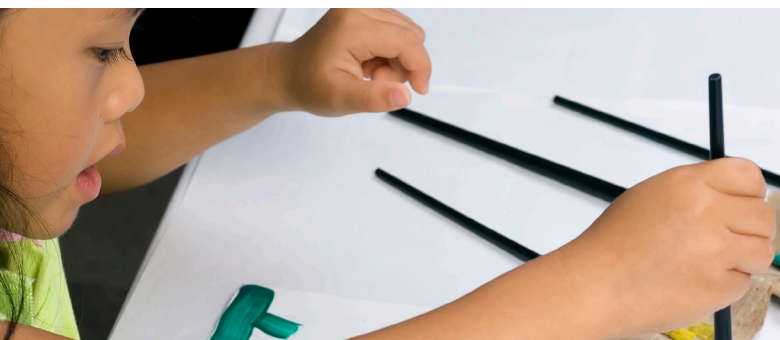

Appendix I

Social impact assessment



BENEDICT INDUSTRIES PTY LTD

SOCIAL IMPACT ASSESSMENT

Proposed development
at 146 Newbridge Road,
Moorebank

October 2017



**Report Title: Social Impact Assessment, Proposed
Development at 146 Newbridge Road, Moorebank**

Client: Benedict Industries Pty Ltd

Version: Final

Date: 13 October 2017



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Executive summary

Cred Consulting is an independent social planning consultancy based in Sydney. Cred was engaged by Benedict Industries Pty Ltd to prepare a Social Impact Assessment (SIA) looking at the potential social impacts of a proposed mixed use residential development at 146 Newbridge Rd, Moorebank. The proposal is for 162 apartments including 106 seniors dwellings, 9 serviced apartments, and retail uses including a gym, child care centre, grocery shops and medical centre. The proposal is part of a larger Masterplan for "Georges Cove" including open space, business and recreational uses, and an additional 179 residential lots.

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.

The proposed development at the subject site will result in around 321 additional residents (mostly seniors, with a high proportion of working age people, babies and young children) in the suburb of Moorebank. Moorebank is a culturally diverse area (around 34.4% non-English speaking background) with high proportions of working age households, and families with children. The area has a higher proportion of households in mortgage housing stress (15.3%) than Greater Sydney (11.6%). However, Moorebank is relatively less disadvantaged, with less unemployment and low income households, than Liverpool LGA and Greater Sydney.

With a high proportion of older people, residents of the proposed development will need access to universally designed open space, social infrastructure and services.

Community facilities

There are four community facilities within 800 metres of the subject site including a child care centre, a public high school, and a medical centre. There is a shopping centre, library, single purpose community room and public primary school within 1km, however these are not within walking distance for older people. Currently child care centres in the area are at capacity.

The proposed development provides new retail uses including cafes, a gym, medical centre, pharmacy, supermarket and fresh fruit and vegetables shop. The proposed development also provides a new child care centre. These facilities will be accessible to other residential development within Moorebank Cove.

Open space

Currently, the proposed development is not in easy walking distance from open space. There are two open space areas within approximately 800m of the proposed development, including one new park with playground, however there are no local parks or playgrounds within 400m walking distance of the proposed development.

The proposal includes 2,800m² of semi-private communal rooftop open space. The Voluntary Planning Agreement for Lot 7 (146 Newbridge Rd) known as Georges Cove, which includes the proposed

development, includes approximately an additional 2 hectares of riverfront public open space including pedestrian and cycle paths.

Social impacts and mitigation measures

Detailed social impacts and mitigation measures are provided at Section 7. The table below provides a high level summary of the key impacts and mitigation measures.

Social Impact	Type	Mitigation/Enhancement measure
Increase to population of Moorebank by 321 people impacting on access to social infrastructure. High proportion of older people.	Neutral	Increased and improved access to social infrastructure services (as detailed in other mitigation measures). Universally designed public domain to support pedestrian access by older people to nearby social infrastructure including open space.
Increased population of people of older people requiring an accessible public domain nearby their homes to connect to community activities, services and facilities.	Neutral	Streets and open space should be universally designed. In particular, cycleways should be separated from pedestrian footpaths as per Liverpool City Council's Ageing Strategy and Action Plan.
Provides 106 seniors housing dwellings in an area of identified undersupply.	Positive	Seniors housing should be designed to support ageing in place, including adhering to the liveable housing guidelines, and providing communal meeting spaces and a universally designed public domain and open space.
Provides increased housing stock and diversity including large 3-bedroom apartments, however may increase price of housing in an area of increasing unaffordability.	Positive (increase stock and diversity) Negative (increase prices)	Provide three-bedroom dwellings that support family living including large entryways and lots of storage. Consider providing a proportion of dwellings as affordable housing managed by a community housing provider, or contribute to increased affordable housing to house key workers in Moorebank.
Residents of the proposed development will require space outside their homes to meet, participate in classes and group activities and hold parties. The proposal includes a 254.3m ² residential amenity space	Neutral	Provide internal communal meeting spaces to support resident's social connections. This could include a meeting area in the residential amenities space, however undercover access from the residential towers should be provided.

Social Impact	Type	Mitigation/Enhancement measure
The proposal includes 2,800m ² of semi-private communal rooftop open space. Approximately 2 hectares of embellished riverfront open space, with pedestrian and cycle paths, will be dedicated as public recreation areas as part of the VPA for Lot 7.	Positive	Open space should be universally designed and cater to a range of users including space for a range of activities common in culturally diverse and older populations including: <ul style="list-style-type: none"> Tai Chia and yoga Gardening, and Family gatherings and BBQs.
The proposed development provides key services including a supermarket, pharmacy and medical facilities in an area with forecast growth and a current undersupply of services.	Positive	Consider providing spa/salon/hairdressing services as this type of facility is very popular with residents in seniors housing, and there are no such services located nearby.
The proposed development provides an early education care centre, intended to provide 86 places. The proposed centre will require simulated outdoor space to meet requirements. Existing services are at capacity ¹ .	Positive	Consider programming that encourages interactions between residents of the seniors housing and children in the early education and care centre. Consider providing more external outdoor space to meet requirements of 7m ² unobstructed play space per child. Design of the outdoor space should be in accordance with best practice, including providing outdoor spaces with real trees, dirt and gardens. If simulated outdoor space must be provided, it should be excellent quality. See Appendix 2 for case studies. As the centre is located above ground level, careful consideration of evacuation will be required.

¹ Based on consultation with local child care providers in December 2016. Local services have extended waiting lists, and newly opened services comment that there is a lot of demand. In the adjacent subdivision at Georges Fair, it is not possible to build a child care centre as the roads are not wide enough to meet requirements.

Conclusion

Cred Consulting is an independent social planning consultancy based in Sydney. Cred was engaged by Benedict Industries Pty Ltd to prepare a Social Impact Assessment (SIA) looking at the potential social impacts of a proposed mixed use residential development at 146 Newbridge Rd, Moorebank. The proposal is for 162 apartments including 106 seniors housing dwellings, 9 serviced apartments, and retail uses including a gym, child care centre, grocery shops and a medical centre. The proposal is part of a larger Masterplan for "Georges Cove" including open space, business and recreational uses, and an additional 179 residential lots.

The proposed development will increase the population of Liverpool by around 321 people, with a high proportion of people aged over 75. There is also forecast to be a high proportion of working aged people, babies and young children. There will be a need for improved access to universally designed social infrastructure services and open space. The proposed development provides significant public benefits, including:

- 106 seniors' housing dwellings in an area with an ageing population, no existing services, and identified undersupply
- Increased housing diversity, including a high proportion of large 3-bedroom apartments which can support families, and provided apartment dwellings in an area of more than 80% separate houses
- A child care centre intended to provide 86 places, in an area where existing services are at capacity and there is forecast growth from surrounding developments
- A communal "residential amenity" facility (254.3m²) and communal rooftop open space (2,800m²) to support resident's social interaction and act as a "backyard"
- New retail uses including a medical centre, cafes, pharmacy, fresh fruit and vegetables, and supermarket in an area with forecast growth and no facilities within walking distance
- Local employment opportunities including in new commercial floorspace (2,570m²), retail, gym, serviced apartment, medical and child care uses, and
- New pedestrian and cycle connections, and a pedestrian link to public transport on Newbridge Rd.

There are opportunities to enhance these positive impacts by providing: universal design of streets and open space areas including CPTED principles including separated cycleways; housing designed according to the Liveable Housing Guidelines; and facilities to enable on-site support services for the seniors housing to facilitate ageing in place. The proposed child care centre does not meet the requirements for 7m² of unobstructed outdoor play space per child, and so will require indoors simulated outdoor space. This is not best practice however this can be mitigated through careful design including excellent ventilation and natural light to play areas, and providing real trees, dirt and grass in the outdoor space (see Appendix 2). 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 seniors should be considered.

1. Introduction

1.1. Background

Cred Consulting is an independent social planning consultancy based in Sydney. Cred was engaged by Benedict Industries Pty Ltd to prepare a Social Impact Assessment (SIA) looking at the potential social impacts of a proposed mixed use residential development at 146 Newbridge Rd, Moorebank. The proposal is for 162 dwellings including 106 seniors housing dwellings, 9 serviced apartments, and retail uses including a gym, child care centre, grocery shops, and medical centre. The proposal is part of a larger Masterplan for “Georges Cove” including open space, business and recreational uses, and an additional 179 residential lots.

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

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

1.3. Methodology

The study has been undertaken using the following methodology:

- Review of planning and policy context and implications.
- Interviews with local services around capacity.
- Audit and mapping of social infrastructure located within 800 metres 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.

1.4. Definitions

Seniors housing

Seniors housing, under the State Environmental Planning Policy (Housing for Seniors or People with Disability) (2004), is defined as “residential accommodation that is, or is intended to be, used permanently for seniors or people with a disability consisting of:

- (a) a residential care facility, or
- (b) a hostel, or
- (c) a group of self-contained dwellings, or
- (d) a combination of these,

but does not include a hospital”.

Seniors

In this Policy, seniors are any of the following:

- (a) people aged 55 or more years,

(b) people who are resident at a facility at which residential care (within the meaning of the Aged Care Act 1997 of the Commonwealth) is provided,

(c) people who have been assessed as being eligible to occupy housing for aged persons provided by a social housing provider.

On-site support services

In relation to residents of seniors housing, onsite- support services means

(a) 3 meals a day provided on a communal basis or to a resident's dwelling, and

(b) personal care, and

(c) home nursing visits, and

(d) assistance with housework.

Affordable place

Affordable place, in relation to seniors housing, means a dwelling for the accommodation of a resident:

(a) whose gross household income falls within the following ranges of percentages of the median household income for the time being for the Sydney Statistical Division according to the Australian Bureau of Statistics:

Very low income household	less than 50%
Low income household	50% or more but less than 80%
Moderate income household	80-120%

(b) who is to pay rent that does not exceed a benchmark of 30% of the resident's actual household income.

Social infrastructure

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.

2. Proposed development

2.1. The site

The proposal is for a mixed use residential development at 146 Newbridge Rd Moorebank.

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 site is located within walking distance of bus services to Liverpool and Burwood.

Figure 1 146 Newbridge Rd, Moorebank



The proposal is part of a larger Masterplan (Lot 7) of an additional 179 residential lots, as well as commercial and recreation areas.

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:

- Georges River to the East.
- Flower Power Garden Centre to the East.
- Future residential lots to the South
- Georges Fair residential dwellings (separate houses in a recent subdivision) to the West.
- Newbridge Rd to the North.
- Light industrial uses across Newbridge Rd to the North (e.g. storage centre, mechanics).

2.3. Proposed dwellings

The proposal is for 162 apartments, including 106 seniors housing units in a mixed use development, with an additional 9 serviced apartments.

Table 1 shows the proposed dwelling mix.

Table 1 Proposed dwelling mix

Type	Seniors dwellings	Regular dwellings	Total dwellings	%
1 bedroom	37	9	46	28%
2 bedroom	39	21	60	37%
3 bedroom	30	26	56	35%
Total	106	56	162	

2.4. Proposed retail, social infrastructure and open space in Georges Cove Village

Social infrastructure

The proposal includes a child care centre with 644m² of internal space and 196.9m² of external space. The centre is intended to provide 86 places. This will require the provision of simulated outdoor space within the building to meet requirements (7m² of unobstructed outdoor play space per child).³

The proposal also includes a 254.3m² residential amenity space connected to the rooftop open space.

Open space

The proposal includes 2,800m² of semi-private rooftop communal open space.

Retail uses

The proposal includes 3,584.6m² of retail space, including:

- Supermarket (1,203.9m²)
- Medical centre (792.9m²)
- Gym (487.4m²)
- Chemist (350.7m²), and
- Fruit and vegetables store (348.2m²).

Commercial uses

The proposal includes 2,570m² of commercial office space, including office space within the residential towers.

Transport connections

The DCP road in the proposed development will connect through the proposed development at the adjacent Flower Power site, connecting to Newbridge Rd at a signalised intersection and increasing the accessibility and permeability of the proposed development, connecting residents with surrounding community.

2.5. Additional proposed open space and social infrastructure in Lot 7

The voluntary planning agreement negotiated for Lot 7 includes the provision of approximately 2 hectares of embellished 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.

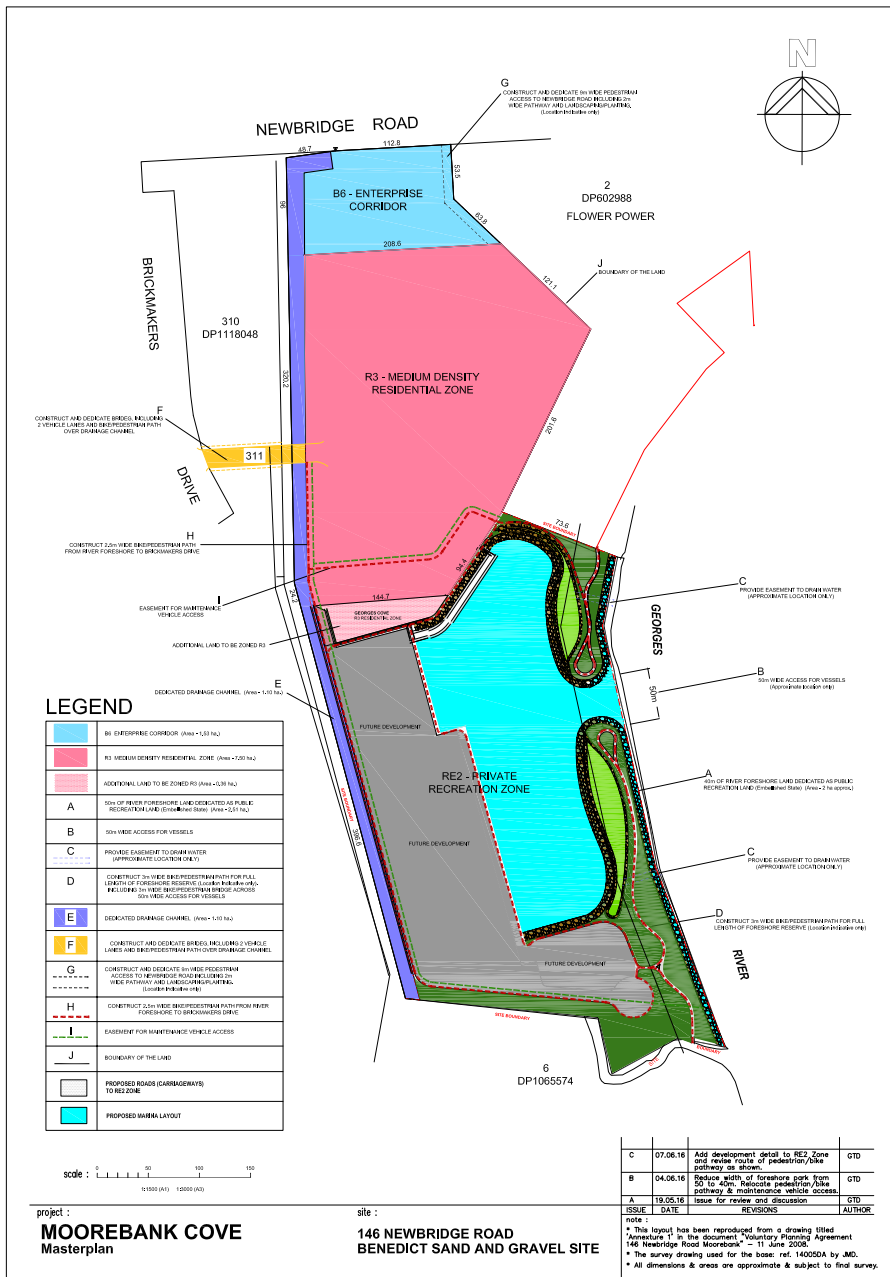
³ The centre could provide additional places if “simulated outdoor space” is provided, however this is not best practice. See Appendix 2 for case studies of best practice child care.

The bike/pedestrian path network (2.5m) will also connect to Brickmakers Drive.

Super Lot 3, zoned RE2, will include a marina and proposed function centre within walking distance of Georges Cove Village.

Georges Cove also provides a 9m pathway connecting to Newbridge Rd, to support access to transport for residents of the proposed development, and residents of the future Georges Cove developments.

Figure 2 Georges Cove Masterplan showing VPA open space facilities



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.

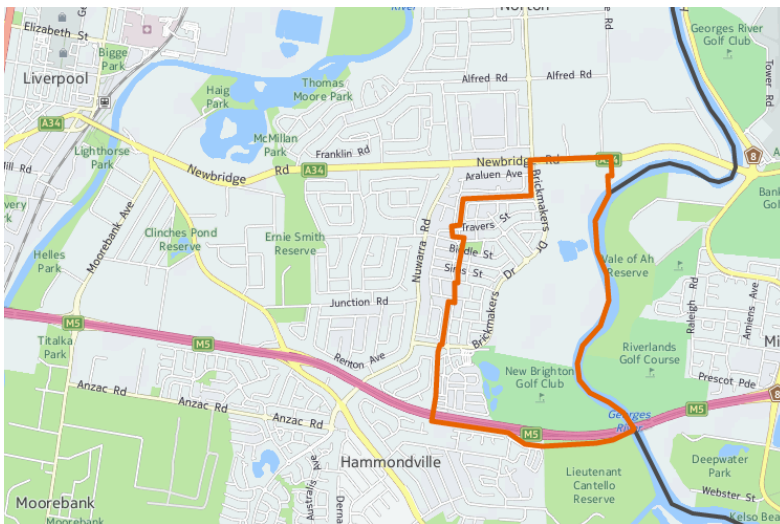
3.1. Implications

- 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, 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 profile.id, atlas.id and estimates the forecast population post-development in terms of population growth and change. As the 2016 Census data had not been released at the time of this report, this section refers to 2011 Census data.

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 (\$1,229 compared to \$1,447)
- A much higher proportion of couples with children households (46% compared to 35%). Around 14% of households are single parent households with children (higher than Greater Sydney at 10.8%)
- A higher proportion of children aged 0 to 4 (7.8% compared to 6.8%), 5 to 11 (11% compared to 8.7%) and 12 to 17 years (9.3% compared to 7.4%)
- A much lower proportion of medium and high density housing (26% compared to 40%)

- A much higher proportion of residents from Non-English speaking backgrounds (36% compared to 26%). The main non-English languages spoken at home were Arabic (9.5%), Hindi (4.5%), and Vietnamese (4.4%)
- Higher unemployment (7% compared to 5.8%), and
- A lower SEIFA Index (951 compared to 1011), which means it is more highly disadvantaged.

4.2. Current population and age profile of Moorebank

Total population in 2011

The population for Moorebank was 7,593 with an average household size of 2.9 people per dwelling.

Age profile 2011

As shown in Table 2, compared to Liverpool LGA, Moorebank had:

- A higher proportion of empty nesters and retirees 60 to 69 years (11.6% compared to 7.4%)
- A higher proportion of young workforce 25 to 34 years (15.9% compared to 14.6%)
- A higher proportion of children aged 0 to 4 (8.5% compared to 7.8%) and a lower proportion of children aged 12 to 17 years (8.3% compared to 9.9%)

Between 2006 and 2011 in Moorebank, the age groups with the greatest percentage increase were:

- Elderly aged 85 and over (+60% or +53 people).
- Primary school aged 5 to 11 years (+27% or +208 children)
- Parents and homebuilders aged 35 to 49 (+24% or +387 people)

Table 2 Age profile Moorebank 2006 to 2011 (source: profile.id)

Moorebank - Total persons (Usual residence)	2011			2006			Change 2006 to 2011	
Service age group (years)	Number	%	Liverpool %	No.	%	Liverpool %	No.	% change
Babies and pre-schoolers (0 to 4)	642	8.5	7.8	494	7.5	8.3	+148	23%
Primary schoolers (5 to 11)	760	10.0	11.0	552	8.4	11.8	+208	27%
Secondary schoolers (12 to 17)	553	7.3	9.3	461	7.0	9.3	+92	17%
Tertiary education and independence (18 to 24)	632	8.3	9.9	605	9.2	10.0	+27	4%

Moorebank - Total persons (Usual residence)	2011			2006			Change 2006 to 2011	
Young workforce (25 to 34)	1206	15.9	14.6	1102	16.7	15.1	+104	9%
Parents and homebuilders (35 to 49)	1603	21.1	22.3	1216	18.4	23.0	+387	24%
Older workers and pre-retirees (50 to 59)	798	10.5	11.6	923	14.0	10.7	-125	-16%
Empty nesters and retirees (60 to 69)	882	11.6	7.4	799	12.1	6.3	+83	9%
Seniors (70 to 84)	423	5.6	5.2	406	6.2	4.8	+17	4%
Elderly aged (85 and over)	89	1.2	0.9	36	0.5	0.7	+53	60%
Total population	+7,588	100.0	100.0	+6,593	100.0	100.0	+995	13%

Population density

At 6.08 persons per hectare, the current residential population density of Moorebank is low but similar to the Liverpool LGA (at 5.89 persons per hectare), given its small residential population and large areas of industrial land and open space. This compares to the Liverpool suburb (with 47% high density dwellings) which has a population density of around 37.91 persons per hectare.

4.3. Population diversity and wellbeing

ATSI Population

At 0.7% of the population (or 52 people), Moorebank has a smaller proportion of Aboriginal and Torres Strait Islander residents compared to Liverpool LGA (1.5%) or Greater Sydney (1.3%).

Cultural and Linguistic diversity

23.5% of Moorebank's population comes from a non-English Speaking background, which is lower than Liverpool LGA (35.9%) and Greater Sydney (26.3%).

Around 34.4% of resident speak a language other than English at home (compared to 49.8% in Liverpool LGA). In Moorebank, the most common languages other than English spoken at home in 2011 were: Arabic (6.4%), Greek (5.5%), and Vietnamese (3.1%).

Household income

Moorebank has a higher median weekly household income (\$1,445) comparable with Greater Sydney (\$1,447) but higher than Liverpool LGA (\$1,299).

SEIFA Index of Disadvantage

Moorebank is less disadvantaged (SEIFA score of 1020) than Liverpool LGA (score of 951) or Greater Sydney (1011).

Unemployment Rate

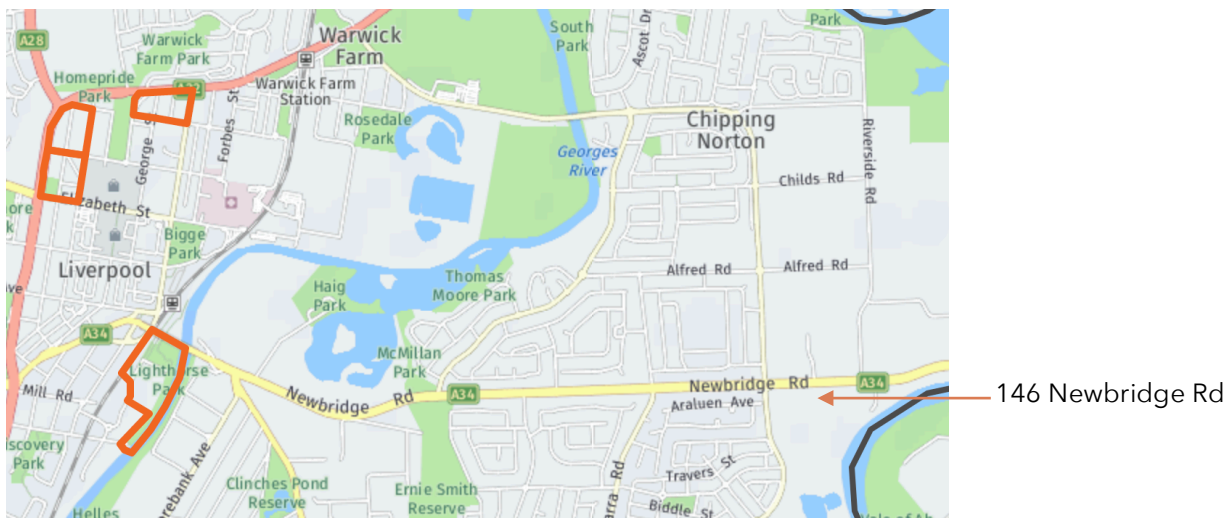
Moorebank has a lower unemployment rate (4.3%) than Liverpool LGA (7.0%) or Greater Sydney (5.7%).

4.4. Population forecasts post development

Benchmark population

For the seniors dwellings, this SIA uses a benchmark population based on the 2016 PwC/Property Council Retirement Living Census (The RLC). For regular dwellings, this SIA uses the existing age profile and average household size of four small statistical areas (SA1s) in the Liverpool LGA that are similar to the proposed development: 45%-56% of dwellings are two bedrooms or less; less than 5% social housing; majority high density dwellings (apartments); and not located in the central shopping area of Liverpool City Centre. These SA1s are shown in below in Figure 2.

Figure 2 Benchmark SA1s



Population forecast

This section provides estimates of the forecast population resulting from the proposed development. Seniors dwellings population is based on the RLC data of 40% of dwellings occupied by a couple and 60% of dwellings occupied by one person. Regular dwelling population is based on the average household size of the benchmark SA1s, 2.7 people. The forecast total population of the proposed development is 321 people (170 people in seniors dwellings, 151 people in regular dwellings).

Table 4 Forecast population of proposed development

Site	Seniors dwellings	Regular dwellings	Potential future population
Forecast population	170 people	151 people	321 people

Change to Moorebank suburb population

As shown in Table 5, the forecast population of Moorebank would increase to 7,874 people after the proposed development, or a 4% increase in the total population.

Table 5 Change to the population of the suburb of Moorebank post development

	Existing Moorebank suburb population (2011)	Forecast population	Moorebank suburb population post development	% change (2011 Moorebank population)
Proposed development	7,593	321	7,914	4%

Estimated forecast age profile

The forecast age profile for the seniors dwellings in Table 6 is based on the 2016 PwC/Property Council Retirement Living Census, which found the average age of new residents in retirement living has risen to 75 (from 74 last year), while the average age of current residents is 80. The forecast age profile shows that the seniors dwellings are expected to have a high proportion (71%) of residents aged over 75.

The forecast age profile for the regular dwellings is based on the benchmark SA1 age profile. The population of the regular dwellings is expected to have a high proportion of young families:

- A high proportion of babies aged 0 to 4 (11%)
- A high proportion of children aged 5 to 11 (8.3%)
- A high proportion of working aged people 25 to 34 (28.4%), and
- A high proportion of working aged people 35 to 49 (21.4%).

Table 6 Forecast population age profile

Age	Seniors dwellings		Regular dwellings		Total	
	#	%	#	%	#	%
0 to 4	0	0%	17	11%	17	5.2%
5 to 11	0	0%	13	8.3%	13	3.9%
12 to 17	0	0%	7	4.7%	7	2.2%
18 to 24	0	0%	14	9.0%	14	4.2%
25 to 34	0	0%	43	28.4%	43	13.4%
35 to 49	0	0%	32	21.4%	32	10.1%
50 to 59	0	0%	13	8.3%	13	3.9%
60 to 64	7	4%	4	2.80%	11	3.4%
65 to 74	43	25%	6	4.2%	49	15.2%
75 to 84	68	40%	3	1.8%	71	22.0%
85 and older	53	31%	1	0.5%	53	16.7%
Total	170		151		321	

5. Social infrastructure supply and demand

This section audits the existing supply of social infrastructure and open space surrounding the proposed development, and assesses future demand resulting from the proposed development.

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. Social infrastructure audit

5.1.1. 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 3 and Table 7, there are four community facilities within approximately 800 metres of the site including:

- 1 public high school
- 1 fitness gym,
- 1 medical centre, and
- 1 x 70 place for-profit early childhood education and care centre.

The nearest public primary school is Newbridge Heights Primary School, 1.1km from the site.

Transport

As shown in Figure 3 and Table 7, public transport options near to the proposed development are:

- Bus stop directly in front of the site on Newbridge Rd with buses to Liverpool, Burwood and Strathfield.

- There is a train station in Liverpool, 3.5km from the site.

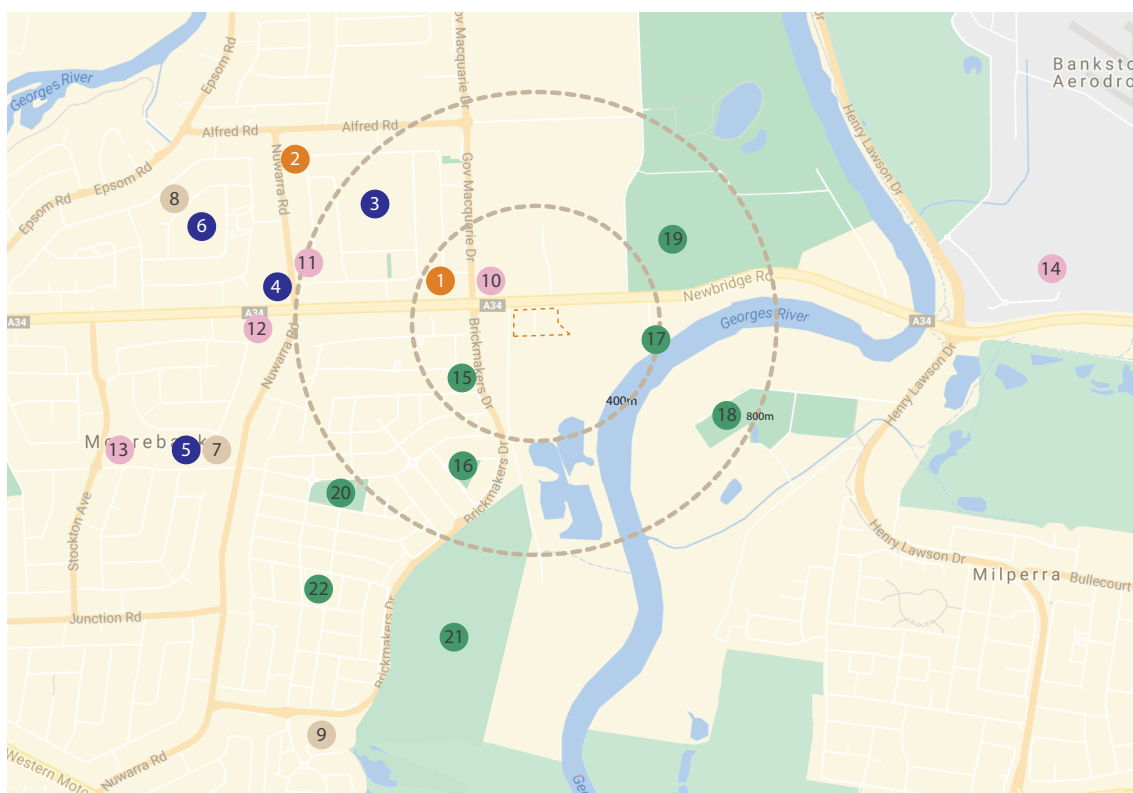
Open Space

As shown in Figure 3 and Table 7, there are four open space areas within approximately 800m of the Study Area. This includes:

- 2 new local parks with playgrounds (Playfield Park and 50 Eloura Cres)
- 1 open space area with boatramp (Davy Robinson Boat Ramp), and
- Riverside Park, a large area of artificially constructed wetlands that help to filter stormwater runoff from the adjacent industrial area.

Vale of Ah Reserve is within 800m, but as it is located across the Georges River it is not within walking distance.

Figure 3 Map of social infrastructure within 800m of site



Early education and care

- Chipping Norton Montessori Early Learning Centre
- Bright Start for Kids Early Learning Centre

Schools

- Moorebank High School
- St Joseph's Catholic Primary School
- Nuwarra Public School
- Newbridge Heights Public School

Community facilities

- Chipping Norton Community Program
- Moorebank Library
- New Brighton Lakes Golf Course and Country Club

Shops and services

- Plus Fitness
- Good Samaritan Medical Centre
- The Food Lover's Market
- Moorebank Shopping Centre
- ALDI Bankstown Airport

Open Space

- 50 Eloura Cres
- Playfield Park
- Davy Robinson Boat Ramp
- Vale of Ah Reserve
- Riverside Park
- Central Park
- Wurrungwuri Reserve
- Montenegro Park

Table 7 Audit of social infrastructure within 800m of site

Type	Facility Name	Description	Geographic Distance	Current walking distance
Early education and care	Chipping Norton Montessori Early Learning Centre	70 place long day care centre with vacancy on one day a week. Assessed as Working Towards the National Quality Framework	310m	400m, 5 minutes
Open space	50 Eloura Cres	New park with playground	315m	500m, 6 minutes
Shops and services	Plus Fitness	24-hour fitness gym	165m	220m, 3 minutes
Open space	Riverside Park	Artificial wetlands	380m	450m, 6 minutes
Open space	Davy Robinson boat ramp	Open reserve with upgraded boat ramp including floating pontoon	420m	550m, 7 minutes
Open space	Playfield Park	Recently completed children's playground with learn-to-ride bike track, adventure play equipment	580m	1.1km, 14 minutes
Education	Moorebank High School	Selective and comprehensive public high school. Moorebank High School is located nearby, and has the capacity for additional students ⁴ .	635m	950m, 11 minutes
Shops and services	The Good Samaritan Medical Centre	Family practice medical centre (bulk billing)	780m	900m, 10 minutes

⁴ Based on interviews with school principals in December 2015

Other community facilities and open space located nearby to the proposed development, but not within walking distance, are shown in Table 8 below.

Table 8 Additional social infrastructure nearby to the proposed development

Type	Facility Name	Description	Geographic Distance
Education	St Joseph's Catholic Primary School	Catholic primary school with 65 place out of school hours care	840m
Open space	Central Park	Park with junior oval, children's playground with flying fox and half basketball court.	880m
Open space	Vale of Ah Reserve	Cricket pitch, picnic facilities, touch/oztag fields, dog off-leash area	900m
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.	930m
Open space	Wurrungwuri Reserve	Bushland reserve	970m
Shops and services	The Food Lover's Market	Small local supermarket	1km
Community facilities	Moorebank Library	Small branch library	1.2m
Open space	Montenegro Park	Park with playground	1.2km
Education	Newbridge Heights Primary School	Public primary school with 70 place OSHC centre	1.1km
Education	Nuwarra Public School	Public primary school with 60 place OSHC centre	1.3km
Community facilities	Chipping Norton Community Centre	Function hall	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	1.6km
Open space	Ernie Smith Reserve	Sportsground with skate park, 3	2km

Type	Facility Name	Description	Geographic Distance
		synthetic hockey fields, 2 grass hockey fields, 2 soccer fields	
Education	Western Sydney University Bankstown Campus	University campus	2.8km
Shops and services	Liverpool Hospital	District hospital	3.7km

5.2. Social infrastructure benchmarking for the proposed development

5.2.1. 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 9 shows that, based on benchmarks, the proposed development would indicate demand for:

- 5 early education and care places
- 8 primary school places, and
- 4 high school places.

There is likely to be additional demand for social infrastructure based on other proposed developments in Georges Cove.

Table 9 Additional facilities indicated through benchmarking (see Appendix 3 for benchmarks)

Facility type	Required for proposed development (321 people)	Current provision within 800m
LOCAL		
Library	0	There is a small library in Moorebank, 1.15km from the proposed development. However, it is old and single purpose.
Community meeting rooms	0	There are no community meeting rooms within 800m. There is a community room for hire at the Moorebank Library, 1.15km from the proposed development.
Early education and care centre (child care)	5 places	There are 70 child care places in one within 800m of the proposed development. One brand new centre has some vacancies, however many child care centres in the area have an extended waitlist ⁵ .
Playground (0 to 4 years)	0	There is one playground within 400m of the proposed development (benchmark from Growth Centres Commission). There are two additional playgrounds within 1km of the
Playground (5 to 11 years)	0	

⁵ Consultation completed with child care centre directors in December 2016

Facility type	Required for proposed development (321 people)	Current provision within 800m
years)		proposed development.
Primary school places	8 places	Newbridge Heights Primary School is located 1.1km from the proposed development and has some capacity for growth.
High school places	4 places	Moorebank High School is located within walking distance and has some capacity for growth.
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.
Function and conference centre	0	There are no function centres within Moorebank however there is a proposed function centre in the Georges River Marina development adjacent to the proposed development.
Seniors centre	0	There is a seniors centre located in Liverpool City Centre.
REGIONAL		
Library (central library)	0	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.

5.2.2. 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 demand for 2,889m2 of open space. This will be provided in 2,800m2 of semi-private communal rooftop open space, with additional existing open space located within walking distance (50 Eloura Cres) and provided in the VPA for Lot 7. 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.

Tables 10 and 11 provide a summary of open space requirements for the forecast incoming population using current benchmarks and standards.

Table 10 Open Space Benchmarks and Provision

	Required for proposed development	Proposed open space on site	Additional existing/proposed open space within 800m	Gap
WHO Standard (9m2 per person)	2,889m2	2,800m2 semi-private communal rooftop open space	50 Eloura Cres VPA open space for Lot 7.	0m2

Table 11 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, 900m geographical distance from the proposed development, but located across the Georges River and not within walking distance.

Facility type	Required for proposed development	Current provision within 800metres
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	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.

5.3. Benchmarking demand for early education and care in Moorebank

There are currently 8 early education and care centres in Moorebank, providing 211 places. The National Quality Framework rating for these centres is, on average, Exceeding.

Benchmarking for the population of Moorebank suburb indicates that there is currently an oversupply of 18 places. However, consultation completed for this report indicates that while one brand new centre has some vacancies, many child care centres in the area have an extended waitlist¹¹.

Table 11 Existing provision of child care in Moorebank

Centre	Number of places	NQF rating
Little Diggers Child Care Centre	45	Meeting
Poppy's Early Learning Daycare	28	Exceeding
Poppy's Learning Day Care Centre	50	Exceeding
The Heights Pre-School Centre	59	Working Towards
Your Kids Our Kids Child Care Centre	29	Exceeding

¹¹ Consultation completed with child care centre directors in December 2016

Table 12 Benchmarking current demand for early education and care in Moorebank

Existing places	Demand from existing Moorebank suburb population (642 children aged 0 to 4)	Gap
211	193 places	Oversupply of 18 places

Additional growth in Moorebank is anticipated through the Georges Cove residential developments, which will include high proportions of families with children. Therefore, there is forecast to be an undersupply of early education and care in Moorebank.

5.4. Benchmarking demand for seniors housing in Moorebank

Current provision of aged care and seniors housing in Moorebank

The Retirement Living Council Demand Analysis of Housing for Older Australians 2011 Census Review identifies that Sydney's South West, including the Moorebank area, is an area with an undersupply of retirement villages (seniors housing), based on the high numbers of seniors and low proportion of seniors living in retirement villages¹².

There are currently no retirement villages or aged care/assisted living facilities in the suburb of Moorebank. The closest provider is Scalabrini Village in Chipping Norton, an assisted living facility focusing on the Italian community and on dementia and palliative care.

Demand for seniors housing

In the 2011 census, Moorebank had a high proportion of older people than Liverpool City Council area (11.6% aged 60 to 69 vs. 7.4% in Liverpool; 5.6% aged 70 to 84 vs. 5.3% in Liverpool; 1.2% elderly aged 85 and over vs. 0.9% in Liverpool). In addition, the age group with the highest growth was "Elderly aged 85 and over", with a 60% increase from 2006 (+53 people).

Industry benchmarks for the provision of seniors housing are not available, however the GCC indicates a benchmark of 88 aged care beds per 1,000 people aged over 70. According to this benchmark, the current Moorebank population would require 45 aged care places.

Given the older, ageing and increasing population and the current lack of supply of seniors housing, there is likely to be demand for seniors housing in Moorebank.

¹² http://www.retirementliving.org.au/wp-content/uploads/2014/01/RLC_Census_Review_final.pdf

6. Best practice seniors housing

“Ageing in place” refers to the ability of older people to keep living in their own home and community comfortably and independently as they age. By providing safe, secure and affordable housing for older people in their local communities, innovative housing solutions can preserve local support and friendship networks and reduce social isolation, and support people to “age in place”. Best practice ‘ageing in place’ integrates such accommodation into other mixed uses supported by community facilities which build social connections and support healthy living.

This section outlines best practice in seniors housing, including social infrastructure and open space, housing design, and innovations in “vertical villages”.

Communal spaces and facilities

Best practice examples of “vertical villages” provide social infrastructure and open space that supports resident’s wellbeing, including through social connections, and healthy activities. This includes communal meeting areas, spaces outside the home to meet, participate in local health and wellbeing programs, form neighbourhood connections, hold club meetings, and have local get-togethers.

Other examples of community spaces in innovative “vertical villages” include, community gardens, fitness and lifestyle facilities, consulting spaces for visiting medical practitioners, music rooms and hireable private dining areas with kitchens¹³.

Mixed use developments

Best practice seniors housing incorporates mixed uses, integrating residents with the community and providing the economies of scale needed to support shops and services located close to residents. In particular, medical facilities, pharmacies, spa/salon/hairdressing and grocery services are ideal to include in mixed use seniors housing developments.

Housing design

Seniors housing should integrate the Liveable Housing Guidelines to support older people to remain living independently in their homes as they age. Liveable Housing Australia has developed 7 core design elements to support ageing in place¹⁴.

The 7 core design features are:

¹³ See for example Washington Park, Riverwood (<http://payce.com.au/projects/washington-park/>); Village Coorparoo, Coorparoo (<http://coorparoo.thevillage.com.au/>); 619 St Kilda Road, Melbourne; 107-115 Andersons Creek Road, Doncaster East; 39 Livingstone Road, Vermont South; and 7-9 Hawthorn Road, Caulfield North (<https://urban.melbourne/development/2014/08/01/vertical-aged-care-in-action>)

¹⁴ http://livablehousingaustralia.org.au/wp-content/uploads/2013/07/Livable_Housing_Design_Guidelines_Web.pdf

1. A safe continuous and step free path of travel from the street entrance and/or parking area to a dwelling entrance that is level
2. At least one, level (step-free) entrance into the dwelling
3. Internal doors and corridors that facilitate comfortable unimpeded movement between spaces
4. A toilet on the ground (or entry) level that provides easy access
5. A bathroom that contains a hobless (step-free) shower recess
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grabrails at a later date
7. A continuous handrail on one side of any stairway where there is a rise of more than one metre

Other design elements can include:

- Wider doors and hallways
- Kitchens with switches, plugs and cupboards within easy reach and bathrooms designed to be useable and safe; and
- Technological advances to make life easier for residents and to enable them to get help quickly, such as personal alarm systems.

Streetscapes

The public domain includes streets and footpaths, plazas and parks, and open space. Quality public domain with trees and planting, shade, and accessible infrastructure including seating and footpaths, determines how useable public spaces will be, and therefore whether they will contribute to a sense of place, to building community connections, and to residents' quality of life.

Streets should be accessible for all users, including wide footpaths, ramps, places for people to stop and rest, shade and shelter, and protection from vehicles such as traffic calming, safe pedestrian crosses with longer crossing times, median strips and blisters on the curb to shorten the crossing length.

Street trees also support the usability of a street by mitigating the effect of rising heat (particularly important in Western Sydney, Liverpool LGA, and Moorebank). They not only cool the streets and homes, but also encourage residents to walk in their neighbourhood, getting to know their neighbours and creating a safer more activated place. Medium and large size trees, particularly deciduous varieties, are the most effective in shading the street and reducing electricity bills.

Co-located child care and seniors' housing/aged care

The concept of "non-familial intergenerational interactions" is centred around the idea that old and young can bring new energy, knowledge and enthusiasm to each others' lives. In the last 20 years or so this concept has been increasingly picked up – particularly in the US, where more shared care facilities are being opened. In this context shared care facilities includes youth, children, college students and older people in co-located facilities (aged care and childcare, intergenerational playgrounds, low cost college housing in nursing homes).

This trend is now starting to have traction in Australia. While there are no currently operating case studies, the following are underway:

- Strathearn Village, Scone, NSW: co-location of high- and low-care seniors' housing and childcare centre
- St Aubins Estate, Upper Hunter Valley, NSW: co-location of an aged care facility and childcare centre, and
- Collegiate Early Learning Centre, Kingston, Tasmania: combining childcare with aged care.

7. Affordable housing analysis

The provision of affordable housing supports a diverse community and provides housing for local key workers such as hospital and aged care staff, early childhood educators and medical staff. Affordable housing is defined as “housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education”¹⁵. Generally, housing that costs less than 30% of gross household income is considered affordable¹⁶. Affordable housing encompasses a range of housing types including private rental housing, social housing managed by community housing providers or NSW Land and Housing Corporation, and boarding houses.

A second definition of affordable housing is a “specific type of housing built to be occupied by a range of low to moderate income households that are ineligible for public housing and also unable to participate effectively in the private rental market”¹⁷. Typically, affordable housing is managed by community housing providers, with rents set at 20-25% below the private rental market¹⁸.

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

7.1. Housing market analysis

7.1.1. South West Sydney

The Centre for Affordable Housing’s housing market snapshot¹⁹ indicates that there is a lack of affordable housing in South West Sydney and insufficient diversity in the housing stock to meet local needs now and into the future. In South West Sydney, there is:

- A low proportion of private rental accommodation
- A long term very tight vacancy rate indicating a severe undersupply of private rental
- Strong increases in both rental levels and sales prices
- A decline in both rental and purchase affordability for lower income households

¹⁵ Centre for Affordable Housing, What is affordable housing?

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

¹⁶ *ibid.*

¹⁷ NSW Parliamentary Research Service Affordable Rental Housing: Current Policies and Options, 2015

¹⁸ St George Community Housing, Submission to the Parliamentary Inquiry into Social, Public and Affordable Housing, 2014

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

¹⁹ Housing NSW Centre for Affordable Housing, ‘Housing Market Snapshot: South West Sydney Subregion’,

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

- Significant loss of affordable rental properties
- Very high proportion of lower income households in rental stress
- A large and growing number of low income renters, and
- A high and growing number of lower income households currently resident in South West Sydney.

The Centre for Affordable Housing *Housing Snapshot – South West Sydney Sub Region* notes that there is a shortage of one and two bedroom dwellings in all South West Sydney LGAs (including Liverpool LGA).

7.1.2. Liverpool LGA and Moorebank

Proportion of private rental market housing that is affordable

As at December 2015, 4.7% of rental stock in the Liverpool LGA was affordable for very low income households, 31.3% was affordable for low income households, and 85.9% of the private market rental stock was affordable for moderate income households. There is a greater proportion of the private market rental stock that is affordable for low to moderate income households than in Greater Sydney, (3.5% affordable for very low income households, 18.4% affordable for low income households, 60.4% affordable for moderate income households). The proportion of accommodation that is affordable to low to moderate incomes has increased slightly in the past five years (0.6 percentage points for very low income households, 1.4 percentage points for low income households, 5.7 percentage points for moderate income households). However, in their analysis taking into account all factors including household size, income, dwelling type and increasing rental prices, the Centre for Affordable Housing classifies the Liverpool LGA as having a high need for affordable housing²⁰.

Median rents

In the Sydney Southwest region, median rents for all dwelling types doubled between 2000 and 2013²¹. Median rents for two and three bedroom dwellings increased in Liverpool LGA over the year to December 2016. Median rents in Moorebank were slightly lower than the Liverpool LGA, and lower than Greater Sydney.

Table 1 Weekly rents for new bonds (all dwellings) - December Quarter 2016 (source: NSW Government, Rent and Sales Report, December 2016)

	One bedroom		Two bedroom		Three bedroom	
	Median	Annual change	Median	Annual change	Median	Annual change
Moorebank (2170 postcode)	\$285	-0.3%	\$370	2.7%	\$460	0%

²⁰ Housing NSW Centre for Affordable Housing, 'Housing Market Snapshot: South West Sydney Subregion

²¹ ibid.

Liverpool LGA	\$295	-0.8%	\$370	2.8%	\$470	2.2%
Greater Sydney	\$480	3.2%	\$520	2.0%	\$530	5.5%

Vacancy Rate

Since 2006, the vacancy rate in the Southwest Sydney subregion has been below 2%, indicating a severe shortage of private rental stock.

Housing Type

Moorebank currently has very few high-density dwellings (1.2%). Liverpool LGA has 11.7% high-density dwellings. Moorebank had a very low proportion of one-bedroom (1.5%) and two-bedroom (5%) dwellings. The dominant dwelling type in Moorebank is 4+ bedroom dwellings (34.5%), and separate houses (85.8%).

Housing Tenure

Moorebank has a higher proportion of households that were purchasing or fully owned their home (78.1%) compared to Liverpool LGA (60.1%) and Greater Sydney (59.2%). Around 14.4% rent privately, lower than Liverpool LGA (22.5%) and Greater Sydney (27.6%).

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 much lower level of housing stress at 10% of all households.

Lone person households

Moorebank has a slightly lower proportion of lone person households (13.4%) than Liverpool LGA (14.6%), and a significantly lower proportion than Greater Sydney (20.4%).

Average Household Size

Moorebank has an average household size of 3.09 persons per dwelling, which is lower than the average of Liverpool LGA (3.2) 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%).

7.2. Three bedroom apartment dwellings and families

Increasingly, families are living in high-rise (over 4 storeys) apartments; in Sydney, 25% of apartments are occupied by families with children (up from 22% in 2011). SGS Economics and Planning attributes this shift to high house prices, which make purchasing a detached house more difficult, and means that affordable detached dwellings are “typically further away from good job opportunities and services”. Also, the trend to family households with two parents working means that families want to live as close as possible to where they work, while as people eat out more, participate in more cultural activities, and are looking for lower maintenance lifestyles, families are “trading private space for better access”²². Delivering more three-bedroom dwellings may also address the needs of other household compositions such as multi-generational families, seniors with home care, and groups of unrelated students/adults.

Toronto’s “Growing Up! Planning for Children in New Vertical Communities Draft Urban Design Guidelines” outlines key design considerations to support families living in apartments, including:

- Overall unit size of 106m² minimum, including large entries e.g. for stroller storage, large laundries, and maximum storage – the average 3 bedroom apartment size of the proposed development is 115.79m²
- Grouping large units together to encourage socialising and create a sense of community
- Locate large units primary in lower portions of the building to facilitate efficient access to the outdoors, especially during emergencies and to allow for overlooking of open space to allow for informal supervision, and
- Locating open space and community facilities nearby.

7.3. Affordable housing needs analysis

- There is an identified high need for affordable housing in the Liverpool LGA and in Moorebank. While the proportion of private market rental housing that is affordable for low to moderate income households is higher than in Greater Sydney, increasing rental prices, high numbers of low-income residents, very tight vacancy rates, a lack of diversity of dwelling types and loss of affordable rental properties indicate a high need for affordable housing.
- Moorebank, is ideally located near to public transport and employment opportunities for key workers, including onsite in the medical centre, child care centre, and retail services, and has been identified as an appropriate location for affordable housing²³. In particular, the subject site is located within 3.5km of Liverpool Hospital, and 25% of Liverpool Hospital staff live within 5 km and 47% within 10 kilometres of the hospital²⁴.

²² <https://www.sgsep.com.au/publications/changing-face-apartment-living-1>

²³ Liverpool Residential Development Strategy (adopted 2008)

²⁴ Liverpool Hospital Operational Plan 2014-2018

- There is a severe undersupply of private rental properties in the South West Sydney region, with vacancy rates below 2%.
- There is a need to provide a diversity of housing types in Moorebank and the Liverpool LGA to provide for local needs, including 3-bedroom apartments that are designed for families, and 1- and 2-bedroom dwellings.

Liverpool City Council does not currently have any targets for the provision of affordable housing. The Greater Sydney Commission Draft District Plan for the South West District suggests a target of 5% to 10% of new floorspace in urban renewal areas.

8. 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.

8.1. What are social impacts?

Impact assessment is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made. Social impact Assessment (SIA) refers to the assessment of the potential social consequences (positive, negative or neutral) of a proposed decision or action.²⁵ 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.²⁶

8.2. 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
- b) Deliverable - something that can be done and realistically expected
- c) Likely to be durably effective - longer-term lasting impact.

²⁵ Planning Institute of NSW, SIA National Position Statement, June 2009

²⁶ International Principles for Social Impact Assessment p.2, May 2003

Table 13 Social impacts and mitigation/enhancement measures

Potential Social Impact	Type	Frequency	Level	Proposed Mitigation/enhancement Measure
	Positive	Cumulative	Significant	
	Neutral	Temporary	Moderate	
	Negative	Permanent	Minimal	
Population Change				
Increase to population of Moorebank by 321 people impacting on access to social infrastructure. High proportion of older people, working aged people, and babies and young children.	Neutral	Permanent	Minimal	Increased and improved access to social infrastructure services (as detailed in other mitigation measures). Universally designed public domain to support pedestrian access by older people and people with prams to nearby social infrastructure including open space.
Accessibility				
Increased population of people of older people requiring an accessible public domain nearby their homes to connect to community activities, services and facilities.	Neutral	Permanent	Significant	Streets and open space should be universally designed to be accessible for all users, including wide footpaths, ramps, places for people to stop and rest, shade and shelter, and protection from vehicles such as traffic calming, safe pedestrian crosses with longer crossing times, median strips and blisters on the curb to shorten the crossing length. In particular, cycleways should be separated from pedestrian footpaths as per Liverpool City Council's Ageing Strategy and Action Plan.

Potential Social Impact	Type Positive Neutral Negative	Frequency Cumulative Temporary Permanent	Level Significant Moderate Minimal	Proposed Mitigation/enhancement Measure
The proposed development provides a pedestrian link to Newbridge Rd to support access to public transport. As part of the VPA for Lot 7, the proposed development contributes to improved pedestrian and cycle access throughout the local area.	Positive	Permanent	Moderate	<p>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 Moorebank Town Centre, Liverpool Station and Liverpool City Centre.</p> <p>Cycleways should be separated from pedestrian footpaths as per Liverpool City Council's Ageing Strategy and Action Plan.</p>
Housing				
Increased supply of seniors housing in an area with an identified undersupply. The proposed development provides 106 seniors housing dwellings with 9 serviced apartments for visitors, located close to new services and open space.	Positive	Permanent	Moderate	<p>Seniors housing should be designed to support ageing in place, including adhering to the liveable housing guidelines, and providing communal meeting spaces and a universally designed public domain and open space.</p> <p>Include facilities to enable on-site support services to enable residents to remain living in place as they need higher care.</p>

Potential Social Impact	Type Positive Neutral Negative	Frequency Cumulative Temporary Permanent	Level Significant Moderate Minimal	Proposed Mitigation/enhancement Measure
Provides increased housing stock and diversity including large 3-bedroom apartments, however may increase price of housing in an area of increasing unaffordability.	Positive (increase stock and diversity)	Cumulative	Moderate	Provide three-bedroom dwellings that support family living including large entryways and lots of storage. Consider providing a proportion of dwellings as affordable housing managed by a community housing provider, or contribute to increased affordable housing to house key workers in Moorebank.
Community and recreation facilities/services				
Residents of the proposed development will require space outside their homes to meet, participate in classes and group activities and hold parties. The proposal includes a 203.8m ² residential amenity space.	Neutral	Permanent	Moderate	Provide internal communal meeting spaces to support resident's social connections. This could include a meeting area in the residential amenities space, however undercover access from the residential towers should be provided.
The forecast population indicates demand for around 2,889m ² open space. The proposal includes 2,800m ² of semi-private communal rooftop open space. Approximately 2 hectares of embellished riverfront open space, with pedestrian and cycle paths, will be dedicated as public recreation areas as part of the VPA for Lot 7.	Positive	Permanent	Moderate	Open space should be universally designed and cater to a range of users including space for a range of activities common in culturally diverse and older populations including: <ul style="list-style-type: none"> Tai Chia and yoga Gardening, and

Potential Social Impact	Type	Frequency	Level	Proposed Mitigation/enhancement Measure
	Positive Neutral Negative	Cumulative Temporary Permanent	Significant Moderate Minimal	
				<ul style="list-style-type: none"> Family gatherings and BBQs. <p>The open space should also cater to the needs of babies and young children e.g. with crawl spaces, and play spaces.</p>
The proposed development provides key services including a supermarket, pharmacy and medical facilities in an area with forecast growth and a current undersupply of services.	Positive	Permanent	Significant	Consider providing spa/salon/hairdressing services as this type of facility is very popular with residents in seniors housing, and there are no such services located nearby.
The proposed development provides an early education care centre, intended to provide 86 places. The proposed centre will require simulated outdoor space to meet requirements. Existing services are at capacity ²⁷ .	Positive	Permanent	Moderate	<p>Consider programming that encourages interactions between residents of the seniors housing and children in the early education and care centre.</p> <p>Consider providing more external outdoor space to meet requirements of 7m2 unobstructed play space per child. Design of the outdoor space should be in accordance with best practice, including providing outdoor spaces with real trees, dirt and gardens. If simulated outdoor space must be provided, it should be</p>

²⁷ Based on consultation with local child care providers in December 2016. Local services have extended waiting lists, and newly opened services comment that there is a lot of demand. In the adjacent subdivision at Georges Fair, it is not possible to build a child care centre as the roads are not wide enough to meet requirements.

Potential Social Impact	Type Positive Neutral Negative	Frequency Cumulative Temporary Permanent	Level Significant Moderate Minimal	Proposed Mitigation/enhancement Measure
				excellent quality. See Appendix 2 for case studies. As the centre is located above ground level, careful consideration of evacuation will be required.
Increased population of children and young people requiring 4 public high school places and 8 public primary school places.	Neutral	Permanent	Minimal	Existing local schools have capacity for some growth.
Crime and safety				
Consideration of safety in the design of the pedestrian link to Newbridge Rd will be essential to encourage residents to use public transport.	Neutral	Permanent	Moderate	The pedestrian link to Newbridge Rd should include lighting, good sight lines, casual surveillance from the street and surrounding businesses. Avoid fencing along the link and include public art/murals to prevent graffiti which can make an area feel unsafe.

Conclusion

Cred Consulting is an independent social planning consultancy based in Sydney. Cred was engaged by Benedict Industries Pty Ltd to prepare a Social Impact Assessment (SIA) looking at the potential social impacts of a proposed mixed use residential development at 146 Newbridge Rd, Moorebank. The proposal is for 162 apartments including 106 seniors housing dwellings, 9 serviced apartments, and retail uses including a gym, child care centre, grocery shops and a medical centre. The proposal is part of a larger Masterplan for "Georges Cove" including open space, business and recreational uses, and an additional 179 residential lots.

The proposed development will increase the population of Liverpool by around 321 people, with a high proportion of people aged over 75. There is also forecast to be a high proportion of working aged people, babies and young children. There will be a need for improved access to universally designed social infrastructure services and open space. The proposed development provides significant public benefits, including:

- 106 seniors' housing dwellings in an area with an ageing population, no existing services, and identified undersupply
- Increased housing diversity, including a high proportion of large 3-bedroom apartments which can support families, and provided apartment dwellings in an area of more than 80% separate houses
- A child care centre intended to provide 86 places, in an area where existing services are at capacity and there is forecast growth from surrounding developments
- A communal "residential amenity" facility (254.3m²) and communal rooftop open space (2,800m²) to support resident's social interaction and act as a "backyard"
- New retail uses including a medical centre, cafes, pharmacy, fresh fruit and vegetables, and supermarket in an area with forecast growth and no facilities within walking distance
- Local employment opportunities including in new commercial floorspace (2,570m²), retail, gym, serviced apartment, medical and child care uses, and
- New pedestrian and cycle connections, and a pedestrian link to public transport on Newbridge Rd.

There are opportunities to enhance these positive impacts by providing: universal design of streets and open space areas including CPTED principles including separated cycleways; housing designed according to the Liveable Housing Guidelines; and facilities to enable on-site support services for the seniors housing to facilitate ageing in place. The proposed child care centre does not meet the requirements for 7m² of unobstructed outdoor play space per child, and so will require indoors simulated outdoor space. This is not best practice however this can be mitigated through careful design including excellent ventilation and natural light to play areas, and providing real trees, dirt and grass in

the outdoor space (see Appendix 2). 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 seniors should be considered.

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
Secondary School	50% of young people 12 to 17 attend government high schools
Primary School	60% of children aged 5 to 11 attend government primary schools
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 - 9m2 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

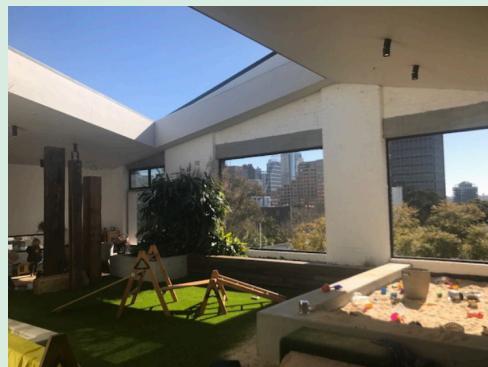
Appendix 2 Best practice child care

We know that children who received some early childhood education and care were less likely to be developmentally vulnerable (19.8% nationally) than children who did not receive any early childhood education and care (35.1% nationally)²⁸. Best practice indicates that^{29,30}:

- Early education and care centres should be located at ground level or not above the third floor, to provide for safe evacuation (see East Sydney Early Learning Centre case study)
- It is not ideal to design centres over multiple levels, as this limits the possibility for ongoing relationships with educators and learning between different children, and increases the difficulty of evacuation
- Centres should have a maximum of 90 places to ensure quality outcomes for children, and
- Benchmarks for the provision of internal and external space for early education and care centres are 3.25m² per child for internal space and 7m² per child for external space, and best practice child care provides access to real outdoor spaces (see Lady Gowrie Child Centre case study). As an increasing proportion of children attending long day care services in high density environments are living in high rise apartments without access to outdoor areas, it is important that these children get access to natural environments at their day care centres. Child care guidelines permit “simulated outdoor space”, however this is not best practice and should only be included where real outdoor space can absolutely not be provided. There are some examples of better simulated outdoor space, which provides natural light and fresh air (see East Sydney Early Learning Centre case study).

Case study: East Sydney Early Learning Centre, Darlinghurst

This service is architect designed with indoor playgrounds on each floor and an outdoor play space on the top floor overlooking the Sydney city skyline. The outdoor play space is very well designed with good areas to play in inclement weather. The service is very well ventilated and well-lit throughout. The use of a safe haven room means that educators and children can group before evacuation from top floor of this three story building. Evacuation into safe haven is happening in under 3 minutes.



²⁸ Community Child Care Cooperative NSW, 2016

²⁹ Cred Consulting, 'City of Sydney Child Care Needs Study' 2015

³⁰ Cred Consulting, 'City of Parramatta Best Practice Child Care Review', 2017

Case study: Lady Gowrie Child Centre Docklands, Melbourne

Lady Gowrie Child Centre in Docklands is a model for outdoor play provision in higher density areas. The centre has real outdoor space with real trees, gardens and dirt, on top of a supermarket. Rooms have natural light from the playground. The centre has been rated as “Excellent” in the National Quality Standards.

In emergencies, evacuation of the centre can be done in under 3 minutes via stairwells. The Service uses dual baby carriers for children under 12 months. One unanticipated safety element is that children have been able to throw rocks over the playground wall onto the street and footpath, this is managed via supervision.

