

MIRVAC

SOCIAL IMPACT ASSESSMENT

Relating to Georges Cove
Marina, 146 Newbridge
Road, Moorebank

February 2018



**Report Title: Draft Social Impact Assessment relating
to Georges Cove Marina, 146 Newbridge Road,
Moorebank**

Client: Mirvac

Version: FINAL

Date: 20 February 2018



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Executive summary

Cred Consulting is an independent social planning consultancy based in Sydney. Cred was engaged by Mirvac to prepare a Social Impact Assessment (SIA) looking at the potential social impacts of adding a residential use with 374 dwellings to a proposed development of Georges Cove Marina, and rezoning of a small residue portion (4,190m²) of RE2 zoned land into R3 zoned land to be included in the adjacent Moorebank Cove site. The proposed development at the subject site will result in 374 additional dwellings or between 842 – 1,029¹ additional residents in the suburb of Moorebank. The proposal is part of a larger master plan for 146 Newbridge Rd, Moorebank. The master plan for 146 Newbridge Rd includes “Moorebank Cove,” a proposed development including 179 residential lots, and “Georges Cove Village,” a proposed development with residential dwellings including 178 senior’s housing dwellings, child care centre, and business and retail uses.

This SIA has been completed in accordance with requirements of the Environmental Planning and Assessment Act 1979 Sec 79C (1), and Liverpool City Council’s adopted Social Impact Assessment Policy.

Proposed public benefits

The proposal includes 5,900m² of communal open space on site.

The subject site is part of a larger master plan for 146 Newbridge Road, which will deliver through its VPA, the following:

- Waterfront public park (39,350m²) to be dedicated to Council as public recreation land
- 3m wide bike/pedestrian path network for the full length of the river foreshore and connecting to Brickmakers Drive, and
- 9m wide pedestrian access to Newbridge Rd.

The Moorebank community

In 2016, there were 10,497 people living in the suburb of Moorebank, which is a culturally diverse area (around 38.7% speak a language other than English at home) with high proportions of working age households, and families with children. Liverpool LGA has a higher proportion of households in housing stress (16.7%) than Greater Sydney (11.8%). However, Moorebank is relatively less disadvantaged, with less unemployment and low income households, than Liverpool LGA and Greater Sydney.

With a high proportion of families, babies, children and young people, future residents of the proposed development will need access to open space, social infrastructure and services, including improved pedestrian and cycle access to social services such as local schools. The current VPA includes new

¹ Based on a range of household sizes of 2.25 to 2.75

pedestrian and cycle links throughout the site however there is also a need for connections to existing infrastructure in Moorebank.

Community facilities

There are two community facilities within 800 metres of the subject site including one fitness gym and one child care centre. There are additional community facilities in Moorebank, however these are more than 800 metres from the site, and are ageing and single purpose, and improved pedestrian and cycle links are required to access these. Additionally, there are proposed services and community facilities at Georges Cove Village, which is within 800metres from the site, including a new child care centre, shops and services, and a medical centre (within 800m). The proposed development is located at Georges Cove Marina which will also provide a function/conference space and retail uses.

The local public primary school has capacity for the additional growth from this proposal. However, the cumulative impact of proposed renewal and development in the whole Moorebank suburb is likely to eventually require provision of additional primary and secondary schools, or a revision of catchments to accommodate growth.

As residents of the proposed development will be living in high density in apartments, and there are no community centres nearby, there will be a need for onsite communal internal meeting/gathering spaces that provide a space for socialising and programs outside the home eg for children's birthday parties, book clubs, music practice, parent's groups. These spaces should be provided at the early stages of the development and connected to open space.

Open space

Currently, the proposed development is within 400m walking distance of two local parks with playgrounds, however the site is not within walking distance from any district level open space. Based on a benchmark of 9m² per person (WHO) the population of this planning proposal would require approximately 7,573m² to 9,256m² of open space. The total forecast population of 146 Newbridge Road (1,602 to 1,809 people) will require 14,418m² to 16,281m² of open space. This will be delivered within the proposed communal open space and waterfront park, under the existing VPA for 146 Newbridge Road, which will provide ample open space for the forecast population of Georges Cove Marina, as well as the forecast population from neighbouring developments in 146 Newbridge Rd. The park will provide a large amount of amenity the will also cover some of the cumulative impact of future development in the area.

Social impacts and mitigation measures

Detailed social impacts and mitigation measures are provided in Section 6. The table below provides a high level summary of the key impacts and mitigation measures. The cumulative impact of 146 Newbridge Road as a whole will increase the severity of both the positive and negative impacts identified.

Identified social impact	Type	Mitigation measure
Increase Moorebank population by between 842 – 1,029 people impacting on access to social infrastructure. In particular, there will be a high number of children and babies, and working age people.	Neutral	<p>Increased and improved access to social infrastructure and services specifically:</p> <ul style="list-style-type: none"> Financial contribution to improved social infrastructure delivered in the Moorebank suburb Improved pedestrian and cycle links to existing social infrastructure and services in Moorebank, and Internal and outdoor communal spaces for residents of the proposed development.
Increased population with poor access to public transport. Currently public transport options are buses on Newbridge Rd, which are 610m from the proposed development.	Negative	<p>As part of the VPA for 146 Newbridge Rd, provide new pedestrian and cycleways from the site to Newbridge Rd to improve access to existing options.</p> <p>Provide improved pedestrian and cycle links to Moorebank Town Centre, Liverpool Station and Liverpool City Centre.</p> <p>Advocacy around new public transport through the area eg a bus route along Brickmaker's Drive.</p>
Increased housing stock in an area with high housing stress, however, no planned affordable housing for key workers.	Neutral	Consider inclusion of a proportion of key worker housing in line with Greater Sydney Commission's recommendations. Liverpool Council has no affordable housing targets.
As part of the VPA for 146 Newbridge Rd, delivery of a proposed new large public waterfront open space 39,350m ² with pedestrian and cycleways, in an area with increasing development and new communities moving in. The proposed waterfront park will provide ample open space for the forecast population of Georges Cove Marina, as well as the forecast population from neighbouring developments in 146 Newbridge Rd. The park will provide a large amount of amenity the will also cover some of the cumulative impact of future development in the area.	Positive	<p>Deliver the waterfront open space as a district level park at the early stages of the development to support community activation.</p> <p>Provide spaces that encourage the community to connect eg events spaces, community gardens. Provide recreation opportunities for a range of age groups and cultural groups eg playgrounds, hard spaces for dance, BBQ areas.</p>

Identified social impact	Type	Mitigation measure
Delivery of communal open space for residents of the proposed development (5,900m ²).	Positive	The proposed communal open space should act as a backyard for residents, with spaces to sit and read, garden, and play.
Increased population living in high density apartments requiring access to spaces outside the home to meet and recreate.	Neutral	Provide internal communal spaces for residents of the proposed development, connected to the communal outdoor space.
Rezoning of a small residue portion (4,190m ²) of RE2 zoned land into R3 zoned land to be included in the adjacent Moorebank Cove site	Neutral	There is sufficient supply of open space in the master plan for 146 Newbridge Rd through the new waterfront park (39,350m ²). There are good connections to this space delivered through a proposed pocket park in the Moorebank Cove development, and waterfront pedestrian and cycleways (including connecting through the parcel). While there is a need for district level open space in the local area, the parcel is not large enough to provide for this kind of use.

Conclusion

There is significant forecast growth and change planned and occurring in Moorebank in Liverpool. This proposal for an additional 374 dwellings at Georges Cove Marina, as part of a master plan for 146 Newbridge Rd, will increase the population of Moorebank by between 842 to 1,029 people, in particular increasing the numbers of families with young children. The proposal includes the provision of 5,900m² of communal open space for residents.

While the forecast population of the proposed development does not indicate that additional provision of public community facilities will be required, the site is currently not within easy walking distance from social infrastructure, and existing facilities in Moorebank are old and single purpose. The increased population will impact on the capacity of these facilities to service the existing population and future populations as the area develops. The increased population living in high density apartments will also require access to communal space within the development for community gatherings, birthday parties and other activities outside of the home.

The nearest bus stop is not within walking distance from the site (610m) and the site may require improved public transport connections (potentially a bus along Brickmaker's Drive) to access work, study and other services. The current VPA includes new pedestrian and cycle links throughout the site however there is also a need for connections to existing social infrastructure in Moorebank.

As part of the VPA for 146 Newbridge Rd, the proposal provides a significant public benefit for the Moorebank area, through a proposed public waterfront open space of 39,350m² including new

pedestrian links and cycleways along the waterfront and connecting to Brickmakers. The proposed waterfront park will provide ample open space for the forecast population of Georges Cove Marina, as well as the forecast population from neighbouring developments in 146 Newbridge Rd. The park will provide a large amount of amenity that will also cover some of the cumulative impact of future development in the area.

There are opportunities to enhance these positive impacts by: universal design of streets and open space areas including CPTED principles; providing a public domain that is welcoming and accessible to children, families, and young people; and optimising tree species for shade. The open space should be delivered at the early stages of the development of 146 Newbridge Rd, and provide both local park uses for residents of the proposed development and adjacent new developments, as well as providing a district level space for the community to come together eg events spaces, community gardens.

With very high levels of housing stress in Liverpool LGA, and mortgage stress in Moorebank, opportunities to contribute to an increased supply of affordable rental housing for key service workers, and approaches to affordable purchase stock such as shared equity, could be considered.

The rezoning of a small residue portion (4,190m²) of RE2 zoned land into R3 zoned land to be included in the adjacent Moorebank Cove site will not negatively impact the area or reduce access to public recreation space in the area, as the VPA for 146 Newbridge Road will deliver 39,350m² of waterfront public open space including pedestrian and cycle ways that will enhance local access to recreational activities. Pedestrian and cycle connections through the parcel to the waterfront open space are provided.

1. Introduction

1.1. Background

Cred Consulting is an independent social planning consultancy based in Sydney. Cred was engaged by Mirvac to prepare a Social Impact Assessment (SIA) looking at the potential social impacts of adding a residential use with 374 dwellings to a proposed development of Georges Cove Marina, and rezoning of a small residue portion of RE2 zoned land into R3 zoned land to be included in the adjacent Moorebank Cove site. The proposal is part of a larger master plan for 146 Newbridge Rd, Moorebank. The master plan for 16 Newbridge Rd includes "Moorebank Cove," a proposed development including 179 residential lots, and "Georges Cove Village," a proposed development with residential dwellings including 178 senior's housing dwellings, child care centre, and business and retail uses.

This report responds to Liverpool City Council's Social Impact Assessment Policy (chapter 2, Part 1 DCP). It provides an assessment of the likely social impacts of the proposed development and makes recommendations on how the proposed development can achieve social sustainability, create its own sense of place, and respect the existing character of the site and surrounding area. Social sustainability can be broadly defined as being the maintenance and improvement of well-being for both current and future generations. It aims to balance social diversity, inclusion, stability, interaction, pride, and safety in the context of urban development. It refers to finding ways to make places that are inclusive and cohesive, and adaptable in the face of changing circumstances.

This report also provides a social infrastructure needs assessment which identifies the additional social infrastructure (including open space) generated by the proposed development (both local and district) and takes into account the availability and capacity of surrounding infrastructure and services to accommodate the demand created by the forecast population increase and change of the proposed development.

1.2. What is Social Impact Assessment?

Social Impact Assessment (SIA) is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made. SIA refers to the assessment of the social consequences of a proposal or the impacts, on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these.²

This SIA has been completed in accordance with requirements of the Environmental Planning and Assessment Act 1979 Sec 79C(1), the Planning Institute of Australia's Social Impact Position Statement,

² Planning Institute of NSW, SIA National Position Statement, June 2009

and Liverpool City Council's adopted Social Impact Assessment Policy (Chapter 2, Part 1 DCP).

1.3. Methodology

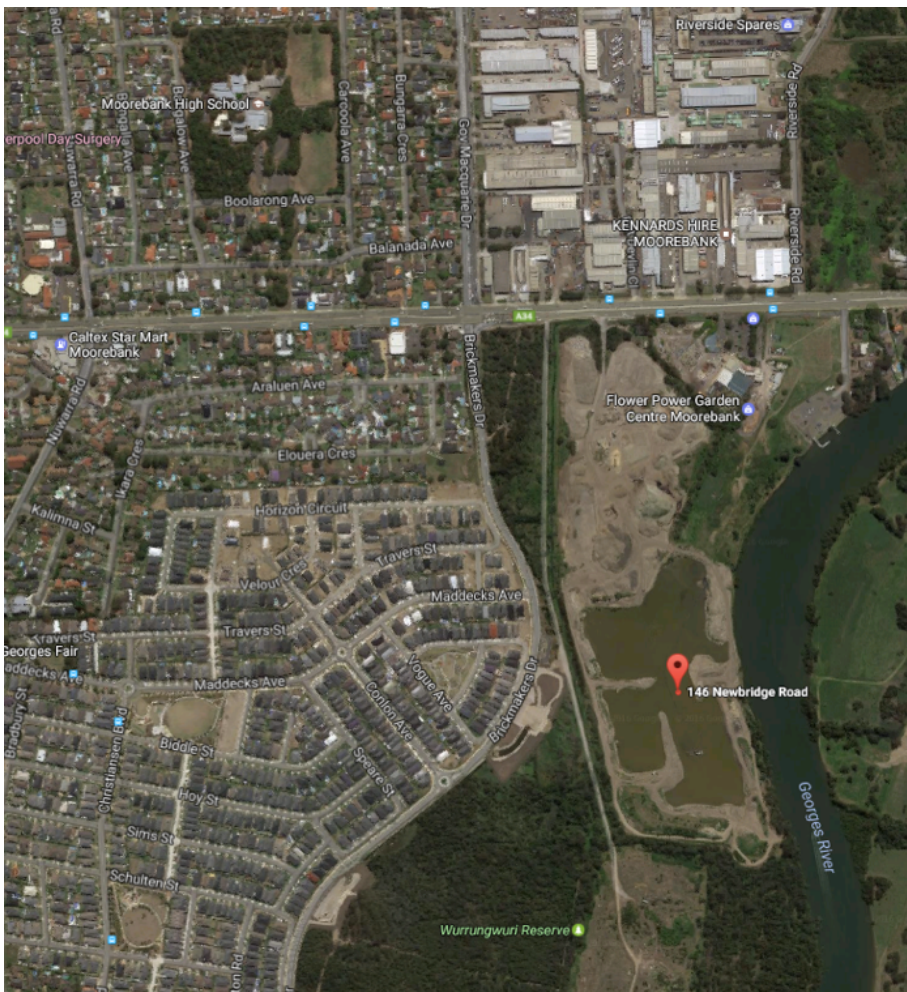
The study has been undertaken using the following methodology:

- Review of planning and policy context and implications.
- Review of adjacent proposed developments
- Audit and mapping of social infrastructure located within 800metres of the site.
- Socio-economic analysis of resident population of:
 - The proposed development (based on available data)
 - The suburb of Moorebank including current and projected demographics (pre and post development) and implications for community facilities and open space demand.
- Benchmarking forecast population of the proposed development, and of local area post development), against industry standards for community facilities, recreation facilities and open space.
- Analysis of social impacts (positive, negative, neutral) of the proposed development on both the existing community of Moorebank and the proposed new residents.
- Identification of mitigation measures in accordance with accepted SIA Policy, "9.5: Impact Mitigation Measures" including opportunities to enhance community integration and social sustainability to benefit residents and the wider community including social infrastructure staging, best practice case studies, and community development strategies.

2.1. The site

The proposal is for the addition of residential uses (374 apartments) into the proposed development “Georges Cove Marina”, which is part of a larger master plan for 146 Newbridge Rd. The subject site is located in the suburb of Moorebank in the Liverpool City Council Local Government Area (LGA). Liverpool City Council is located in Sydney’s south-western suburbs, around 25 kilometres from the Sydney CBD. The nearest bus stop is 630m away, with buses to Liverpool and Burwood.

Figure 1 146 Newbridge Rd, Moorebank (Source: Google maps)



2.2. Current site uses

Subject site

The site is currently being excavated and is not in use.

Neighbouring sites

The neighbouring site uses include:

- Currently vacant land proposed for “Moorebank Cove” and “Georges Cove Village” to the North (as part of the master plan for 146 Newbridge Rd)
- Georges River to the East.
- Wurrunguri Reserve to the South.
- Georges Fair residential dwellings (separate houses in a recent subdivision) to the West.

2.3. Neighbouring proposals

The proposed development and Georges Cove Marina is part of a larger master plan for 146 Newbridge Rd, Moorebank, that includes two other proposed developments. These developments will have a cumulative impact on social outcomes in the area and therefore this has been considered as part of this report.

Moorebank Cove

Moorebank Cove is a proposed subdivision with 179 residential lots.

Georges Cove Village

This proposal is for 178 senior’s housing dwellings (apartments), seven serviced townhouses, and retail uses including a gym, child care centre, grocery shops and medical centre.

2.4. Proposed dwellings

The proposal is for 374 dwellings:

- Four towers with apartments (353 apartments)
- Terraces (21 terraces)

Above a podium of carparking, retail uses and amenity uses.

2.5. Proposed open space and social infrastructure

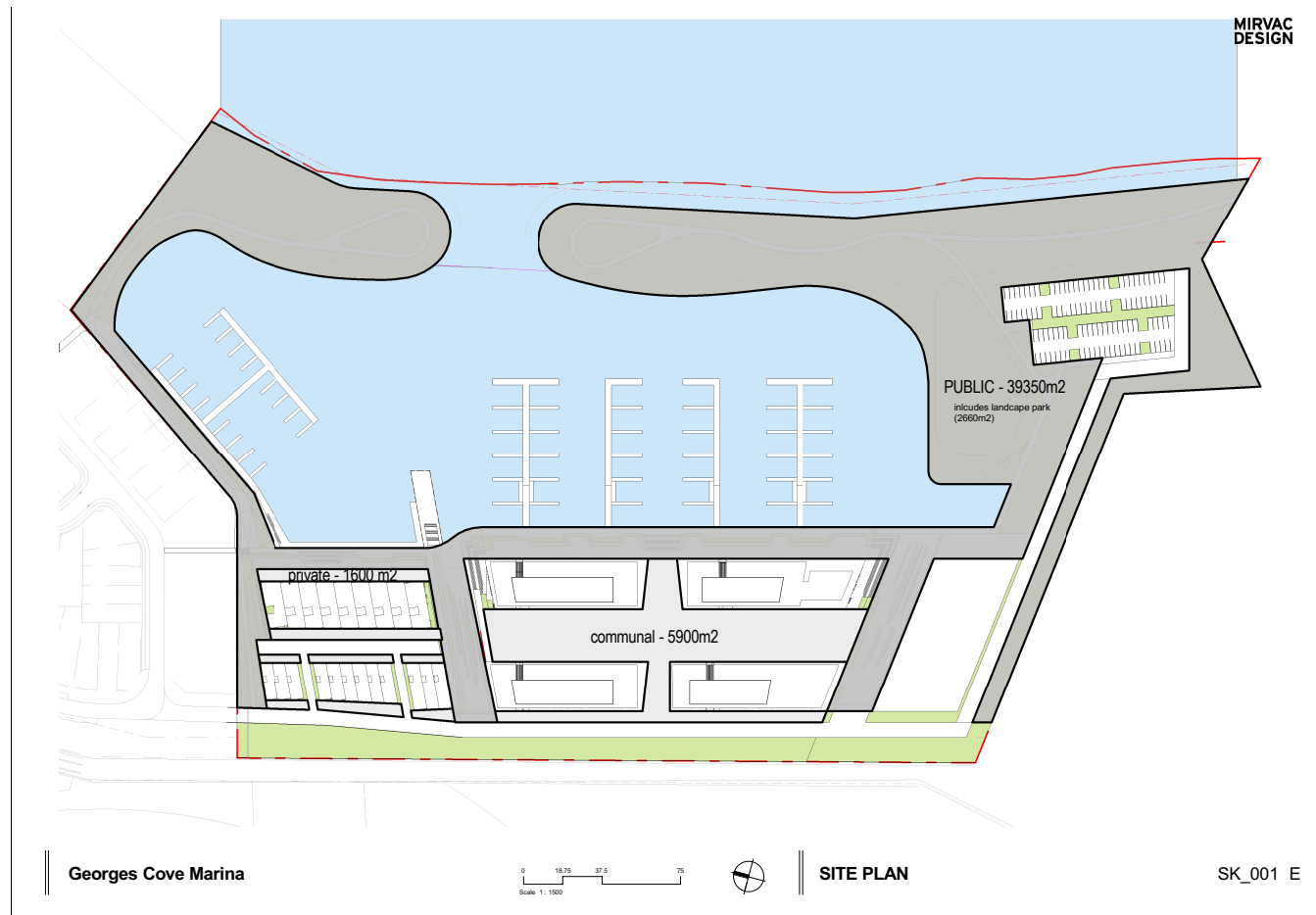
Onsite

There is a total of 5,900m² of communal open space proposed for the marina site.

146 Newbridge Rd VPA

The voluntary planning agreement negotiated for 146 Newbridge Rd includes the provision of 39,350m² of embellished waterfront open space to be dedicated to Council as public recreation land, including a 3m wide bike/pedestrian path for the full length of the river foreshore.

The bike/pedestrian path network (2.5m) will also connect to Brickmakers Drive. The VPA also includes a 9m wide pedestrian access to Newbridge Road including a 2m wide pathway and landscaping/planting. The location of this pathway is currently indicative only.

Figure 2 Georges Cove Marina Proposed Open Space (Source: Mirvac)

3. Policy and planning context

Growing Liverpool 2023

Growing Liverpool 2023 is Liverpool City Council's 10-year community strategic plan. *Building Our New City* is Liverpool City Council's plan to renew the City Centre as outlined as a strategic project in *Growing Liverpool 2023*. A key project under this plan "Urban Breathing Space" focuses on strategies to increase visual and physical connection of the City Centre to the Georges River, including concepts such as:

- Provide a new river crossing and enhance the foreshore experience
- Upgrade the landscape and amenities of the park and foreshore
- Connect Riverpark Drive to Rail Concourse, and
- Connect rail concourse to the park and river.

Other relevant directions and strategies from *Growing Liverpool 2023* are

- Direction 2: Liveable safe city:
 - 2.b Create clean and attractive public places for people to engage and connect
- Direction 3: Healthy inclusive city
 - 3.a Foster social inclusion, strengthen the local community and increase opportunities for people who may experience barriers
 - 3.c Improve health and wellbeing and encourage a happy, active community
 - 3.d Plan, support and deliver high quality and accessible services, programs and facilities

Liverpool City Council Social Justice Policy 2011

The *Social Justice Policy* provides guiding principles for Council to consider social impacts, outlining a *Social Justice Principles Checklist* of which seven points are particularly relevant to this SIA:

- Strategies have been put in place to provide access for:
 - Children
 - Young people
 - Older people
 - People with a Disability
 - People from culturally diverse backgrounds
 - Aboriginal and Torres Strait Islander people
 - People of diverse sexualities
 - Women
- The short and long term social, cultural, environmental and economic impacts have been considered and addressed
- Strengths in the community have been considered and encouraged

- Community diversity and community connections have been promoted
- Personal and community safety has been addressed
- Physical and psychological health is protected and promoted, and
- There is evidence that the initiative is likely to produce a fair and just outcome.

Liverpool City-Wide Recreation Strategy 2020

The Liverpool City-Wide Recreation Strategy 2020 was adopted by Council on 8 December 2003. The Strategy recommends the following key planning criteria for open space and recreation:

- Transport access
- Equity
- Security and safety
- Identity, and
- Integration.

The Strategy recommends the following key directions for recreation in Liverpool:

- Enhancing existing open space and recreation facilities including shared pathways, youth-friendly design, improving accessibility, and providing children's playgrounds
- Addressing future needs
- Working with sporting bodies, government agencies, community groups and the private sector
- Improving Council recreation management, and
- Managing the nature environment.

Ageing Strategy and Action Plan 2015-2017

The Ageing Strategy and Action Plan 2015-2017 provides Council with a proactive and coordinated plan for the provision of accessible and equitable services and facilities for our ageing community.

The Liverpool City Ageing Strategy and Action Plan 2015- 2017 provides Council with a Plan for creating environments and communities that support active ageing. Active ageing refers to creating the conditions that enable opportunities for individuals to achieve physical wellness and health in our later year, but also to achieve ongoing participation in social, economic, cultural and civic life.

Relevant strategies and actions in the Draft document focus on:

- Outdoor spaces, parks and facilities made more accessible to older people.
- Accessible footpaths and facilities
- Consider access issues of older people when determining the location and type of public seating and other street furniture
- Provide cycleways preferably separate to pedestrians, and

- Provide diverse and affordable housing options.

Disability Strategy 2012-2017

Liverpool City has a high proportion of people with a disability. The Disability Strategy 2012-2016 builds on existing activities Council has developed and undertaken to improve the quality of life for people with disability in Liverpool. The key priority areas, and relevant actions under these, are:

1. Access to Services
2. Access to Premises
 - Provide new paved footpaths that meet disability standards
 - Deliver fully accessible new Council assets and facilities that comply with the Disability Discrimination Act
 - Consider access issues when determining the location and type of public seating and other street furniture
 - Provide relevant signage for people with disability
 - Investigate park sites for additional accessible children's playgrounds
3. Access to Information
4. Inclusion

Homelessness Policy and Homelessness Strategy and Action Plan 2015-2017

The Homelessness Strategy and Action Plan 2015-2017 seeks to address the impact of homelessness in the Liverpool Local Government Area (LGA) through partnering with Commonwealth and State governments, community homelessness services, and people at risk of or experiencing homelessness.

A key action point is to develop an affordable housing policy within two years.

Multicultural Strategy and Action Plan 2015-2017

The four principles (and relevant actions) that guide Liverpool City Council's Multicultural Action Plan are:

- Leadership and capacity building.
- Access and equity:
 - Explore youth services and safe spaces that are culturally appropriate for young people from small migrant communities to socialise, meet new friends and develop skills.
- Community harmony.
- Economic and cultural opportunities:
 - Deliver a CALD business mentoring program to support young people in starting up a business and knowing their rights and responsibilities,

- Deliver a social enterprise program for CALD communities who want to start up a small enterprise.

Community safety and crime prevention strategy 2013-2017

The Liverpool Community Safety and Crime Prevention Strategy 2013-2017 aims to improve the quality of life for residents of Liverpool by reducing crime and increasing community safety and the perception of safety in Liverpool.

Relevant actions focus on:

- Installing new lighting and replace damaged and broken lighting to enhance natural surveillance, reduce opportunistic crime and improve perceptions of safety.
- Placemaking activities, community activations, public art and murals in graffiti and crime hotspots to increase perceptions of safety and prevent graffiti and malicious damage.
- Safer by Design Guidelines.

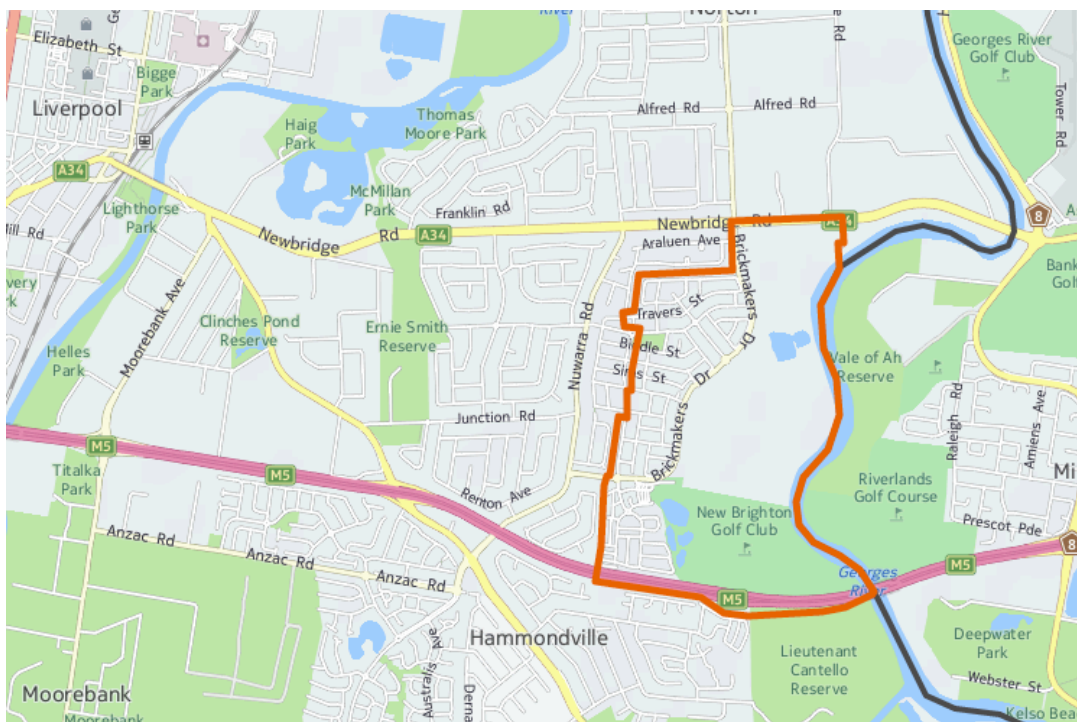
3.1. Implications

- Opportunities to enhance existing open space should be considered, including with accessible play spaces, accessible pathways and separate cycleways, and spaces for young people.
- Opportunities to increase social inclusion particularly for different community groups who face barriers should be considered, to promote community diversity and connections. This includes providing access for a range of users including:
 - Accessible design for people with disability and older people
 - Spaces that are welcoming to young people, and
 - Spaces that are welcoming to people from culturally and linguistically diverse people.
- There are opportunities for the proposed development to support access to accessible and affordable housing in Liverpool LGA, including increasing the diversity of dwelling types, and housing for older people and people with disability.
- The proposed development should include place making and community activities to support the activation of public spaces, and the design of public spaces and dwellings should follow Crime Prevention Through Environmental Design guidelines including lighting and natural surveillance.

4. Pre and post development community profile

The site is located in the ABS statistical area (1152308), in the suburb of Moorebank, in the Liverpool LGA. This section identifies the existing resident population of the suburb of Moorebank, utilising data obtained from the 2016 ABS census through Profile.id and Atlas.id, and estimates the forecast population post-development in terms of population growth and change.

Figure 3 Statistical Area 1152308 (source: atlas.id)



4.1. About Liverpool LGA

Liverpool LGA is located in Sydney's south-western suburbs, around 25 kilometres from the Sydney CBD. Compared to Greater Sydney, Liverpool LGA has:

- A younger median age (33 years compared to 36 years)
- A lower median household income (\$1,548 compared to \$1,745)
- A much higher proportion of couples with children households (45.7% compared to 35.3%). 13.8% of households are single parent households with children (higher than Greater Sydney at 10.8%)

- A higher proportion of children aged 0 to 4 (7.6% compared to 6.4%), 5 to 11 (10.6% compared to 8.8%) and 12 to 17 years (8.8% compared to 6.9%)
- A much lower proportion of medium and high density housing (25% compared to 44%)
- A much higher proportion of residents from who speak a language other than English at home (51.7% compared to 35.8%). The main non-English languages spoken at home were Arabic (11.4%), Vietnamese (4.9%), and Hindi (4.0%)
- Higher unemployment (7.5% compared to 6.1%), and
- A lower SEIFA Index (951 compared to 1011.3), which means it is more highly disadvantaged³.

4.2. Current population and age profile of Moorebank

Total population in 2016

The population for Moorebank was 10,497 with an average household size of 3.09 people per dwelling. This is an increase of 38% from 2011.

Age profile 2016

As shown in Table 1, compared to Liverpool LGA, Moorebank had an older population overall, with high proportions of young families:

- A higher proportion of babies and children aged 0 to 4 (9.5% compared to 7.6%)
- A lower proportion of young people aged 12 to 17 years (7.6% compared to 8.8%)
- A lower proportion of 'tertiary education and independence' aged people 18 to 24 (7.3% compared to 10%)
- A similar proportion of 'young workforce' aged 25 to 34 (15.1% compared to 14.6%)
- A higher proportion of 'parents and home builders' aged 35 to 49 (23% compared to 21.3%)
- A lower proportion of 'older workers and pre-retirees' aged 50 to 59 (10.2% compared to 12.2%)
- A similar proportion of 'empty nesters and retirees' aged 60 to 69 (8.7% compared to 8.1%)
- A higher proportion of 'seniors' aged 70 to 84 (7.1% compared to 5.7%)
- A similar proportion of 'elderly aged' 85+ (1.1% compared to 1.1%)

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

- Seniors aged 70 to 84 (77% or 326 people)
- Babies and pre-schoolers 0 to 4 (55% or 352 people), and
- Parents and homebuilders 35 to 49 (51% or 812 people).

³ 2011 Census data

Table 1 Age profile Moorebank 2011 and 2016 (source: Profile.id)

Moorebank - Total Persons (Usual residence)	2016			2011			Change 2011 to 2016	
Service age group (years)	#	%	LGA %	#	%	LGA %	#	%
Babies and pre-schoolers (0 to 4)	994	9.5	7.6	642	8.5	7.8	+352	55
Primary schoolers (5 to 11)	1,103	10.5	10.6	760	10.0	11.0	+343	45
Secondary schoolers (12 to 17)	796	7.6	8.8	553	7.3	9.3	+243	44
Tertiary education and independence (18 to 24)	764	7.3	10.0	632	8.3	9.9	+132	21
Young workforce (25 to 34)	1,588	15.1	14.6	1,206	15.9	14.6	+382	32
Parents and homebuilders (35 to 49)	2,415	23.0	21.3	1,603	21.1	22.3	+812	51
Older workers and pre-retirees (50 to 59)	1,059	10.1	12.2	798	10.5	11.6	+261	33
Empty nesters and retirees (60 to 69)	909	8.7	8.1	882	11.6	7.4	+27	3
Seniors (70 to 84)	749	7.1	5.7	423	5.6	5.2	+326	77
Elderly aged (85 and over)	115	1.1	1.1	89	1.2	0.9	+26	29
Total	10,492	100	100	7,588	100	100	+2,904	38

Population density

At 8.4 persons per hectare, the current residential population density of Moorebank is higher than the Liverpool LGA (6.69 persons per hectare).

4.3. Population diversity and wellbeing

ATSI Population

At 1.1% of the population (or 112 people), Moorebank has a smaller proportion of Aboriginal and Torres Strait Islander residents compared to Liverpool LGA (1.5%) or Greater Sydney (1.5%).

Cultural and Linguistic diversity

Around 38.7% of residents speak a language other than English at home (compared to 51.7% in Liverpool LGA). In Moorebank, the most common languages other than English spoken at home in 2011 were: Arabic (6.6%), Greek (4.6%), and Vietnamese (4.2%).

Household income

Moorebank has a higher median weekly household income (\$1,926) than Liverpool LGA (\$1,548) and Greater Sydney (\$1,745).

SEIFA Index of Disadvantage

Moorebank is less disadvantaged (SEIFA score of 1012.5) than Liverpool LGA (score of 951) or Greater Sydney (1011.3)⁴.

Unemployment Rate

Moorebank has a lower unemployment rate (4.8%) than Liverpool LGA (7.5%) or Greater Sydney (6%).

4.4. Housing and households in Moorebank

Housing type

Moorebank currently has 1.2% high density dwellings. Liverpool LGA has 11.7% high density dwellings.

Housing tenure

Moorebank has a higher proportion of households that were purchasing or fully owned their home (78.1%) compared to Liverpool LGA (60.8%). Around 14.4% rent privately, lower than Liverpool LGA (22.5%).

Housing stress

Across the Liverpool LGA, around 16.7% of households are under housing stress, much higher than Greater Sydney at 11.8% and higher than WSROC at 15%. However, the suburb of Moorebank has a lower level of housing stress at 10% of all households. Nearby suburbs of Liverpool (24.8%) and Warwick Farm (24%) have among highest levels of housing stress in the LGA.

Lone person households

Moorebank has a similar proportion of lone person households (13.4%) as Liverpool LGA (14.6%).

⁴ 2011 Census figures

Average Household Size

Moorebank has an average household size of 3.09 persons per dwelling, which is slightly lower than the average of Liverpool LGA (3.20) but higher than Greater Sydney (2.72).

Social housing

At 2.4% of all housing, Moorebank currently has a lower than average proportion of social housing compared to Liverpool LGA (7.2%) and Greater Sydney (4.6%).

4.5. Population forecasts post development

This section provides estimates of the forecast population resulting from the proposed development using a range of household sizes as recommended by Liverpool Council officers for previous high density proposed developments in Moorebank. The forecast population of Georges Cove Marina will be between approximately 842 and 1,030 people.

Table 2 Forecast population of proposed development

Site	Proposed dwellings	Forecast future population		
		2.25 persons per household	2.5 persons per household	2.75 persons per household
Proposed development	374	842	935	1,029

Change to Moorebank suburb population

As shown in Table 4, the forecast population of Moorebank would increase to between 11,334 and 11,522 people after the proposed development, or around an 8-10% increase in the total population.

Table 3 Change to the population of the suburb of Moorebank post development

	Existing Moorebank suburb population (2016)	Forecast population	Moorebank suburb population post development	% change (2016 Moorebank population)
Proposed development	10,492	842-1,029 people	11,334 to 11,522 people	8-10%

Other development in Moorebank

Two other projects are proposed adjacent to the Georges Cove Marina. Cred Consulting has completed previous Social Impact Assessments for these developments. Based on this information, the forecast population of these projects are:

- Moorebank Cove – 546 residents (179 lots, 3.05 persons per household)
- Georges Cove Village – 214 residents, most of whom will be older people (178 dwellings, senior's living benchmark population).

This gives a total Moorebank population of 12,094 people to 12,282 people. Additional projects are planned in the west of Moorebank therefore the cumulative population growth in Moorebank is anticipated to be much higher than the forecasts presented here.

Estimated forecast age profile

To determine the potential age profile resulting from the development, we have used the high-density community of Rhodes West in the City of Canada Bay LGA as a benchmark to provide an indicative age breakdown for the subject sites. The indicative age breakdown indicates that the proposed development will have:

- High proportions of working aged people and young families – 25 years to 49 years and corresponding higher numbers of young children aged 0 to 4 years
- High proportions of young people aged 16 to 24, and
- Lower proportions of older people 60+.

Table 4 Indicative Age Breakdown (based on Rhodes West as benchmark)

	Rhodes West benchmark population	Total forecast population Georges Cove Marina (2.25 persons per dwelling, 842 people)	Total forecast population Georges Cove Marina (2.5 persons per dwelling, 936 people)	Total forecast population Georges Cove Marina Precinct (2.75 persons per dwelling, 1,029 people)
Age group	%	#	#	#
0 to 4	6.8	57	64	70
5 to 11	2.9	24	27	30
12 to 17	2	17	19	21
18 to 24	22.3	188	209	229
25 to 34	41.8	352	391	430

	Rhodes West benchmark population	Total forecast population Georges Cove Marina (2.25 persons per dwelling, 842 people)	Total forecast population Georges Cove Marina (2.5 persons per dwelling, 936 people)	Total forecast population Georges Cove Marina Precinct) (2.75 persons per dwelling, 1,029 people
35 to 49	16.4	138	153	169
50 to 59	5.2	44	49	53
60 to 69	1.8	15	17	19
70 +	0.9	8	8	9

5. Social infrastructure supply and demand

For a healthy, liveable and sustainable community, housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, and community services and facilities. Quality social infrastructure and services play an important role in supporting and facilitating community harmony and connectedness. From a social sustainability perspective, quality, well-planned local open space has a multitude of benefits for a community. Planned elements – such as natural features and playgrounds – provide an outdoor community amenity to complement indoor facilities that are often more structured and provide opportunities for adventure, creative play and intellectual interest. Open space gives the community the opportunity to engage and build upon, the planned elements and allow for the place to evolve as the community does. Public open space allows the community the freedom to make it their own.

5.1. Definitions

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

Community facilities

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

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

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

Open space

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

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

5.2. Social infrastructure audit

5.2.1. Social infrastructure within 800 metres of the site

The following social infrastructure is located within 800 metres of dwellings at the proposed development (within walking distance from site).

Community facilities

As shown in Figure 4 and Table 5, there are currently two community facilities within approximately 800 metres of the site including:

- One fitness gym, and
- One x 70 place for-profit early childhood education and care centre.

There is no public primary school within walking distance of the site.

Transport

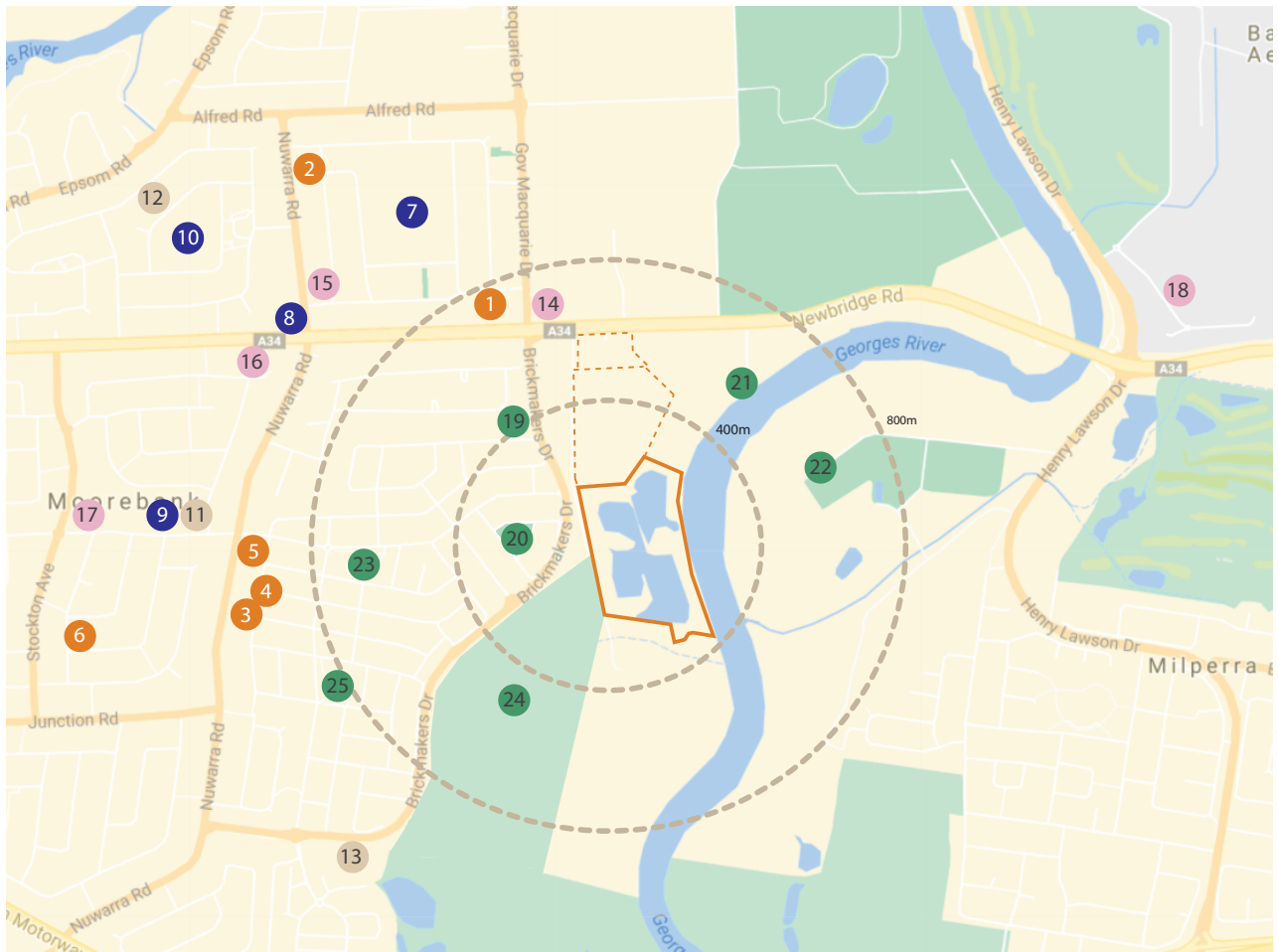
As shown in Figure 4 and Table 5, public transport options near to the proposed development are:

- Bus stop 610m from the site on Newbridge Rd with buses to Liverpool, Burwood and Strathfield.
- There is a train station in Liverpool, 3.6km from the site.

Open Space

As shown in Figure 4 and Table 5, there are six open space areas within approximately 800m of the Study Area. This includes:

- Two new local parks with playgrounds (50 Eloura Cres, Playfield Park and Central Park),
- One open space area with boatramp (Davy Robinson Boat Ramp)
- One bushland reserve (Wurrungwuri Reserve), and
- One sportsfield land dog park located across the Georges River (Vale of Ah Reserve) (however this park is not currently located within walking distance from the site)

Figure 4 Map of social infrastructure within 800m of site

Early education and care

1. Chipping Norton Montessori Early Learning Centre
2. Bright Start for Kids Early Learning Centre
3. Poppy's Early Learning Day Care
4. Poppy's Learning Day Care Centre
5. The Heights Pre-School Centre
6. Your Kids Our Kids Child Care Centre

Schools

7. Moorebank High School
8. St Joseph's Catholic Primary School
9. Nuwarra Public School
10. Newbridge Heights Public School

Community facilities

11. Moorebank Library
12. Chipping Norton Community Program
13. New Brighton Lakes Golf Course and Country Club

Shops and services

14. Plus Fitness
15. Good Samaritan Medical Centre
16. The Food Lover's Market
17. Moorebank Shopping Centre
18. ALDI Bankstown Airport

Open Space

19. 50 Eloura Cres
20. Playfield Park
21. Davy Robinson Boat Ramp
22. Vale of Ah Reserve
23. Central Park
24. Wurrungwuri Reserve
25. Montenegro Park

Table 5 Audit of social infrastructure within 800m of site

Type	Facility Name	Description	Geographic distance
Open space	Playfield Park	Recently completed children's playground with learn-to-ride bike track, adventure play equipment	250m
Open space	Wurrungwuri Reserve	Bushland reserve	350m
Open space	Davy Robinson boat ramp	Open reserve with upgraded boat ramp including floating pontoon	550m
Open space	Central Park	Park with junior oval, children's playground with flying fox and half basketball court.	680m
Shops and services	Plus Fitness	24-hour fitness gym	720m
Early education and care	Chipping Norton Montessori Early Learning Centre	70 place long day care centre with minimal vacancies. Working towards the NQS.	740m
Education	St Joseph's Catholic Primary School	Catholic primary school with 65 place out of school hours care	800m

Other community facilities and open space located nearby to the proposed development, but not within walking distance, are shown in Table 7 below.

Table 6 Additional social infrastructure nearby to the proposed development

Type	Name	Description	Geographic distance
Community facilities	Moorebank Library	Small branch library	1.05km
Community facilities	Chipping Norton Community Program	Function hall	1.6km
Early childhood education and care	Poppy's Early Learning Day Care Centre	28 place child care centre with vacancies. Exceeding the NQS	1.05km

Type	Name	Description	Geographic distance
Early childhood education and care	The Heights Pre-School Centre	59 place child care centre with vacancies. Working towards the NQS	1.05km
Early childhood education and care	Poppy's Learning Day Care	40 place child care centre with vacancies. Exceeding the NQS	1.15km
Early childhood education and care	Bright Start for Kids Early Learning Centre	28 place child care centre with vacancies. Not Yet Assessed for the NQF	1.4km
Early childhood education and care	Your Kids Our Kids Child Care Centre	29 place child care centre. Exceeding the NQS	1.5km
Education	Moorebank High School	Selective and comprehensive public high school	1.14km
Education	Nuwarra Public School	Public primary school with 60 place OSHC centre	1.2km
Education	Newbridge Heights Primary School	Public primary school with 70 place OSHC centre	1.45km
Education	Western Sydney University Bankstown Campus	University campus	2.55km
Function centre	New Brighton Lakes Golf Club	Golf club with rooms for community hire and function use	1.1km
Open space	Montenegro Park	Park with playground	820m
Open space	Vale of Ah Reserve	Cricket pitch, picnic facilities, touch/oztag fields, dog off-leash	870m
Open space	Ernie Smith Reserve	Sportsground with skate park, 3 synthetic hockey fields, 2 grass hockey fields, 2 soccer fields	1.95km

Type	Name	Description	Geographic distance
Shops and services	The Good Samaritan Medical Centre	Family practice medical centre	1.1km
Shops and services	The Food Lover's Market	Small local supermarket	1.2km
Shops and services	Moorebank Shopping Centre	Shopping centre with supermarket, post office, and pharmacy	1.4km
Shops and services	ALDI Bankstown Airport	Supermarket	1.55km
Shops and services	Liverpool Hospital	District hospital	3.65km

5.3. Social infrastructure benchmarking

5.3.1. Benchmarking by facility type

Appendix 1 provides the benchmarks and standards used to determine the community facilities required based on the proposed population of the subject sites. Benchmarks utilised are from NSW Growth Centres Commission, City of Sydney Green Square Social Infrastructure Study, and NSW early childhood education and care utilisation rates.

Table 7 Additional facilities indicated through benchmarking (see Appendix 1 for benchmarks)			
Facility type	Benchmark demand from proposed development (842-1,029 people)	Current provision within 800m	Future provision and demand from 146 Newbridge Road
LOCAL			
Library	0	There is an older, small library in Moorebank, 980 from the proposed development.	There are no proposed new library facilities as part of 146 Newbridge Rd.
Community meeting rooms	0	There are no community meeting rooms within 800m. There are community rooms for hire at the Moorebank	There are no proposed new public community meeting rooms as part of 146 Newbridge Rd. However, there

Facility type	Benchmark demand from proposed development (842-1,029 people)	Current provision within 800m	Future provision and demand from 146 Newbridge Road
		Library, 980m from the proposed development, and the New Brighton Lakes Golf Club, 1.1km from the proposed development.	is a communal room proposed for Georges Cove Village.
Early education and care centre (child care)	17 - 21 places	There are 70 child care places in two centres within 800m of the proposed development. There are some vacancies in child care centres in Moorebank however some high quality centres have an extended waitlist.	The total forecast demand for child care from 146 Newbridge Road is 17 - 21 places. A child care centre is proposed for Georges Cove Village, which could provide up to 55 places ⁵ .
Playground (0 to 4 years)	0	There are two playgrounds within approximately 400m, however these are located across a major road.	Playground uses are not currently proposed for the waterfront open space. There is potential for a play space as part of the landscaped gardens area.
Playground (5 to 11 years)	0		
DISTRICT			
Multipurpose community centre	0	There are no multipurpose community facilities in Moorebank. Existing community facilities are old and single purpose and there are opportunities to improve facilities for the whole neighbourhood.	None required through benchmarking. However there will be a need for community spaces for residents living in high density.
Function and conference centre	0	There is a new function centre at New Brighton Lakes Golf Club, 1.1km away.	None required.

⁵ As per previous SIA completed by Cred Consulting for Georges Cove Marina, 2017

Facility type	Benchmark demand from proposed development (842-1,029 people)	Current provision within 800m	Future provision and demand from 146 Newbridge Road
Public primary School	14 - 15 places	There are no public primary schools within 800m of the proposed development. There is one public school within Moorebank, which currently has capacity for two more classrooms, however there are concerns about traffic impacts of an increased school population ⁶ .	The total demand for public primary school places from 146 Newbridge Road is 14 - 15 places. However, the cumulative impact of all proposed development in Moorebank suggests that additional schools or consideration of catchment boundaries may be required in the future.
Public secondary School	9 - 11 places	There is one public high school with a selective stream within 2km of the proposed development.	The total demand for public high school places from 146 Newbridge Road is 9 - 11 places. However, the cumulative impact of all proposed development in Moorebank suggests that additional schools or consideration of catchment boundaries may be required in the future.
Out of School Hours Care	4 - 5 places	Local primary schools all have attached out of school hours care services (60 places in Moorebank, 135 places in Chipping Norton).	The total demand OSHC from 146 Newbridge Road is 4 -5 places.
Seniors centre	0	There is a seniors' centre located in Liverpool City Centre.	There is additional demand for seniors' facilities from the proposed seniors' accommodation at Georges Cove Village.

⁶ Consultation with school principal completed in December 2015

Facility type	Benchmark demand from proposed development (842-1,029 people)	Current provision within 800m	Future provision and demand from 146 Newbridge Road
REGIONAL			
Library (central library)	0	There is a central library located in Liverpool City Centre.	There is a central library located in Liverpool City Centre.
Indoor Leisure Centre (pool/indoor sports)	0	There are indoor leisure centres available in Holsworthy and Liverpool suburbs.	There are indoor leisure centres available in Holsworthy and Liverpool suburbs.

5.3.2. Open space

The World Health Organisation Guidelines have recommended a minimum allowance of 9m² per person. Utilising the WHO standard, the forecast population of the proposed development would indicate a demand for 7,573.5m² to 9,256.5m² of open space. Public and communal open space in new developments provides social benefits including:

- A space for meeting/chance encounters with more immediate neighbours
- A space residents can associate with the new development
- Opportunities for informal sports and recreation, and
- A venue for local small-scale events and gatherings.

The proposal includes 5,900m² of communal open space for residents of the proposed development.

The VPA for 146 Newbridge Road includes the dedication of 39,350m² of Georges River foreshore land for open space purposes with passive recreational facilities constructed prior to the issues of subdivision certificate for a plan that when registered would create the 74th residential lot within the development.

Tables 8 and 9 (overpage) provide a summary of open space requirements for the forecast incoming population using current benchmarks and standards. The proposed waterfront park will provide ample open space for the forecast population of Georges Cove Marina, as well as the forecast population from neighbouring developments in 146 Newbridge Rd. The park will provide a large amount of amenity the will also cover some of the cumulative impact of future development in the area.

Table 8 Open Space Benchmarks and Provision

	Population	WHO standard (9m ² per person)	Proposed open space	Gap
Proposed development	842 -1,049 people	7,573.5m ² to 9,256.5m ²	5,900m ² of communal open space	0m ²
146 Newbridge Rd	Georges Cove Village: 214 Moorebank Cove: 546 people Georges Cove Marina: 842 - 1,049 people Total: 1,602 to 1,809 people	14,418m ² to 16,281m ²	39,350m ² of waterfront park for the VPA for 146 Newbridge Rd	

Table 9 Open Space and Recreation Facilities Benchmarks and Provision

Facility type	Required for proposed development	Current provision within 800metres
Rugby field	0	There are no rugby fields within 800m, however there are rugby fields available close by at Gordon Parker Reserve in Milperra.
Cricket oval	0	There is a cricket pitch available at Vale of Ah Reserve, within 800m geographical distance of the proposed development, but located across the Georges River and not within walking distance.
Indoor courts	0	There are three indoor courts at Whitlam Leisure Centre in Liverpool suburb.
Soccer field	0	There are two soccer fields in Moorebank at the Ernie Smith Reserve.
Netball courts	0	There are 35 netball courts available in Liverpool suburb.
Tennis courts	0.5	There are no tennis courts in Moorebank, however there are courts available at local schools.
Skate park/facility	0	There is a skate park located in Moorebank in Kelso Park.

5.4. Social infrastructure demand analysis

5.4.1. Community Facilities

General community space

Given the high proportion of people who will be living in apartments, there will be demand for community spaces for residents to meet, participate in local programs, create local events, hold playgroups, attend dance classes, have children's parties, or store equipment. This general community space should also be considered as a priority to provide at the early stages of the development for community development activities, including for residents of other proposed developments at 146 Newbridge Road, and to connect with existing residents in Moorebank. There is an opportunity to provide a bookable community space in the marina building, while internal communal spaces could be provided connected with the communal outdoor space.

Children

Aged 0 to 4 years

An additional 57 to 70 children aged 0 to 4 years will create demand for between 17 to 21 child care places. There is currently sufficient supply in the area however high quality services are at capacity. Additional capacity can be met through the proposed child care centre with up to 55 places at Georges Cove Village.

Places for children to play and socialise with other children will be important given the number of 2-bedroom apartments indicating couple and family households.

Children aged 5 to 11 years

The proposed development will increase the number of children aged 5 to 11 by between 24 to 30. This on its own will have little impact on local primary school capacity, however, there are no primary schools within 800m of the proposed development. There may be a need to for a new primary school or consideration of catchment areas as a result of the significant proposed development in Moorebank including the proposed development at 146 Newbridge Rd, and other areas such as in the western end of Moorebank.

The increased population of children will need access to open space, play equipment, pedestrian and bike paths to participated in healthy social and physical activities. All children will be living in high density apartments and may require access to a community venue to hold birthday parties and other events.

Young people aged 12 to 17 years

There are only expected to be between 17 to 21 young people aged 12 to 17 years living in the proposed development to begin with. However, over the years the higher number of younger children will most likely remain living here and will need access to recreation space to gather with their friends and

engage in positive activities. There are a number of high schools located nearby that have the capacity for additional students⁷.

Working aged people

One of the main age groups who will be living in the proposed development will be working age people. This includes single person households, couples without children, and single parent/couple households with children. This group will need community space outside of their homes to meet, participate in local health and wellbeing programs, form neighbourhood connections, hold club meetings, and have local get-togethers. The proposed communal and public open space will be a convenient space to facilitate many of these social and health connectors. These open spaces will provide necessary neighbourhood parks close to people's home. However, there is a need to provide communal open spaces, linked to open space, such as spaces that can be booked for birthday parties, community events and classes.

Older people

There is not expected to be a large incoming population of older people aged 60+, however through good housing design there is potential for people to age in place and for proportion of older people in the population to increase. The public domain including the public open space should be universally designed to provide access for older people including the population of older people living in the proposed senior's accommodation at Georges Cove Village.

Health facilities

South Western Sydney Local Health District and Liverpool Hospital planning show that there is insufficient infrastructure in SWSLHD to meet current and future demand. Liverpool Hospital has recently undergone major redevelopment works and further work is required to meet demand to 2021. The Liverpool area faces challenging healthcare issues, with lower health status than the NSW average. 25% of Liverpool Hospital staff live within 5 km and 47% within 10 kilometres of the hospital indicating a need for affordable housing to support key workers.

There are a number of medical facilities in the Moorebank including a proposed medical centre at Georges Cove Village in 146 Newbridge Road.

5.4.2. Open space

Total population

Using the WHO benchmark of 9m² of open space per person, the proposed development at Georges Cove Marina will create demand for between 7,573m² and 9,256.5m² of open space. The total forecast population of 146 Newbridge Road (1,602 to 1,809 people) will require 14,418m² to 16,281m² of open space. The development currently proposes 5,900m² of semi-private communal open space, and as part of the VPA for 146 Newbridge Rd, 39,350m² of waterfront public open space. The proposed waterfront

⁷ Based on interviews with school principals

park will provide ample open space for the forecast population of Georges Cove Marina, as well as the forecast population from neighbouring developments in 146 Newbridge Rd. The park will provide a large amount of amenity the will also cover some of the cumulative impact of future development in the area.

The proposed communal open space should provide neighbourhood or local parks that support residents who will be living in significantly highly dense neighbourhoods. They should act as “living rooms” or “public backyards”. These spaces will provide benefits including

- A space for meeting/chance encounters with more immediate neighbours
- A space residents can associate with the new development
- Opportunities for informal sports and recreation, and
- A venue for local small-scale events and gatherings.

There is a need for a larger open space that can provide space for the fast-growing Moorebank community to connect with each other and with the place. The waterfront park is an opportunity to provide for this use for example with amphitheatre spaces, community gardens, or spaces for markets and events. Other uses that will attract residents of Moorebank to connect in with the new community include eg outdoor gyms, playgrounds.

Children and young people

While there are some neighbourhood playgrounds located in the Georges Fair subdivision within 800m of the proposed development, there will be a need for additional play spaces located close to the proposed development. These will provide a space for the high population of babies and children expected to be living in the development, as well as the high proportion of children and young people in Moorebank Cove. There is a need for play equipment and spaces that cater for a range of age groups and that is located in a multi-use site, for example in the waterfront park. For example, climbing walls could be incorporated into blank walls and park edges.

The public domain and open space should also be a welcoming space for young people where they can hang out, get around by walking, cycling and public transport, and engage in positive activities. This includes access to seating and areas to gather with friends, bins, free WiFi, areas that are well-lit and feel safe, multi-purpose courts etc.

Culturally diverse communities

Community consultation for the Liverpool City-Wide Recreation Strategy 2020 identified that with a culturally diverse population, there is also a need for space for a range of activities such as tai chi, table tennis, volleyball, basketball, and outdoor soccer, as well as family and community gatherings and BBQs. Recreation activities should be affordable. Multipurpose courts can act as a flat hard surface for basketball/tai chi and other activities. Consideration should also be given to access for people who do not speak English, as this group has a lower rate of participation in sport and recreation than other people

from non-English speaking backgrounds and the broader community⁸. Women from diverse cultural backgrounds also have lower participation rates in active recreation than the general population⁹.

People with disability

Community consultation for the Liverpool City-Wide Recreation Strategy 2020 (adopted 2003) identified that key open space priorities for people with disability were:

- More seating
- Good paving
- More footpaths
- Access to public toilets
- Access to information, and
- More community gardens.

Sports facilities, playing fields and courts

There are a range of sports facilities in Moorebank. The proposed development will not create demand for additional sports facilities. However, there is limited space for active informal recreation nearby to the proposed development, as these kinds of uses could be provided in the waterfront park eg outdoor fitness gyms, multipurpose courts.

Communal open space

Due to the density of the proposed development and the high proportion of residents living in apartments without private backyards, there will be a requirement to utilise the proposed 5,900m² of communal open spaces for passive and active recreation for residents, rather than only for landscaping/access. Semi-private/communal open space within medium and high-density developments is becoming more common, including passive green spaces, kick-about spaces, and community fruit, vegetable and herb gardens. In some apartment buildings, community gardens are an informal arrangement, with residents setting up committees to help keep the lawns and garden beds around their buildings in shape. But for an increasing number, communal gardens are being planted explicitly for residents to grow fruit, vegetables and herbs.

⁸ Australian Bureau of Statistics, Migrants and Participation in Sport and Physical Activity, 2006

⁹ *ibid.*

6. Social impacts and mitigation measures

This section looks at the potential social impacts of the proposed development and suggests mitigation measures to address identified impacts.

6.1. What are social impacts?

Impact assessment is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made. Social impact Assessment (SIA) refers to the assessment of the potential social consequences (positive, negative or neutral) of a proposed decision or action.¹⁰ The International Association for Impact Assessment identifies social consequences or impacts as occurring in one or more of the following areas:

- People's way of life - how they live, work, play and interact with each other
- Their culture - their shared beliefs or customs
- Their community - its cohesion, stability, character, services and facilities
- The population - including increases or decreases in population numbers and population change
- Their political systems - the extent to which people are able to participate in decisions that affect their lives
- Their natural and built environment
- Their health and well-being
- Social equity and quality of life
- Access and mobility
- Their personal and property rights, and
- Their fears and aspirations and safety.¹¹

6.2. Summary of social impacts and mitigation measures

Table 11 provides a summary of social impacts including their likelihood and their impact type.

Mitigation measures are proposed and are in accordance with Liverpool City Council's SIA Policy (section 9.5.1), and meet the following criteria:

- a) Tangible - real, substantial, definite and capable of being assigned a value in monetary terms

¹⁰ Planning Institute of NSW, SIA National Position Statement, June 2009

¹¹ International Principle for Social Impact Assessment p.2, May 2003

⁷ RP Data, April 2015

- b) Deliverable - something that can be done and realistically expected
- c) Likely to be durably effective - longer-term lasting impact.

Table 10 Social impacts and mitigation/enhancement measures

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Significant, Moderate, Minimal	Proposed Mitigation/enhancement Measure
Population Change				
Increase to population of Moorebank by 842 - 1,029 people impacting on access to social infrastructure. In particular there will be a high number of children and babies, and working age people.	Neutral	Permanent	Moderate	Increased and improved access to social infrastructure services (as detailed in other mitigation measures). Provide improved pedestrian and cycle access to nearby social infrastructure including shops and services, open space, and local primary schools.
Access				
Increased population with poor access to public transport. Currently public transport options are buses on Newbridge Rd, 610m from the proposed development.	Negative	Permanent	Significant	As part of the VPA from 146 Newbridge Rd, provide new pedestrian and cycleways to Newbridge Rd to improve access to existing options. Provide improved pedestrian and cycle links to Moorebank Town Centre, Liverpool Station and Liverpool City Centre. Advocacy around new public transport through the area eg a bus route along Brickmakers Drive.

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Significant, Moderate, Minimal	Proposed Mitigation/enhancement Measure
<p>Increased population of people with disability, and families with prams, requiring an accessible public domain nearby their homes to connect to community activities, services and facilities.</p> <p>New public domain and open space in an area with a high incoming population including older people.</p>	Positive	Permanent	Moderate	<p>Pedestrian walkways and open space should be universally designed to provide access for people with disability, older people and people using prams.</p> <p>Open space should include play elements for children with disability.</p>
Quality of life				
<p>Increased population and new public domain and open space in an area subject to high heat including due to increasing urbanisation.</p> <p>Moorebank faces rising temperatures and street trees cool dwellings, reduce electricity bills and create a useable and comfortable public space.</p>	Positive	Permanent	Moderate	<p>Optimise street trees for shade and associated benefits.</p> <p>Provide generous tree cover in the waterfront park and communal open space that optimises shade to create a usable space in hot weather.</p>
Housing				
<p>Increased housing stock in an area with high housing stress, however, no planned affordable housing for key workers. The housing context in</p>	Positive (increase)	Cumulative	Moderate	<p>Consider inclusion of a proportion of key worker housing in line with Greater Sydney Commission's</p>

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Significant, Moderate, Minimal	Proposed Mitigation/enhancement Measure
Moorebank is one of increasing unaffordability: Moorebank has high levels of mortgage stress; Liverpool LGA has high levels of disadvantage; a high proportion of key services workers, such as at Liverpool hospital live and work nearby; and urban renewal can increase land values and purchase and private rental costs can be pushed beyond the reach of low to moderate income households.	stock and diversity) Negative (increase prices)			recommendations. Liverpool Council has no affordable housing targets.
Community and recreation facilities/services				
Increased population living in high density apartments, requiring access to communal space for community gathering, birthday parties and other activities. Increased population as part of rapid growth in Moorebank, requiring opportunities to connect with each other, with the place, and with the existing Moorebank community.	Neutral	Permanent	Moderate	Provide bookable community spaces as part of the marina development. Provide internal communal spaces for residents of the proposed development, connected to the communal outdoor space. Provide spaces in the VPA waterfront park that provide opportunities for the community to gather eg amphitheatre uses, community gardens, market and events space and storage.

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Significant, Moderate, Minimal	Proposed Mitigation/enhancement Measure
Delivery of 5,900m ² of communal open space for residents of the proposed development	Positive	Permanent	Moderate	The proposed communal open space should act as a backyard for residents, with spaces to sit and read, garden, and play.
As part of the VPA for 146 Newbridge Rd, proposed new large public waterfront open space 39,350m ² with pedestrian and cycleways. The proposed waterfront park will provide ample open space for the forecast population of Georges Cove Marina, as well as the forecast population from neighbouring developments in 146 Newbridge Rd. The park will provide a large amount of amenity the will also cover some of the cumulative impact of future development in the area.	Positive	Permanent	Significant	<p>Deliver the waterfront open space at the early stages of the development. Design open space areas to address the needs of a range of age groups (including children and young people) and the social and recreational interests of a culturally diverse population including Arabic, Hindi and Vietnamese speaking residents (eg. for family gatherings, for tai chi, community gardens, and for dance/exercise space).</p> <p>Provide active recreation opportunities eg outdoor fitness gym, multipurpose courts.</p> <p>Provide end of trip cycling infrastructure eg bike racks or lockers.</p> <p>Provide spaces that encourage the community to connect eg events spaces, market spaces, community gardens.</p>

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Significant, Moderate, Minimal	Proposed Mitigation/enhancement Measure
Rezoning of a small residue portion (4,190m ²) of RE2 zoned land into R3 zoned land to be included in the adjacent Moorebank Cove site	Neutral	Permanent	Minimal	There is sufficient supply of open space in the master plan for 146 Newbridge Rd through the new waterfront park (39,350m ²). There are good connections to this space delivered through a proposed pocket park in the Moorebank Cove development, and waterfront pedestrian and cycleways (including connecting through the parcel). While there is a need for district level open space in the local area, the parcel is not large enough to provide for this kind of use.
Crime and safety				
Consideration of safety in the design of the communal open space and waterfront park will be essential to ensure its useability.	Neutral	Permanent	Moderate	Provide lighting and sight lines through the park. Provide casual surveillance from the neighbouring dwellings and the street.
Needs of specific population groups				
Children 57 to 70 babies and 24 to 30 primary school age children requiring access to 17 to 21 child care	Negative	Cumulative	Moderate	New child care proposed for Georges Cove Village will cater for the forecast increase in demand.

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Significant, Moderate, Minimal	Proposed Mitigation/enhancement Measure
places and 14 to 15 primary school places, play spaces, and spaces for community activities such as birthdays and playgroups.				Provide communal spaces attached to the communal open space. Provide play spaces that cater for a range of ages as part of the proposed waterfront open space.
<p>Young People</p> <p>Increased population of 17 to 21 young people, and growing population of young people as the high proportion of children and babies ages in place.</p> <p>Minimal increased demand for high school places from the proposed development. Moorebank High School is located close by and has capacity for additional students¹².</p> <p>Young people will require safe and easy access to public transport to enable them to participate in casual employment, and social and</p>	Neutral	Cumulative	Moderate	<p>As part of the VPA for 146 Newbridge Rd, provide easy and direct pedestrian access to the bus stop on Newbridge Rd, with lighting, good sight lines, and passive surveillance.</p> <p>Provide improved pedestrian and cycle links to Liverpool Station and Liverpool City Centre.</p> <p>Provide a public domain that is welcoming and accessible to young people including shade, seating, WiFi, spaces to gather, and spaces for positive activities eg multipurpose courts.</p>

¹² Based on consultation with school principals in December 2015

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Significant, Moderate, Minimal	Proposed Mitigation/enhancement Measure
enrichment activities, particularly in the Liverpool City Centre.				

7. Conclusion

Cred Consulting is an independent social planning consultancy based in Sydney. Cred was engaged by Mirvac to prepare a Social Impact Assessment (SIA) looking at the potential social impacts of adding a residential use with 374 dwellings to a proposed development of Georges Cove Marina, and rezoning of a small residue portion (4,190m²) of RE2 zoned land into R3 zoned land to be included in the adjacent Moorebank Cove. The proposed development at the subject site will result in 374 additional dwellings or between 842 – 1,029 additional residents in the suburb of Moorebank. The proposal is part of a larger master plan for 146 Newbridge Rd, Moorebank. The master plan for 16 Newbridge Rd includes “Moorebank Cove”, a proposed development including 179 residential lots, and “Georges Cove Village”, a proposed development with residential dwellings including 178 senior’s housing dwellings, child care centre, and business and retail uses.

There is significant forecast growth and change planned and occurring in Moorebank in Liverpool. This proposal for an additional 374 dwellings at Georges Cove Marina, as part of a master plan for 146 Newbridge Rd, will increase the population of Moorebank by between 842 to 1,029 people, in particular increasing the numbers of families with young children. The proposal includes the provision of 5,900m² of communal open space for residents.

While the forecast population of the proposed development does not indicate that additional provision of public community facilities will be required, the site is currently not within easy walking distance from social infrastructure, and existing facilities in Moorebank are old and single purpose. The increased population will impact on the capacity of these facilities to service the existing population and future populations as the area develops. The increased population living in high density apartments will also require access to communal space within the development for community gatherings, birthday parties and other activities outside of the home.

The nearest bus stop is not within walking distance from the site (610m) and the site may require improved public transport connections (potentially a bus along Brickmaker’s Drive) to access work, study and other services. The current VPA includes new pedestrian and cycle links throughout the site however there is also a need for connections to existing social infrastructure in Moorebank.

As part of the VPA for 146 Newbridge Rd, the proposal provides a significant public benefit for the Moorebank area, through a proposed public waterfront open space of 39,350m² including new pedestrian links and cycleways along the waterfront and connecting to Brickmakers Drive. The proposed waterfront park will provide ample open space for the forecast population of Georges Cove Marina, as well as the forecast population from neighbouring developments in 146 Newbridge Rd. The park will provide a large amount of amenity the will also cover some of the cumulative impact of future development in the area.

There are opportunities to enhance these positive impacts by: universal design of streets and open space areas including CPTED principles; providing a public domain that is welcoming and accessible to children, families, and young people; and optimising tree species for shade. The open space should be delivered at the early stages of the development of 146 Newbridge Rd, and provide both local park uses for residents of the proposed development and adjacent new developments, as well as providing a district level space for the community to come together eg events spaces, community gardens.

With very high levels of housing stress in Liverpool LGA, and mortgage stress in Moorebank, opportunities to contribute to an increased supply of affordable rental housing for key service workers, and approaches to affordable purchase stock such as shared equity, could be considered.

The rezoning of a small residue portion (4,190m²) of RE2 zoned land into R3 zoned land to be included in the adjacent Moorebank Cove site will not negatively impact the area or reduce access to public recreation space in the area, as the VPA for 146 Newbridge Road will deliver 39,350m² of waterfront public open space including pedestrian and cycle ways that will enhance local access to recreational activities. Pedestrian and cycle connections through the parcel to the waterfront open space are provided.

Appendix 1 Social Infrastructure benchmarks

FACILITY	BENCHMARK
LOCAL/NEIGHBOURHOOD LEVEL (catchment of 6 - 20,000 people)	
Community meeting room/small hall/small community centre	1:6,000 people
Early education and care (0 to 5)	0.28 places per child (based on national utilisation rates in Australia of 40% of all children aged 0 to 5 accessing care on average 3.5 days per week)
Playgrounds	1 playground per 500 children aged 0 to 4 years within 400m of all dwellings
	1 playground per 500 children aged 5 to 11 years within 400m of all dwellings
DISTRICT LEVEL FACILITIES (catchment of 20,000 to 50,000 people)	
Community exhibition space	1:20,000 to 30,000 people
Primary School	1 place each for 57% of 5 to 11 year olds (2016 Census education institution attending data)
Secondary School	1 place each for 51% of 12 to 17 year olds (2016 Census education institution attending data)
Multipurpose Community Centre	1:20,000 to 30,000 people

FACILITY	BENCHMARK
Function and conference centre	1:20,000 to 30,000 people
Seniors Centre	1:15,000 to 20,000 people
Youth Centre	1 for every 3,000 young people aged 13 to 19
Early Child health centre	Catchment defined by NSW Health. Outreach/home visits are now a common aspect of service delivery
Branch Library	1:30,000
Out of School Hours Care	0.16 places per child aged 6 to 12 years (based on National Usage rates in Australia of 16% all children accessing OSHC)
REGIONAL FACILITIES (50,000 +)	
Library (central library)	National standard - 1:50,000 to 150,000 people
Indoor leisure centre (Dry)	1: 50,000 to 100,000 people
Indoor Leisure Centre (wet/pool)	1: 30,000 to 60,000 people
Aged care	88 places per 1,000 people aged 70+
Hospital	2.3 beds per 1,000 people

FACILITY	BENCHMARK
Primary Care (including mental health)	1 new primary care centre per 50,000 people
Fire stations	1 fire station for every 60,000 people
Police stations	1 police station for every 108,000 people
TAFE	1 TAFE per between 300,000 and 500,000 people
University	1 University for every 150,000 people
OPEN SPACE/PARKS	Total open space - Growth Centres - 2.83 hectares per 1,000 people
	Total open space - World Health Organisation - 9m ² per person
Rugby Field	1:7,000 people
Cricket Oval	1:4,000 people
Indoor courts (# of courts)	1:10,000
Netball courts (# of courts)	1:3,000
Soccer field	1:5,000

FACILITY	BENCHMARK
Tennis courts	1:1,800
Skate park/facility	1:6,000 to 10,000