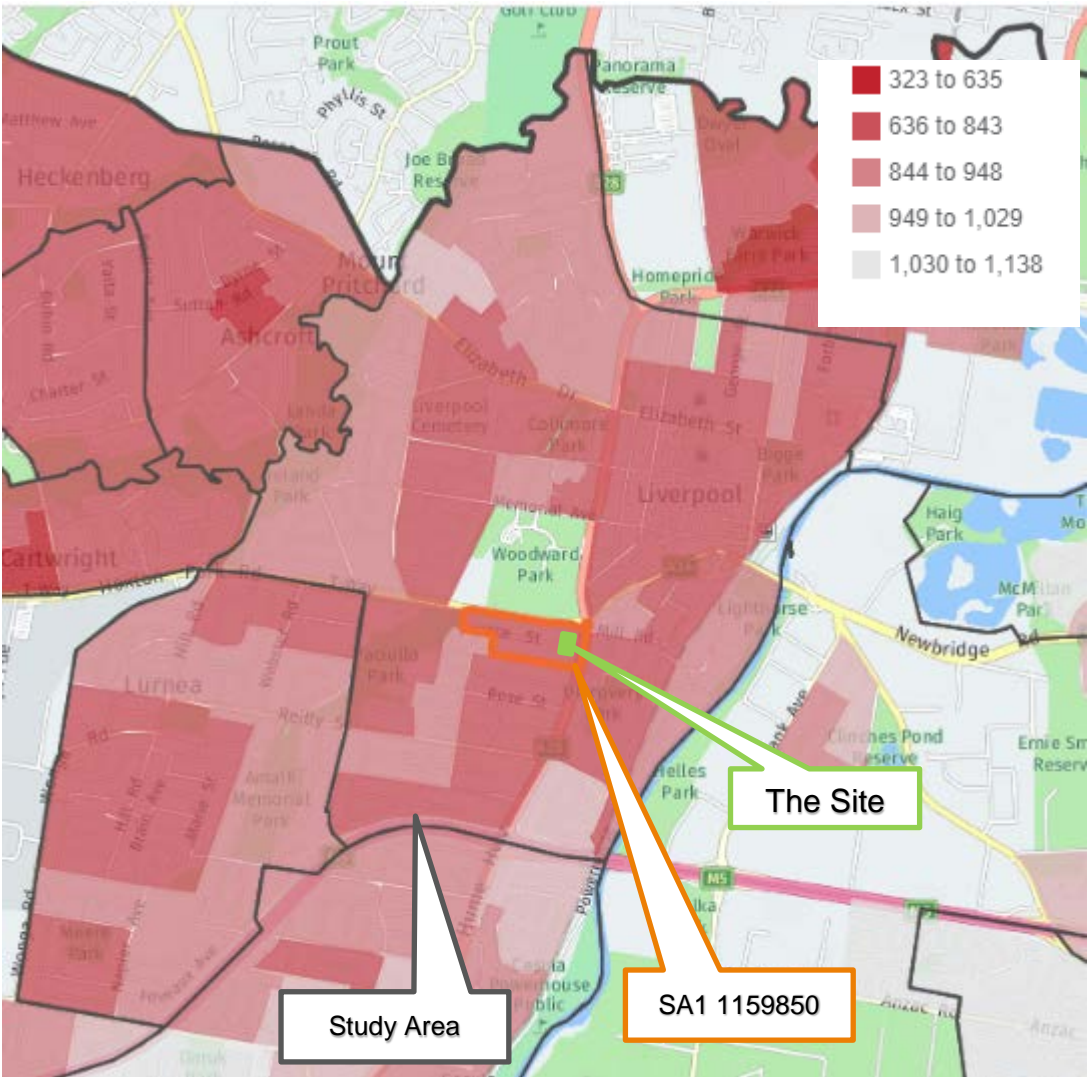
Figure 4.10 shows an extract from the Google Earth-based mapping files produced by the ABS (which replaces the Atlas of NSW – Social Inclusion maps). Figure 4.11 has been generated using the Social Atlas to demonstrate at a finer grain the level of relative disadvantage within the Study Area.

Figure 4.10 | Relative Social Disadvantage and SEIFA Score – Study Area



Source: Compiled using Google Earth Pro and ABS IRSD Datasets

Figure 4.11 | Relative Social Disadvantage and SEIFA Score Within the Study Area



Source: atlas.id.com.au/Liverpool

5. existing community resources

This section considers the provision and availability of existing community facilities, open space and other relevant facilities and services in the area surrounding the Study Area that could address some of the needs of the future residents of the Site.

5.1. Schools and Tertiary Education

There are a number of public, private and Catholic schools providing primary and secondary education within a 2.5 km radius of the site, including:

- Liverpool Public School
- Liverpool West Public School
- Mainsbridge School
- St Francis Xavier Primary School
- Liverpool Public School
- Ashcroft High School
- Marsden Road Public School
- All Saints Primary School and Catholic College
- Al Amanah College
- Liverpool Girls High School
- Lurnea High School, approximately 2.4km to the southwest

Additionally, there are a range of tertiary educational facilities within the same catchment area, including:

- TAFE NSW South Western Sydney Campus, Liverpool
- Western Sydney University – Liverpool Campus
- University of Wollongong, South Western Sydney Campus, Liverpool
- The Ingham Institute Clinical Skills and Simulation Centre (UNSW), Liverpool

Given the modest potential dwelling yield, it is anticipated that any additional numbers of children could be accommodated within the surrounding schools and tertiary facilities.

5.2. Childcare

There are a number of child care and early learning facilities within 2-4 kms of the site, including:

- Kids Castle Child Care Centre, Liverpool
- KU Liverpool AMEP Child Care Centre, Liverpool
- Young Achievers Early Learning Centre, Liverpool
- Creative Kiddies Child Care Centre, Lurnea
- Bright Vibes Early Learning Centre, Liverpool
- Fern Valley Child Care Centre, Liverpool
- Sunny Bunnies Family Daycare, Liverpool
- Jelly Bean Junction Childcare, Liverpool

- Star Academy Kids Learning Centre, Liverpool
- Summer Child Care, Liverpool
- Barakat Family Day Care, Liverpool
- KU Liverpool Preschool, Liverpool
- KU Marcia Burgess Autism Specific Early Learning and Care Centre, Liverpool
- Liverpool School for Early learning, Liverpool
- Little School Long Day Care, Liverpool
- Planet Kindy Long Day Care Centre, Liverpool
- Kinderland Academy, Liverpool
- Just Kids Learning Long Day Care Centre
- Websters Cottage Kindergarten, Lurnea
- Clovell Child Care and Early Learning Centre, Liverpool
- Happy Start Child Care, Liverpool

Given the relatively modest dwelling yield and the extensive number of facilities providing child care services, it is anticipated that any additional numbers of young children could be accommodated within the surrounding early learning and child care facilities. Vacancy rates within centres are difficult to determine without contacting each centre and vary continuously. When this has been done, in the author's experience some centres decline to provide accurate details, citing commercial or privacy concerns.

5.3. Community Services

Community services as well as facilities operated by Liverpool City Council in closest proximity to the Site include:

- Liverpool Council Chambers and Administration Centre
- The Whitlam Leisure Centre
- Liverpool Library
- Liverpool Community Hall
- Inspire Community Youth Centre
- Hilda M Davis Citizens Centre
- Liverpool Community Centre
- Seton Recreational Hall
- Liverpool Mens Refuge – St Vincent De Paul Society
- Liverpool Cemetery and Crematorium
- Orange Grove Community Hall
- Casula Powerhouse Arts Centre
- Liverpool Regional Museum
- Liverpool Youth Accommodation Assistance Co.
- South West Women's Housing Inc.
- Global Islamic Youth Centre
- George Bates Hall
- Casula Community Centre

Most services are located within the nearby Liverpool CBD and its periphery, which has good public transport access and a large retail and commercial precinct, supported by a large healthcare campus. Community facilities such as public halls however tend to be spread out across the surrounding suburbs.

5.4. Health

Health services within the local area include the following:

- Liverpool Hospital
- Sydney Southwest Private Hospital
- South Western Day Surgical Centre
- Liverpool Eye Surgery
- Liverpool Emergency Dental
- Macarthur Audiology and Hearing Centre
- South Western Sydney Public Health Unit

There are also numerous medical centres providing general practice and specialist medical services, including rehabilitation and support services within and in close proximity to the Liverpool CBD.

5.5. Religion

Religious sites located in the surrounding locality of the Site are various, catering for a variety of faiths and denominations, including:

- Impact Church Liverpool
- Southwest Church (ACC)
- Macedonian Orthodox Church of the Presentation of the Theotokos
- Good Shepherd Catholic Church
- Hinchinbrook Uniting Church
- Living Grace Christian Church
- Freedom City Church
- Cabramatta Anglican Church
- Liverpool South Anglican Church
- St Mark's Anglican Church
- St Francis Xavier Catholic Church Lurnea
- Glad Tidings (Hindi)
- C3 Church Liverpool
- Lifegate Liverpool
- Open Heaven Church
- Cartwright Gospel Church
- St. Therese's Catholic Church Sadlier
- St George and Prince Tadros Coptic Orthodox Church
- Serbian Orthodox Church of the Apostle Luke
- Liverpool Presbyterian Church
- Assembly of God Church of Samoa in Australia Warwick Farm

- All Saints Catholic Church Liverpool
- Church of God Villawood
- Church of Christ Moorebank
- The Crossroads Christian Centre
- WaYout Fellowship Church Liverpool
- The Potter's House Christian Church Liverpool
- St Luke's Anglican Church
- St Joseph Catholic Church
- New Life Christian Ministries
- Universal Church of the Kingdom of God
- St Raphael, Nicholas and Irene Liverpool Church
- Calvary Temple Assemblies of God
- Salvation Army Liverpool
- Living Waters Lutheran Church
- Milaadi Centre
- Lurnea Mosque Islamic House
- Mosque in Prestons
- MIA Masjid Imam Ahmad
- Warwick Farm Musallah

5.6. Sporting Clubs

Also located nearby the site are a number of social and sporting clubs and facilities, often providing public bar and other social facilities, including:

- NSW Barefoot Water Ski Club
- Jim's Tennis Ranch
- Liverpool Rangers Soccer Club
- Hinchinbrook Sports Club
- The Liverpool Catholic Club
- The Greek Club
- Moorebank Liverpool District Hockey Club
- KMA Champion Martial Arts
- Cumberland Grove Country Club
- Moorebank Football Club
- PCYC Liverpool
- Liverpool City Netball Association
- Sportsworld Liverpool

5.7. Major Open Spaces and Parks

The Site is in close proximity to a number of parks and open spaces containing both active and passive facilities, walking paths and playgrounds, with key facilities including:

- Paciullo Park/ Pearce Park

- Whitlam Leisure Centre, incorporating Hillier Oval, Bulldog Park, Barbara Long Park
- Discovery Park, which includes the Liverpool Regional Museum
- Lighthorse Park

5.8. Transport

The Site is serviced by bus and road networks with the nearest train station being on the eastern side of the Liverpool CBD, approximately 1km away. Access to Liverpool Station is via private car or bus. The nearest bus stops to the Site are located approximately 85m to the west along Hoxton Park Road and are serviced by the following routes:

- 853 – Carnes Hill to Liverpool
- 869 – Ingleburn to Liverpool Station via Edmondson Park and Prestons

Additional bus stops are located on the Hume Highway at the intersection of Passefield Street (385m south of the Site), providing access to the following services:

- 851 – Carnes Hill Marketplace to Liverpool
- 852 – Carnes Hill Marketplace to Liverpool
- 855 – Rutleigh Park to Liverpool Via Austral and Leppington Stations
- 856 – Bringelly to Liverpool
- 857 – Narellan to Liverpool
- 865 – Casula to Liverpool
- 866 – Casula to Liverpool
- 870 – Campbelltown to Liverpool
- 871 – Campbelltown to Liverpool via Glenfield
- 872 – Campbelltown to Liverpool via Macquarie Fields

Bus and rail services will facilitate access to major employment opportunities in Campbelltown, Moorebank, Ingleburn, Parramatta, Liverpool and the City. Hoxton Park Road and the Hume Highway provide key road connections to the arterial road network consisting of the Hume Highway and the South West Motorway (M5).

5.9. Commerce and Industry

The subject Site is located within close proximity to the key employment areas of Liverpool CBD, Moorebank and Prestons with Ingleburn, Minto and Campbelltown employment areas to the south. Further to the north are the employment areas of Whetherill park, Smithfield, Yennora, Villawood and Milperra to the east.

The Liverpool CBD is located in close proximity to the northeast providing a full range of commercial and retail outlets, including key anchor retailers within Westfield Liverpool. The CBD is supported by a range of service, retail and commercial activities located predominantly along the Hume Highway. Other nearby town centres include:

- Miller town centre approximately 3.3km to the west
- Casula Mall approximately 2.5km to the southwest
- Green Valley town centre approximately 5.1km to the west
- Bonnyrigg town centre approximately 5.4km to the northwest
- Cabramatta Town Centre approximately 4.2km to
- Carnes Hill town centre approximately 6.6km to the southwest
- Moorebank Town Centre approximately 2.9km to the east

The both the Yennora/ Smithfield employment area to the north and Ingleburn/ Minto employment area to the south are key industrial and warehousing centres within Sydney and are strategically important for employment. Given the proximity to significant employment generators and the proximity of the Site to public and private transport networks, the proposal will provide ground level commercial/ retail activities, as well as residential accommodation on the upper levels for a locally-employed workforce, promoting economic growth and prosperity for residents and the local economy.

6. social impact assessment

This section of the report primarily identifies the social impacts which may arise as a result of the proposal. Both negative and positive impacts have been considered, based on observations made during the desktop assessment, a physical inspection of the Site and surrounds and an analysis of the locality's socio-demographic profile. The key impacts of the proposed development are discussed below and where necessary, mitigation measures.

6.1. Strategic Assessment

There are a number of strategies in place which will benefit from the proposed development. The *Metropolitan Strategy, A Plan for Growing Sydney* contains a number of directions and actions aimed at accelerating housing supply and improving housing choice in urban renewal precincts, while at the same time promoting more jobs close to home. The Plan aims to reinvigorate key Sydney suburbs with a greater choice of homes linked to improved public transport, and access to shops, restaurants, parks and education and health services.

In addition to supporting specific actions regarding improved housing affordability and availability, the proposal will assist in achieving the housing targets set out in the West Central Subregion.

The proposed development is consistent with the Goals and Directions of the West Central Subregion in terms of:

- Seeks to provide more affordable housing options and improve housing supply by providing additional dwellings to the local market;
- Continue the focus for residential development with better housing choice, by providing a diversity of residential dwelling forms to meet the changing demographics of residents;
- Providing greater investment into the Liverpool CBD and Strategic Regional Centre through the provision of a mixed use development on site designated for such a purpose;
- Has the potential to contribute to affordable housing stock, housing that caters for people with a disability or is easily adapted to suit residents through different life stages to allow them to live longer in their local community; and
- Contributes to achieving the target of an additional new homes and jobs for the subregion by increasing densities in an existing CBD location.

It is important to note that while the Plan identifies Liverpool as a strategic regional centre, it does not identify any specific targets for commercial floorspace or jobs creation. This has a positive impact in that there is no direct policy direction that would prevent a mixed use building comprising both residential and commercial floor space from being developed on the Site.

6.2. Demographic Change

Although a changing demographic profile in itself is not necessarily detrimental in the context of urban consolidation and redevelopment, the particular aspects of it need to be understood in order to mitigate potentially adverse impacts or events. An analysis of the data provided in the 2011 and 2016 census' reveals the following trends relative to the Site and the proposal:

- The population in the Study Area is increasing at a rate that is almost double the State average. Most of the people moving to the area are employed although the LGA has a higher unemployment rate than the Greater Sydney Area.
- The density of the Study Area equates to 44.74 persons per hectare, which is significantly higher than that of the LGA, which is just 6.95 persons per hectare. This is due to the majority of the Study Area covering the Liverpool CBD where floor space ratios and building heights are greater and mixed used multi storey buildings containing residential apartments are both located and desired by Council.
- The overwhelming number of people lived in separate houses, however this was quickly changing with more high-density dwellings produced to meet the demands on a rapidly rising population between the two Census periods.
- More people in the Study Area are employed in the health care and allied social assistance sector as well as the construction industry and this continues to increase as the demand for housing and improved regional health facilities (Liverpool Hospital) continue to expand as the South West Growth Centre continues to expand and develop.
- The age profile indicates a relatively young population with couples with children and single person households being the largest cohorts while the parents and homebuilders (35-49 years of age) exhibited the greatest increase in numbers in the Study Area between the two Census periods. Average household size in the Study Area is also smaller than that of the remainder of the LGA, having an average of just 2.77 people.
- The majority of people living in the Study Area were low to middle income earners, with the supply of affordable housing considered a particularly strong desire, bearing in mind a relatively high degree of housing stress in both the mortgage and rental markets.
- The Study Area was still experiencing a high SEIFA score and relative level of disadvantage.

The expected population of the proposal is expected to be between 180 people (assuming an occupancy of 1 person per bedroom) and 360 people (assuming an occupancy of 2 people per bedroom). The proposal is expected to have a relatively modest increase in population in the context of both the LGA and Greater Sydney. In terms of the Study Area, an additional 180-360 people represents approximately 5%-10.7% (respectively) of the increase in overall population between the two

Census periods. This would not, in the context of the overall growth of the LGA, be seen as significant or lead to adverse demands on local services. The rate of change currently occurring and the socio-economic profile of the area indicates that the outcomes sought by the planning proposal would not be at odds with or undermine the quality of life anticipated for the future resident population or adversely affect the provision of services and facilities in the CBD.

Although a maximum of 360 people has been estimated, the low occupancy rate of 2.77 people per household infers the actual rate will be in the order of 249 people. This represents approximately 7% of the increase in population of the Study Area between the last two Census periods.

6.3. Noise

There will be acoustic impacts arising from the development during the construction phase of the development. The EPA hours of operation and standards will be followed to ensure noise pollution is minimal. The Site is within a commercial / mixed use precinct and therefore any noise-related impacts will be within the limits anticipated for such a development.

6.4. Housing

The development will potentially provide an additional 90 dwellings. The development will improve the diversity of housing in the area, by expanding the mix of housing types and subsequently improving social diversity. The Metropolitan Strategy has identified housing stress as a significant concern, particularly for lower income households. The development will provide alleviation of the stressed housing market as seen through the high number of residents in the Liverpool LGA and the Study Area currently renting, as observed through ABS data trends. Anecdotal evidence based on internet-based searches also indicate that attached dwellings within the locality are extremely limited.

The Council of Australian Governments outlined the ability of increasing housing supply to put downward pressure on housing prices under the Housing Supply and Affordability Report in August 2012. The provision of an additional 20 dwellings will support efforts to improve housing affordability, given the growth rate of the Study Area. In addition, the housing mix provided by the development will accommodate a variety of socio-economic groups, with the delivery of a variety of a form of dwelling not generally present due to the dominance of detached single dwellings.

6.5. Crime and Safety

Crime and public safety is a necessary consideration in any urban redevelopment proposal however it is understood that Council has not requested a specific Crime Prevention Through Environmental Design (CPTED) assessment.

The nature of the proposal is in keeping with the adjoining residential areas and will not have any adverse impacts on the residents. The additional dwellings will however provide greater opportunities for passive surveillance from dwellings to the street and a greater level of activation in the surrounding area. The safety and security of the development proposes no significant adverse impact on social cohesion or integration.

6.6. Community and Recreational Facilities/ Services

The scale of the proposed development will have a modest impact on the local services and facilities in the Study Area and the wider community in general. The locality maintains good access to education, medical, religious sites, transport and community services, providing good amenity for residents.

The Site is within proximity to the Whitlam Leisure Centre and its various associated facilities and playing fields, which will be the closest local park for active and passive recreational activities and social interaction with other residents.

Section 94 developer contributions levied across the future residential development will also be available to Council to provide or augment community facilities to meet anticipated demands. Additionally, the Apartment Design Guide (ADG) requires a quantum of communal open space to be provided and accordingly, any development proposal would need to satisfy the ADG in this regard.

6.7. Cultural Values/ Beliefs

The development does not comprise any elements which may detract from the localities cultural values or beliefs of the existing or future populations. The development is not located on any key heritage or Indigenous sites and the proposal will remain consistent with the cultural principles of the community. The Site is supported by a wide range of social, cultural and spiritual facilities and groups for any future population.

6.8. Community Identity and Connectedness

The proposed rezoning will not have an adverse impact on community identity, cohesion or connectedness. If anything, any impacts will be positive. The development concept provides spaces (including landscaped areas and the paved driveway) that would allow people living on the Site to interact and connect with each other in a casual manner, to identify with each other as neighbours and develop a relationship. People on the Site will interact with each other by taking out or collecting their bins and the mail, by walking to their local park, shops or school and greeting each other, or through children playing in the driveway.

There is no requirement at this stage for a designated common open space area containing furniture and play equipment (as envisaged by the Apartment Design Guideline). The provision of opportunities for people to interact, connect and

develop a relationship can only result in a better level of social cohesion than that presented by the current industrial development, located behind a chain-wire fence.

There is no expectation that the proposed development or incoming residents would create friction within the community, once built. The Liverpool community is already one of great diversity across cultural backgrounds, age and income levels, household types, occupation and so on. It is likely that a portion of incoming residents will move from nearby areas and as such, would have similar broad characteristics to residents living elsewhere within the LGA or surrounding areas.

The proposed development will assist in evolving the community identity of the Study Area, as a safe, integrated and friendly neighbourhood. The residential redevelopment of the Site will also connect with the physical barrier created by Council in the form of the chicane, to control heavy vehicles in a residential neighbourhood. Also, as the housing mix within the development can cater for a variety of socio-economic groups, there will be an enhanced sense of community diversity enhancing the social capital of the wider area.

6.9. Construction impacts

Following a rezoning, construction of the proposed development would be expected to create socio-economic impacts, such as noise, dust and vibration, heavy vehicle movements and possibly changes to local access and traffic delays. The size and location of the site would limit the potential for any temporary inconvenience for residents living adjacent to the site.

Construction is likely to be undertaken over a period of 1-2 years. Commencement and completion dates will be subject to Council consent and market conditions.

Standard construction environmental management practices and communication with neighbours about the timing and extent of inconvenience are general measures used to mitigate construction impacts. A construction management plan will be established for the duration of the demolition and construction phases.

6.10. Human Health

In terms of whether the proposed rezoning will have an impact on human health, the answer is yes, however it will be a positive impact. The Site's noise, air quality and safety aspects will not comprise any detrimental concerns to the community. The development provides opportunities for both passive and active recreation in which people can interact with one another.

The Site is well connected to health facilities, employment opportunities within the local area, nature reserves and nearby facilities, which promotes physically active modes of transport.

6.11. Loss of Business Land

The rezoning will not lead to any significant loss of business lands given that the development concept retains ground floor commercial floor space. Further, both the current B6 Enterprise Corridor zone and proposed B4 Mixed Use zone contain a sufficient degree of overlap in terms of permissible uses. Table 6.1 below demonstrates the overlap between the two zones, with common uses highlighted. It is noted that both shop top housing and commercial premises are specifically permitted in both zones so the development of the Site for such a use is within normal expectations.

Table 6.1 | Comparison of Permissible Land Uses

Existing B6 Enterprise Corridor Zone	Proposed B4 Mixed Use Zone Showing Overlapping Land Uses
Building identification signs; Business identification signs; Business premises; Car parks; Commercial premises; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Garden centres; Hardware and building supplies; Helipads; Home businesses; Hotel or motel accommodation; Information and education facilities; Landscaping material supplies; Light industries; Liquid fuel depots; Multi dwelling housing; Passenger transport facilities; Places of public worship; Plant nurseries; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Roads; Service stations; Serviced apartments; Shop top housing; Storage premises; Transport depots; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres	Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water recreation structures

As noted previously, there is no policy basis that would automatically preclude the consideration of the site for a larger building envelope or from being zoned the same as the adjoining development at 311 Hume Highway.

6.12. Social Equity

The rezoning in itself will not prevent access to housing or employment for all members of society, regardless of life-stage, or level of ability, providing a range of unit sizes, styles and layouts. As the Site is currently vacant, existing employees will not be unemployed or displaced. Overall, the development has no significant impact on the social equity of the surrounding area.

6.13. The Need for the Proposal

The low SEIFA score for both the Liverpool LGA and the Study Area (refer to the discussion above) emphasises the need for additional housing in general, as well as additional affordable housing, both within the LGA and the Study Area. This is further supported by information from the NSW Department of Family and Community Services, Centre for Affordable Housing, which indicates the following from 2012:

- Liverpool is growing at almost twice the rate of Greater Sydney, with a greater demand for both housing and employment.
- The Study Area has a higher degree of unemployment than the LGA and Greater Sydney so the planning proposal, which retains ground floor commercial space will not adversely affect employment opportunities, whereas the “retention of the Site in its current condition will not achieve this goal.
- There is an increasing need for housing within the Study Area to suit single person households and couples with children.
- The LGA has experienced an increase in the number of low-income households and the number of low-income renters between 2006 and 2011.
- There is a need for a variety of dwellings configurations to provide something other than detached housing to suit couples with children and single person households.
- The LGA has experienced a significant loss of affordable housing between 2006 and 2013 with high proportions of lower income private rental households in housing stress.
- The vast majority of dwellings in Liverpool are separate houses with homes overwhelmingly three bedrooms. The LGA has a low, but increasing proportion of medium and high density residential dwellings and the planning proposal will facilitate additional dwellings with good access to transport, facilities and services.

The Centre for Affordable Housing also notes that in 2012 within the West Central Subregion, Liverpool had the fourth highest number of Commonwealth Rent

Assistance (CRA) recipients and the third highest number of recipients in housing stress, as demonstrated in Table 6.2 below.

Table 6.2 | West Central Sydney Subregion Housing Stress

Area	Total CRA recipients 2012	CRA recipients in Housing Stress 2012	% in Stress
Auburn	5,441	2,943	54.1
Bankstown	10,518	5,191	49.4
The Hills	3707	1,788	48.2
Blacktown	15,894	6,177	38.9
Liverpool	6,351	3,117	49.1
Parramatta	10,171	4,939	48.6
Sydney SD	215,820	103,393	47.9

Source: Centre for Affordable Housing, NSW Department of Family and Community Services.

The proposal represents a modest effort to provide an alternative housing form to provide additional high density housing options in close proximity to work opportunities and transport linkages. The demographic data provided in section 4 of this report and the impact assessment above clearly demonstrates a need for the proposal.

The need for the proposal has also been justified in the Planning Proposal Report prepared by Willana Associates.

6.14. Alternatives

Alternative 1 – Base Case - No Development

The Site currently contains a vacant single storey commercial premises that appears to need some maintenance and repair. If the planning proposal was to not occur, the land owner would continue to look for a commercial/ light industrial tenant. The ongoing value of the Site for light industrial purposes is compromised, largely due to the access constraints and the proximity to residential properties. If the property remained vacant, it would eventually be targeted by vandals and become a dumping ground unless measures were taken to secure the property by way of fencing or hoardings. It would not make any positive economic or aesthetic

contribution to the surrounding area, making it a less-viable proposition to be occupied in its current form.

Alternative 2 - New Occupation Only

The Site currently contains a vacant single storey commercial premises. Given that it is subject to an existing floor space ratio of 2.5:1 and building height limit of 24m under the LLEP 2008, the Site is underdeveloped in its present state. Although it is reasonable to expect that the Site would be redeveloped in some manner in the future, the existing premises could be let by a commercial activity, without any particular adverse social impacts. Eventually however, the Site will be redeveloped given its location, condition of the building and current level of underutilisation.

Alternative 3 - Redevelopment – Compliant with Current Envelope Controls

As noted above, the Site is currently underutilised and has not been developed to achieve its optimum built form or economic use. This scenario assumes the existing building would be demolished and a new mixed use building containing ground level commercial activities with 6-7 storeys of residential development as shop top housing above. This scenario also assumes the mixed use development would be fully compliant with the applicable local and state planning controls that is consistent with the desired future character.

The potential benefits and disadvantages of this scenario are displayed in the matrix in Figure below.

Alternative 4 - Rezoning and Redevelopment – New Envelope Controls

The Planning Proposal seeks to amend LLEP 2008 as follows:

- Rezone the Site from B6 Enterprise Corridor to B4 Mixed Use;
- Removal of the Site from the 'Key Site' on Key Sites Map KYS 10;
- Amend the maximum height of buildings for the Site to 50m, in accordance with the proposed mapping; and
- Amend the maximum floor space ratio for the Site to 5:1, in accordance with the proposed mapping.

This would enable a development comprising ground floor retail/ commercial uses with 90 residential apartments over 15-16 storeys, which would be more consistent with the adjoining development currently under construction on 311 Hume Highway. The potential benefits and disadvantages of this scenario are also displayed in the matrix in Table 5.2 below.

Table 5.2 | Social Outcome and Impact Assessment Matrix for Development Options

Key: ✗ N/A ✓ applies	Positive Effect/ Achieves Desired Outcome		Neutral Effect/ Outcome		Adverse Effect/ Does Not Achieve Desired Outcome	
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Social Outcome or Impact	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Assist Council achieve its residential targets under A Plan For Growing Sydney 2014	✓	✓	✓	✓
Provide additional variety to the local housing mix	✓	✓	✓	✓
Result in the loss of existing housing stock	✓	✓	✗	✗
Increase the supply of housing stock in immediately proximate to transport networks, employment opportunities/ hubs, community services and town centres	✓	✓	✓	✓
Provide more opportunities for designated affordable housing	✓	✓	✓	✓
Redevelop underutilised land to achieve desired urban consolidation outcomes reduce demand for new greenfields infrastructure and services	✓	✓	✓	✓
Development could have an adverse effect on perceived community and public safety	✓	✓	✗	✗
Provide new development in areas where recreation, social, spiritual and cultural services and facilities are available	✓	✓	✓	✓
Locate residential development in accessible areas that promote walking	✗	✗	✓	✓
Increase in local population	✗	✗	✓	✓
Change to population structure and community profile of the Study Area	✗	✗	✓	✓

Social Outcome or Impact	Alternative 1	Alternative 2	Alternative 3	Alternative 4
Perceived risks of additional crime and antisocial behaviour due to proximity to the Collingwood Hotel	✓	✓	✓	✓
Development will encourage activation of the surrounding area through additional residents	✗	✗	✓	✓
Development will provide opportunities for residents/ employees to interact with one another to reinforce social cohesion	✓	✓	✓	✓
Development will minimise the impact on community structure (severance, cohesion, identity)	✗	✗	✓	✓
Development will adversely impact on the operational ability of childcare and educational facilities	✗	✗	✓	✓
Development will adversely impact on the needs of different social groups (i.e. children, youth, older people, indigenous people, people with a disability)	✗	✗	✓	✓
Development will result in gentrification and adverse changes to community character	✗	✗	✓	✓
Prolonged exposure of residents/ businesses to disruption due to noise, dust, vibration or traffic impacts during redevelopment	✗	✗	✓	✓
Development will result in the loss of commercial/ light industrial land	✓	✓	✓	✓
Development will result in the loss of existing jobs	✓	✓	✓	✓
Development will provide additional employment prospects	✗	✓	✓	✓

Overall, Alternative 4 (the Planning Proposal) will have clear and significant positive outcomes in terms of potential social impacts. Neither the retention of the Site in its current form or occupation for commercial activities will result in the desired future character for the area being achieved. These alternatives would at best, be only temporary and eventually, succumb to the pressure of redevelopment.

In terms of Alternative 3 – the case for development in accordance with the current planning controls and building envelope, the relationship between the Site and the approved redevelopment of 311 Hume Highway would still result in a disparate built form. The planning proposal is in keeping with the scale, intensity and built form outcomes envisaged by Council for this locality and the subject Planning Proposal will facilitate a better built form and transition to surrounding properties.

6.15. Mitigation Measures

The nature of the proposal, its location and context mean that mitigation measures are minimal and would consist of the following:

- Activities involved in the demolition and remediation of the Site (if necessary) should be undertaken in accordance with the relevant Australian Standards, approved demolition and construction, as approved by Council and in accordance with the Protection of the Environment Operations Act and the NSW EPA's Industrial Noise Policy.
- All temporary traffic management activities should be undertaken in accordance with the specific conditions of approval from Council as part of the development assessment process.
- Standard construction environmental management practices, communication with neighbours about the timing and extent of inconvenience and a 'hotline' to answer questions and report concerns are general measures used to mitigate construction impacts.

Given that these mitigation measures are standard conditions of development consent that will be imposed by Council, a separate Social Impact Management Plan is not proposed. The preparation of such a Plan would merely duplicate the conditions that would ordinarily be imposed on any future development consent.

7. conclusion

The proposal is anticipated to impact on the surrounding area in terms of its social context; however these impacts are both anticipated and will not result in any significant adverse impacts on the social fabric of the surrounding area. Within several contexts these outcomes are positive, actively contributing to the overall wellbeing of the residents within the Study Area and the wider community. The development provides a range of positive social benefits, such as an increased local supply and form of housing, improved social cohesion within the community and contributing to the local economy and employment.

The location of the Site supports the provision of mixed use development, including residential accommodation. There is sufficient access to transport, essential services and employment, being located within close proximity to the Liverpool City Centre, transport interchange and hospital. In regard to the above analysis there is evidence of stress within the Liverpool rental market, with residents either renting or with a mortgage. With continued increases in house prices across Sydney for couples, families and single parent households, there remains a significant demand for accommodation of this nature.

The proposal offers a housing product that is in demand in the local area, without adversely impacting on the any groups of people. This, in conjunction with good access to supporting facilities and services, will make a positive contribution towards the social fabric and diversity of Liverpool, without impacting on the supply of commercial lands.

From an economic and employment perspective the development is favourable. There will be short term employment for local trade businesses during the construction phase. The proposal will also increase the population, resulting in growth for local business and commercial premises, particularly the commercial premises located within the immediate area of the development Site.

Strategically, Liverpool is a gateway to Southwestern Sydney, the South West Growth Centre and the Macarthur South Investigation Area, as well as lying within the strategic corridor linking to the future Western Sydney Employment Lands around Badgerys Creek. The South West Subregion also forms part of the central manufacturing hub for the Greater Metropolitan area. The proposed development will provide additional dwellings for future/ current employees, particularly those in the health and allied services sector, facilitating growth for the local economy and employment.

While there is always some potential for any new development to adversely impact the social fabric of an area and supporting social infrastructure, the proposal does not present in a way that any impacts will be significant or cannot be adequately mitigated. The proposal is not of a scale, nature or design that the available health, education, employment and other social support infrastructure and facilities would

be unable to cope or suffer a reduced level of service as a direct consequence of this development.

8. references

This SIA has been prepared having regard to a number of reference materials and internet resources. These documents and websites are listed below:

Australian Bureau of Statistics Data, 2016, 2011 and 2006 Census

Centre for Affordable Housing, NSW Department of Family and Community Services

Housing NSW (Undated), *Information on Liverpool Housing Market*. NSW Government

Liverpool Local Environmental Plan 2008

Liverpool Development Control Plan 2008

<http://housingstressed.org.au/2011/11/23/sydney-housing-stress-soars-top-5-housing-stressed-suburbs-revealed/>

<http://www.liverpool.nsw.gov.au/council/the-liverpool-area/about-liverpool-and-our-community>

Housing affordability, housing stress and household wellbeing in Australia authored by Steven Rowley and Rachel Ong for the Australian Housing and Urban Research Institute Western Australia Research Centre September 2012 AHURI Final Report No. 192

NSW Government 2014. *The Metropolitan Strategy - A Plan for Growing Sydney*

NSW Department of Planning and Environment (2015), *South West Subregion – Population, Household and Dwelling Projections (Factsheet)*, NSW Government

Vanclay, F. (2003). International principles for social impact assessment. *Impact Assessment and Project Appraisal*, 21(1), 5–11.

Vanclay, F., Esteves, A. M., Aucamp, I., & Franks, D. (2015). *Social Impact Assessment: Guidance for assessing and managing the social impacts of projects*. Fargo, ND: International Association for Impact Assessment.

Willana Associates (2017). *Social Impact Comment – 4-8 Hoxton Park Road, Liverpool*

Willana Associates (2017). *Planning Proposal Report – 4-8 Hoxton Park Road, Liverpool*

<http://www.planning.nsw.gov.au/Research-and-Demography/Demography/Population-Projections>

<http://profile.id.com.au/Liverpool>

<https://maps.six.nsw.gov.au/>

<https://www.google.com.au/maps>

<http://atlas.id.com.au/Liverpool>

<http://www.housing.nsw.gov.au/centre-for-affordable-housing/home>

appendix a

social impact comment

SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM:	
Applicant's Details:	Owner's Details:
Name:	Name:
Refer to DA Form for Applicant's details	Refer to DA Form for Owner's details
Postal address:	Postal Address:
Email:	Email:
Proposal Details:	
Lot Number and Registered Plan Number:	
Lot 1 in DP 860799	
Site Address:	
4-8 Hoxton Park Road, Liverpool	

Brief description of the development proposal:
<p>The Planning Proposal seeks to facilitate the development of a mixed use development comprising commercial premises and shop top housing at 4-8 Hoxton Park Road, Liverpool.</p> <p>The Planning Proposal seeks to amend Liverpool Development Control Plan 2008 (LLEP 2008) as follows:</p> <ul style="list-style-type: none"> ▪ Rezone land at 4-8 Hoxton Park Road, Liverpool from B6 Enterprise Corridor to B4 Mixed Use. ▪ Removal of 4-8 Hoxton Park Road from the 'Key Site' on Key Sites Map KYS 10. ▪ Amend the maximum height of buildings for 4-8 Hoxton Park Road, Liverpool to 50m. ▪ Amend the maximum floor space ratio for 4-8 Hoxton Park Road, Liverpool to 5:1. <p>The resultant building envelope will be 16 storeys in height with a total of 90 residential units above commercial uses at ground level.</p>

1. Population Change

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

Yes ☐

No ☒

If yes, briefly describe the impacts below:

N/A

Describe your proposed mitigations of negative or enhancements of positive impacts below.

The proposed development will consist of 90 new residential dwellings and commercial uses at ground level. The Liverpool (suburb) population, as at the 2016 Census, was 28,597 people living in 10,016 dwellings. Taking this and the context of development currently occurring in the surrounding locality into account, the proposed development will not result in a significant change to the population.

The population of Liverpool (suburb) grew by approximately 4,502 people (or by 15.74%) over the period since the 2011 and 2016 census dates. It is noted that the Liverpool Government Area is within the South West Subregion which is the fastest growing Subregion in Sydney and, as such, will continue to play a key role in providing housing and jobs for future residents.

2. Housing

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

Yes ☒

No ☐

If yes, briefly describe the impacts below:

Yes. The proposed development will increase the quantity, quality, mix, accessibility and affordability of existing building stock of the area. The proposal consists of 90 additional apartments which will be a mix of studio, one, two and three bedroom configurations as per the requirements set out in the Apartment Design Guide (ADG). The proposed unit mix will designate a quantum of units that incorporate accessible layouts, in order to accommodate the changing requirements of residents and to meet the requirements of the ADG and Part 4, Section 6.1 of Council's DCP.

As it stands, the vast majority of dwellings in Liverpool are separate houses with homes overwhelmingly three bedrooms. Conversely, the LGA has a low proportion of studio and one bedroom dwellings. Consequently, there is a need for a variety of dwelling configurations in order to provide something other than detached housing to suit couples, single parent households and first time owners.

Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.

The resulting mixed use development from the Planning Proposal will be consistent with the aims of the State Environmental Planning Policy 65 – Residential Apartment Development (SEPP 65) in that it will facilitate the effective delivery of new apartment developments, and will support a mix of housing and development types. In addition, the proposed mixed use development supports Council's DCP vision for the Liverpool City Centre as it will provide housing close to the City Centre while also activating the street with commercial uses at ground level. The development will improve the diversity of housing in the area, by expanding the mix of housing types and subsequently improving social diversity.

In terms of internal amenity of the development, the proposal will satisfy the relevant design criteria contained in the Apartment Design Guide (ADG). The proposal will also seek to satisfy the relevant design criteria contained in the ADG in terms of landscaped area, deep soil zones and solar access.

In addition, both Housing NSW and Australians for Affordable Housing cites the Liverpool LGA as having a high level of housing stress with an overall decline in private rental housing stock between the census periods of 2011 and 2016. The development will assist in the supply of new and diverse housing and therefore provide alleviation to the market.

3. Accessibility

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

Yes ☒

No ☐

If yes, briefly describe the impacts below:

Aside from providing on-site car parking for residents and visitors, all dwellings will have access to regular bus services.

Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.

The proposal enables access to public transport, pedestrian access and convenient methods of travel. The Site is located within 400m from 5 bus stops located on Hoxton Park Road, Macquarie Street and the Hume Highway. These stops are serviced by the 851, 852, 853, 855, 856, 857, 865, 866, 869, 870, 871 and 872 bus services, providing access to transport nodes in Parramatta, Cabramatta, Fairfield, Liverpool and Elizabeth Hills.

The main entrance to the building will front a public road at grade with the street, maximising convenience and continuous pedestrian access. The building envelope will seek to present as a continuous line along the street by providing the same setbacks as the approved Planning Proposal development at 311 Hume Highway.

It is noted that all future dwellings will be accessible by lifts which shall serve all levels of the development. In this way, the proposal itself will not prevent access to housing or

employment for all members of society, regardless of life-stage, or level of ability, as it will provide a range of unit sizes, styles and layouts. The proposal will not detract from the Site's physical access to transport and surrounding spaces.

4. 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 ☒

No ☐

If yes, briefly describe the impacts below:

The proposal will have a slight increase on the demand on the existing services, with an additional 90 dwellings. However, it is noted that the Site is serviced with all necessary public utility services including electricity, water and sewer and accordingly, there are no impediments to future residential development. The Site is not affected by flooding, bush fire, mine subsidence, acid sulfate soils, and as such, is suitable for and capable of, supporting residential development within the Liverpool City Centre in close proximity to services, facilities and high quality public transport.

Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.

The scale of the proposed development will have a negligible impact on the local services and facilities in Liverpool, with the additional 90 dwellings. The subject site is well located in terms of existing services and will be able to utilise these facilities and services without resulting in negative impacts. The Section 94 Developer Contributions levied over the development will provide additional funding for council to maintain and enhance the existing services as required and the increased demand will not be significant enough to have any detrimental impacts.

There are a number of parks within walking distance of the site, including a significant track of parklands which run along Brickmakers Creek. Bulldog Park and Hillier Oval provide more formalised playing fields. The Whitlam Leisure Centre is located approximately 300m to the north of the site and provides swimming and gym facilities. The Liverpool Community Centre is located to the east of the site (approximately 250m) and is accessible via car, bike or public transport, this centre and provides a community meeting space. The centre currently runs the following services regularly:

- Playgroup
- Physical Culture Dance
- Dance/Drama
- Senior Citizens Support Groups.

In addition there are schools, hospitals and police services provided within Liverpool which will adequately service the site.

The Liverpool City Library is located approximately 1.4km to the north-east of the site and is accessible by walking, public transport, car and bike. The site provides a range library services. Educational facilities, medical services and other emergency services are located within Liverpool and the surrounding suburbs, which will adequately service the site.

The proposal will enhance the existing services by providing additional members of the community to contribute to the social capital. The proposed development will promote social cohesion, as dwelling structure and proximity, enable social interaction within a community, as opposed to detached, low-density housing.

5. Cultural and Community Significance

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

Yes ☐

No ☒

If yes briefly describe the impacts below.

N/A

Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.

The development does not comprise any elements which may detract from the locality's cultural values or beliefs of the existing or future populations. The development is not located on any key Heritage or Indigenous sites and the proposal will remain consistent with the cultural principles of the community.

It is noted however, that the proposal is located within proximity to the Collingwood Hotel, which is a heritage listed item (Item 88) and is considered to be of local significance according to LLEP 2008. Nonetheless, it is considered unlikely that the proposed development would result in any detrimental impacts to the heritage item. Immediately adjacent to the Collingwood Hotel site, is 311 Hume Highway, which has recently had a Planning proposal for multiple large towers approved.

6. Community Identity and Sense of Belonging

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

Yes ☒

No ☐

If yes briefly describe the impacts below.

The built form of the development has been designed to encourage and strengthen social cohesion and integration, both with the new residents and the broader community.

Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.

The design of the development enhances the opportunities for social cohesion and provides an improvement to the public and private domain. The design has been adopted to integrate with the streetscape. The proposal will provide an activated ground level streetscape with commercial uses that will promote a vibrant and social street life. The design of the development also provides opportunities for passive surveillance over the street from living rooms and balconies above.

On Site, the development includes a large communal open space area which will be landscaped to include seating areas and active spaces to encourage interaction between the residents. Moreover, the Site is well connected to existing health facilities, employment opportunities, nature reserves and nearby facilities, which promote social cohesion and integration within and between communities.

The Site is well located in terms of planned services and it is likely that the residents will utilise the pedestrian and cycling infrastructure to access wider areas, thereby increasing opportunities for social interaction as well as improving their health and well-being.

7. 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 ☒

No ☐

If yes briefly describe the impacts below.

The development is designed to strengthen opportunities for healthy lifestyles for the future residents, given the proximity to recreational facilities and public open spaces.

Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.

There are clear opportunities for future residents to partake in incidental physical activity. The Site is located within the Liverpool City Centre. There are shared cycle and foot paths on the surrounding streets including Hoxton Park Road and further north along Elizabeth Street. It is likely that given that the development will incorporate bicycle parking and is well located in terms of services, cycling will be the preferred and easiest form of transport.

The Site is also well located in terms of significant areas of park lands, with both Bulldog Park and Pearce Park being within a 400m radius which is considered to be comfortable walking distance. In addition, the Whitlam Leisure Centre and Hillier Oval are located to the north, on the opposite side of Hoxton Park Road, and provide considerable recreational opportunities. There are also a number of specialty services provided also within 400m of the site.

Given the context of the Site, in close proximity to major services and the fact that there are a number of significant street with high traffic flows such as the Hume Highway (Copeland Street) and Memorial Avenue, it is likely that walking or catching public transport would be the

preferred method to meet the day to day needs of the residents. Furthermore, with the convenience of the abovementioned parks and recreational centres in such close proximity, future residents will be enticed to utilise these local facilities and thereby enjoy a healthy lifestyle.

8. Crime and safety

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

Yes ☒

No ☐

If yes briefly describe the impacts below.

Yes. The proposal will increase public safety by providing a development which has been designed in accordance with CPTED principles, with increased opportunities for passive surveillance and activity on all street frontages and within the common open space.

Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.

The proposal has been designed with the principles of CPTED in mind, as well as satisfying the guiding design principles encapsulated in the ADG. Incorporating commercial uses at ground level will activate the streetscape and encourage a vibrant street life. In addition, the proposal provides good passive surveillance from dwellings that will overlook the street.

All entrances to the buildings will be secure and visible from adjoining areas. There will be a clear demarcation of the public and private domain within the proposed buildings. The space will be well managed and maintained, with the body corporate responsible for ensuring that the landscaping will remain tidy and safe at all times, keeping the property secure and attending to any acts of vandalism or rubbish dumping, should they occur.

The proposal will not detract from public safety by providing a well-considered, modern development which addresses the CPTED principles.

9. Local Economic and Employment Opportunities

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

Yes ☒

No ☐

If yes briefly describe the impacts below.

The proposal will provide short term employment throughout the construction of the development. At the end of the construction stage there will be long term employment through the proposed ground level commercial uses and there will also be long term accommodation in the form of studio, one, two and three bedroom apartments for future residents of the area.

Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.

The development will provide short term employment for local contractors and businesses during the construction phase and long term employment prospects for staff at the proposed ground level commercial premises. The proposal will also increase the local population, which will in turn, contribute to the growth and viability of local business and commercial activities.

The proposed development will provide additional dwellings for future/ current employees of the area, facilitating growth for the local economy. The proximity of the Site to surrounding major suburbs (both planned and existing), as well as to Liverpool, Cabramatta and Moorebank industrial areas, will also be favourable for key workers in these areas.

10. 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 ☒

No ☐

If yes briefly describe the impacts below.

The proposed building will be designed to be accessible to all, without restricting access or excluding different groups within the community

Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.

The proposed building will seek to meet the requirements of the ADG and, as a result, be designed to allow easy access for people with a disability to all levels. The proposed development will not exclude any community members or impede inclusive opportunities for residents.

Sources of Information used in the preparation of this SIC include:

Housing NSW (Undated), *Information on Liverpool Housing Market*. NSW Government

<http://housingstressed.org.au/2011/11/23/sydney-housing-stress-soars-top-5-housing-stressed-suburbs-revealed/>

<http://www.liverpool.nsw.gov.au/council/the-liverpool-area/about-liverpool-and-our-community>

<http://www.liverpool.nsw.gov.au/planninganddevelopment/liverpools-planning-control/Liverpool-Development-Control-Plan-2008>

Liverpool City Community Profile (<http://profile.id.com.au/liverpool>), accessed on 10 October, 2017

NSW Department of Planning and Environment (2014), *A Plan for Growing Sydney*, NSW Government





NSW Department of Planning and Environment (2015), *South West Subregion – Population, Household and Dwelling Projections (Factsheet)*, NSW Government

Willana Associates (2017), Planning Proposal Report – 4-8 Hoxton Park Road, Liverpool

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Document Status

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		Name	Signature	Name	Signature	Date
Draft	Nathan Lord	Michael Brewer		Michael Brewer		21/10/2017
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