



## CORONATION PROPERTY

### SOCIAL IMPACT ASSESSMENT

**Proposed development  
at 28 Shepherd Street,  
Liverpool**

October 2015



**Report Title: Social Impact Assessment proposed development at 28  
Shepherd Street, Liverpool**

**Client: Coronation Property**

**Version: Draft SIA (v1)**

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# Executive summary

Cred Consulting is an independent social planning consultancy based in Sydney. Cred was engaged by Coronation Property to prepare a Social Impact Assessment (SIA) looking at the potential social impacts of a proposed development at 28 Shepherd Street, Liverpool. The proposal is for a residential development of 144 units on a 5,887m<sup>2</sup> site. The site at 28 Shepherd Street is part of an urban renewal Masterplan for the Shepherd Street Precinct which will result in around 1,044 dwellings at its completion.

As the development is over 100 dwellings, Liverpool City Council's adopted Social Impact Assessment Policy (Chapter 27, Part 1 DCP) requires a Comprehensive Social Impact Assessment. 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 will result in between an additional 324 and 396 residents in the suburb of Liverpool. The Liverpool suburb is a highly culturally diverse area (around 61% non English speaking background) with high proportions of working age households, and families with children. The area has a higher proportion of houses in rental and mortgage housing stress than the Liverpool LGA and Greater Sydney and higher proportions of low income households and unemployment.

This will require the provision of local social infrastructure onsite to service the local community. Within 800 metres of the site there is an oversupply of public open space with more than 170,000m<sup>2</sup> of open space including a playing field and a district park, Lighthorse Park. There are 10 community facilities within 800 metres of the site including child care centres, a library and community halls, which currently have capacity for increased use. There are no public high schools or primary schools within 800 metres of the site. The site is located in close proximity to the Liverpool City Centre, Liverpool Station and Liverpool Hospital (which is currently at capacity).

The applicant proposes to provide an additional 4,904m<sup>2</sup> of open space on site, including 1,732m<sup>2</sup> of public open space through a new park and the remainder communal open space for residents (on ground and rooftops) including a kitchen garden. Within the total Shepherd Street Precinct, the following public benefits are proposed: adaptive reuse of the Paper Mill for community uses, shared footpath/cycleway along the Georges River, and upgraded open space at Mill Park.

## Social impacts and mitigation measures

Detailed social impacts and mitigation measures are provided at Section 6. The table below provides a high level summary of the key impacts and mitigation measures:

Identified social impact	Type	Mitigation measure
Increased population of Liverpool suburb by 324 to 396 <sup>1</sup> residents	Neutral	Minimal impact of increased population on local infrastructure and services which currently have capacity
Significantly increased population density from 37.91 persons per hectare to between 559-683 persons per hectare in	Negative	Deliver community building and community engagement activities from the early stages of development to deliver community building

<sup>1</sup> Based on a range of 2.25 to 2.75 persons per household



Identified social impact	Type	Mitigation measure
an isolated area with no existing social infrastructure		activities (bbqs, site activation, Facebook page, events)  Establish a temporary internal community space at the Paper Mill building at early stages to provide a meeting/community space for residents and to deliver community events
Increased employment opportunities	Positive	None required. Will be delivered through increased retail
Increased access to quality neighbourhood open space in an area with a high proportion of large open space areas	Positive	Deliver neighbourhood public park at early stages of the development to provide a space for neighbours to connect socially, and to keep fit and healthy. Park should be designed to address the needs of a range of age groups and active and passive activities and reflect the needs of culturally diverse residents (eg. For family gatherings).  Space will need to be designed to prevent conflict between users in a highly dense area
Increased rental housing stock  However, no increase in affordable housing stock	Positive  Negative	Identify opportunities to contribute to increased affordable housing stock in the Liverpool suburb
Increased children and young people needing access to primary and secondary school	Neutral	None required at this stage. However, there is no primary school within 800metres and the local Liverpool High Girls is near capacity. Need for additional public school places as impacted by entire Shepherd Street Precinct should be monitored
Increased demand for health services	Negative	Identify opportunities to provide medical facilities on site to service Shepherd Street Precinct  Monitor impact on Liverpool Hospital which is currently at capacity

## Conclusion

At 144 dwellings and between 324 and 396 residents at its completion, the proposed development will have minimal negative social impacts on existing social infrastructure, services and sustainability within the suburb of Liverpool. However, given the significantly high density of the proposed development at 28 Shepherd Street, there will be a need to support social sustainability for future residents of the development through the delivery of social infrastructure, such as the neighbourhood park, and the

community space (Paper Mill reuse), at the development's early stages that will provide opportunities for community connection and engagement. Based on planning standards and benchmarks the development is unlikely to impact on the existing population's access to local community facilities nor create demand for an additional community facilities and services. However, a new community space will be available to residents through an adaptive reuse of the Paper Mill building. While the population increase at 28 Shepherd Street will not independently create demand for social infrastructure and services, the cumulative impact of the entire Shepherd Street Precinct indicates there will be increased demand for primary school and secondary school places and medical facilities, including increase health facilities at the already at capacity Liverpool Hospital.

The proposed public benefits of 1,732m<sup>2</sup> of public open space/3,172m<sup>2</sup> of communal open space, increased housing stock and employment opportunities through increased retail and services in the adjacent Paper Mill facility outweigh the negative impacts of increased density and population. To ensure that residents do not become socially disconnected, or have to leave the area to access services, there are opportunities to enhance the positive impacts by: ensuring the Paper Mill reuse provides a multipurpose space that can service the wider neighbourhood and that is connected to outdoor space to use for family gatherings; delivery of community building and community engagement activities from the early stages of development; and, that the public domain is universally designed, well lit and safe and provided at the development's early stages. Considering the very high levels of housing stress in the Liverpool suburb, opportunities to contribute to an increased supply of affordable rental housing for key service workers in the Liverpool suburb should be considered.

# 1. Introduction

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## 1.1. Background

Cred Consulting is an independent social planning consultancy. Cred was engaged by Coronation Property to prepare a Comprehensive Social Impact Assessment (SIA) looking at the potential social impacts of proposed residential development of 144 units at 28 Shepherd Street, Liverpool, in the Liverpool City Council Local Government Area (LGA). This Comprehensive SIA has been completed in accordance with Liverpool City Council's Social Impact Assessment Policy.

The proposed development is part of plans for a new residential neighbourhood, the Shepherd Street Precinct, of around 1044 units including developments at 20, 28, 31 and 33 Shepherd St.

This report provides an assessment of the likely social impacts 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.

## 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.<sup>2</sup>

This Comprehensive 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). According to the Council's Policy, a Comprehensive Social Impact Assessment is required and is defined as:

*A CSIA is an in-depth assessment of the potential social impacts of a development proposal. This type of assessment is required when a development is of large enough scale or potential level of impact that it requires detailed consideration of social impacts. It involves a detailed analysis of the issues identified in the SIC and must be completed by a qualified and experienced professional.*

This SIA assesses the positive and negative impacts, and where negative, the mitigation measures to be provided.

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<sup>2</sup> 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
- Pre and Post development demographic analysis of the small area and suburb and comparison with Liverpool LGA
- Audit and mapping of social infrastructure and services within 800 metres of the site and within the suburb of Liverpool
- Audit and mapping of open space within 800 metres of the site and in the suburb of Liverpool
- Benchmarking social infrastructure demand for target groups
- Analysis of social impacts in accordance with PIA Policy Statement and Liverpool SIA Policy, and
- Recommendation of mitigation measures to address identified impacts.



## 2. Proposed development

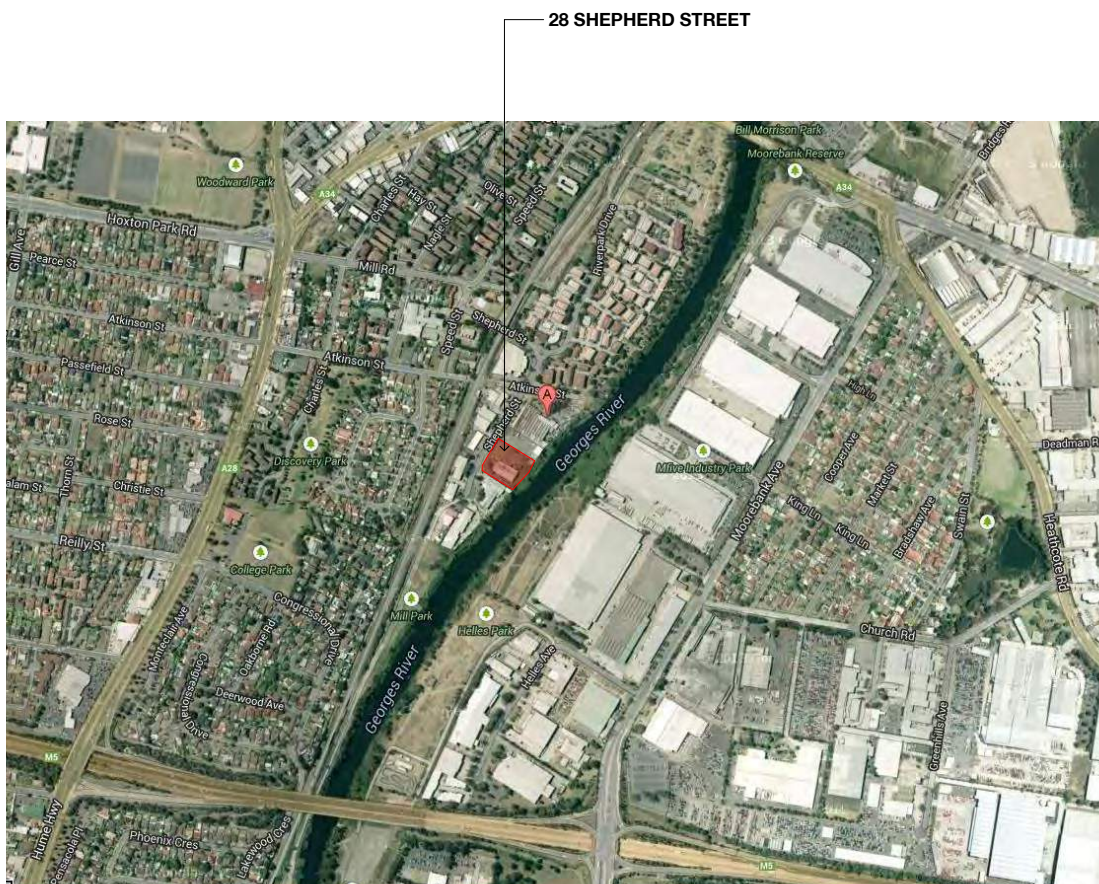
### 2.1. The Site

The site is 28 Shepherd Street Liverpool (Lot 22, DP 859055). This site is part of a larger Masterplan - the Shepherd Street Precinct.

The site is located in the suburb of Liverpool 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, Campbelltown and other suburbs (Bringelly, West Hoxton, Prestons) and approximately 978 metres (approximately 15 minute walking distance) from Liverpool station and Liverpool City Centre. The site has an area of 5,887m<sup>2</sup>.

The site is located in the Georges River Corridor which comprises a parkland corridor along the western bank of the Georges River, from Lighthorse Park to Casula Powerhouse Regional Arts Centre.

Figure 1 Location of proposed development site at 28 Shepherd Street Liverpool (source: Coronation Property)



### 2.1.1. Current site uses

28 Shepherd St is currently vacant and has no current uses.

### 2.1.2. Neighbouring sites

The site is currently bordered by

- The Georges River to the East
- A car towing company to the North (26 Shepherd St)
- A warehouse and a smash repairs company to the South (30-32 Shepherd St), and
- Light industrial buildings across Shepherd St to the West, specifically brake and clutch wholesalers and manufacturers.

The site is in close proximity (within 100m) to the passenger and freight rail line.

## 2.2. Proposed dwellings

The proposed dwelling mix and total dwellings count is shown in Table 1. The proposal is for two residential towers, of 79 units and 65 units and 23 and 17 storeys, 144 units in total.

Table 1 Proposed dwelling mix and total dwellings

No of bedrooms	Mix	Total proposed development
<b>1 bedroom</b>	37%	53
<b>2 bedrooms</b>	58%	83
<b>3 bedrooms</b>	6%	8
<b>Total dwellings</b>	<b>100%</b>	<b>144</b>

While this SIA relates to 28 Shepherd Street it is important to note that it is part of a larger master planned Shepherd Street Precinct undergoing urban renewal of the East side of Shepherd St, including adaptive re-use of the Paper Mill heritage building at 20 Shepherd St and 1,044 total apartments in 7 towers ranging from 8 to 32 storeys.

## 2.3. Proposed social infrastructure and services

### Social infrastructure on site

On the site at 28 Shepherd Street, the applicant is currently proposing to provide 4,904m<sup>2</sup> of open space, including 1,732m<sup>2</sup> of public open space. The proposed open space by type is shown in Table 2.

Table 2 Proposed open space

Type	m2
<b>Public</b>	1,732m2
<b>Communal</b>	1,208m2
<b>Rooftop communal</b>	1,964m2
<b>Total</b>	<b>4,904m2</b>

### Social infrastructure within Shepherd Street Precinct

There is no other social infrastructure planned onsite at 28 Shepherd Street. However, as part of the Masterplan for the larger Shepherd Street Precinct, the following social infrastructure is planned:

- Adaptive re-use of the Paper Mill heritage building including a number of small tenancies/shops and an area which can be booked by residents of 28 Shepherd St for community events such as birthdays and strata meetings
- Provide a public shared footpath/cycleway along the Georges river by delivering a raised boardwalk on the riverbank between 20 and 33 Shepherd St developments. The boardwalk is proposed to be 2.5m wide with lookouts and on grade access points and connection to existing pedestrian/cycle pathways, and
- Upgrade the open space of Mill Park to include a variety of community uses for public benefit, including play space, community garden, outdoor gym, informal amphitheatre, BBQ and picnic areas.

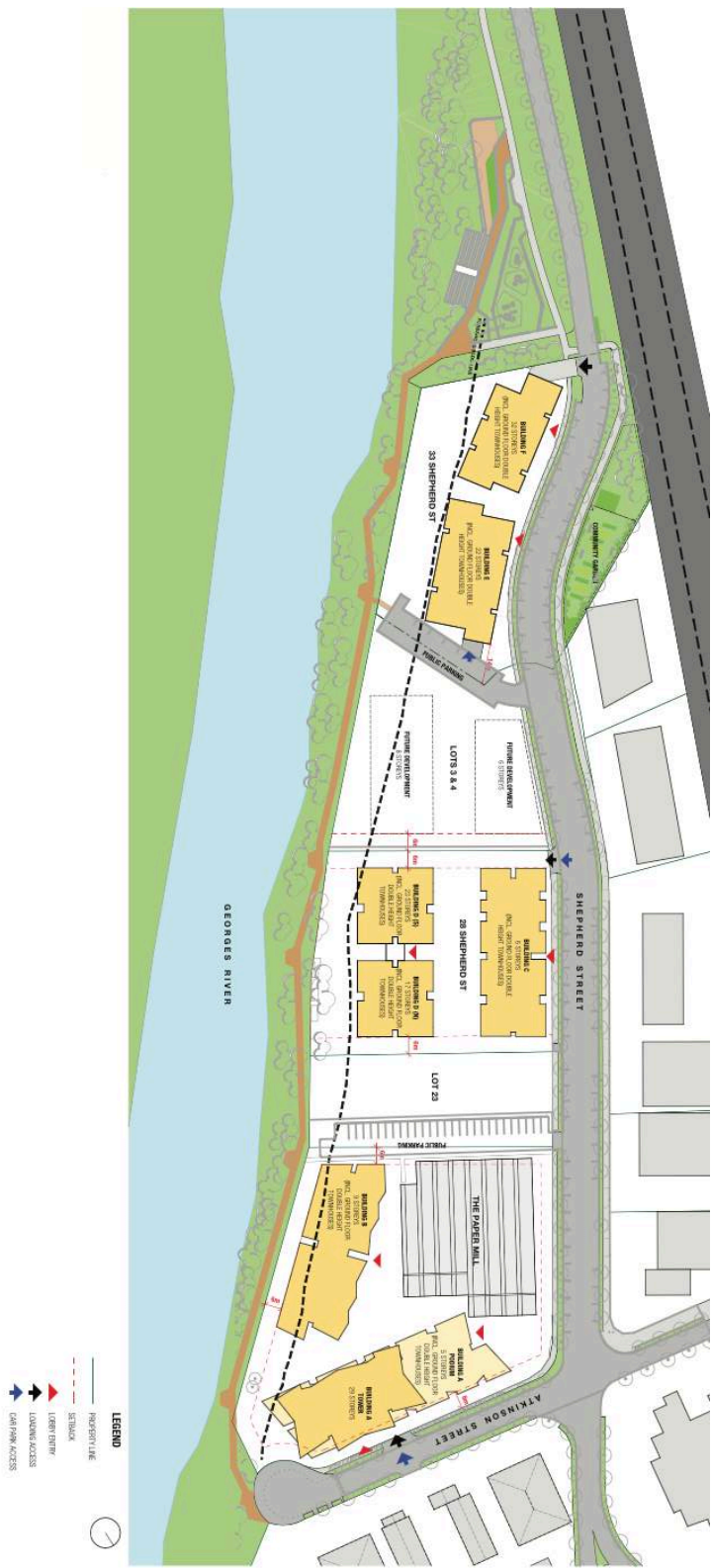
Figure 2 (overpage) shows a Masterplan for the Shepherd Street Precinct.

## 2.4. Key findings

Key findings relating to the site:

- The site is well located nearby public transport and services within the Liverpool City Centre
- The site will not displace any current uses
- The proposed tower heights are not in keeping with the area which is currently industrial and the nearest residential low to medium density housing
- The site has the opportunity to enhance the Georges River Corridor for residents of the proposed development and the broader community, and
- The site is located adjacent to the Paper Mill and Mill Park which will provide internal and open space opportunities for future residents to connect with each other and support a more socially sustainable community.

Figure 2 Shepherd Street Precinct Masterplan (Source: Woods Bagot/Aspect Studio)



### 3. Policy and planning context

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#### **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**

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.

### 3.1. Analysis of implications

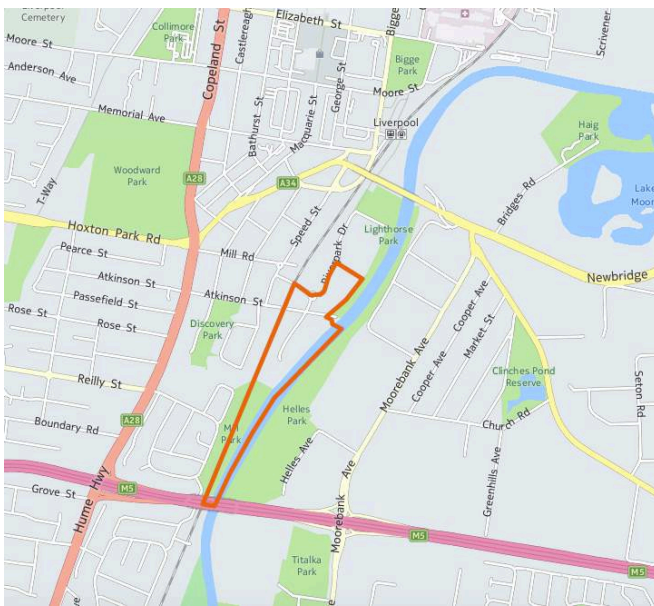
- The proposed development supports Liverpool Council's vision to create physical and visual connections between City Centre and the Georges River
- There are opportunities for the proposed development to contribute to the Urban Breathing Space project through upgrading the landscape and amenities of the foreshore and enhancing the foreshore experience
- The delivery of a public neighbourhood park on site supports Council's vision to improve health and wellbeing, and encourage a happy and active community. However, community facilities and open space on site will need be well designed for safety and to support use by a range of age groups and needs in a highly dense environment (eg. passive and active)
- The dwelling mix will mostly result in a range of single, couple and family households in keeping with Liverpool's existing household structure, and is likely to be a culturally diverse community. However, as the housing proposed is 100% private housing, the development is unlikely to support a socio-economically diverse community.
- Opportunities to increase social inclusion particularly for different community groups who face barriers should be considered, to promote community diversity and connections.



## 4. Pre and post-development community profile

The site is located in the ABS statistical area 1152563, in the suburb of Liverpool, in the Liverpool City Council LGA. This section identifies the existing resident population of the suburb of Liverpool, utilising data obtained from profile.id.

Figure 3 Location of the site in Statistical Area 1152301 (source: atlas.id)



### 4.1. About the Liverpool LGA

The 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 Liverpool suburb

### Total population in 2011

The population for Liverpool suburb was 24,005 with an average household size of 2.75 people per dwelling. Liverpool suburb had 13% population growth between 2006 and 2011, or +2,707 people.

### Age profile 2011

Compared to Liverpool LGA, Liverpool suburb had a

- Higher proportion of babies and preschoolers aged 0-4 (8.6% vs. 7.8%)
- Higher proportion of young workers aged 25 to 34 (18.1% vs 14.6%)
- Higher proportion of seniors and elderly aged 70 and over (7.6% vs 6.1%)
- Lower proportion of primary schoolers aged 5 to 11 (9.2% vs 11%)
- Lower proportion of secondary schoolers aged 12 to 17 (7.2 vs 9.3%), and
- Lower proportion of parents and homebuilders aged 35 to 49 (20.5% vs. 22.3%).

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

- Elderly aged 85 and over (+27% or +60 people)
- Babies and preschoolers aged 0 to 4 (+26% or +427 children)
- Young workers aged 25 to 34 (+23% or +824 people), and
- Empty nesters and retirees aged 60 to 69 (21% or +315 people).

Table 3 provides a full age profile for Liverpool suburb and Liverpool LGA.

Table 3 Age profile Liverpool suburb 2006 to 2011 (source: profile.id)

Liverpool suburb - Total persons (Usual residence)	2011			2006			Change 2006 to 2011	
Service age group (years)	Number	%	Liverpool LGA %	No.	%	Liverpool LGA %	No.	% change
Babies and pre-schoolers (0 to 4)	2,063	8.6	7.8	1,636	7.7	8.3	427	26%
Primary schoolers (5 to 11)	2,211	9.2	11	2,045	9.6	11.8	166	8%
Secondary schoolers (12 to 17)	1,740	7.2	9.3	1,593	7.5	9.3	147	9%
Tertiary education and independence (18 to 24)	2,329	9.7	9.9	2,260	10.6	10	69	3%
Young workforce (25 to 34)	4,350	18.1	14.6	3,526	16.6	15.1	824	23%
Parents and homebuilders (35 to 49)	4,928	20.5	22.3	4,786	22.5	23	142	3%
Older workers and pre-retirees (50 to 59)	2,715	11.3	11.6	2,286	10.7	10.7	429	19%
Empty nesters and retirees (60 to 69)	1,838	7.7	7.4	1,523	7.2	6.3	315	21%
Seniors (70 to 84)	1,547	6.4	5.2	1,418	6.7	4.8	129	9%
Elderly aged (85 and over)	285	1.2	0.9	225	1.1	0.7	60	27%
Total population	24,005	100	100	21,298	100	100	2,707	13%

### Population density

The current residential population density of Liverpool suburb (37.91 persons per ha) is much higher than the Liverpool LGA, (5.89 persons per ha).

## 4.3. Population diversity and wellbeing

### ATSI Population

At 1.1% of the population (or 270 people), Liverpool suburb has a smaller proportion of Aboriginal and Torres Strait Islander residents compared to Liverpool LGA (1.5%) or Greater Sydney (1.2%).

**Cultural and Linguistic diversity**

66.2% of Liverpool suburb's population speaks a language other than English at home, which is much higher than Liverpool LGA (35.9%) and Greater Sydney (26.3%).

In Liverpool suburb, the most common languages other than English spoken at home in 2011 were Arabic (16.3%), Serbian (9.8%) and Hindi (4.4%).

**Household income**

Liverpool suburb has a lower median weekly household income (\$947) than Greater Sydney (\$1,447) and Liverpool LGA (\$1,299).

**SEIFA Index of Disadvantage**

Liverpool suburb is relatively more disadvantaged (SEIFA score of 847.6) than Liverpool LGA (score of 951) or Greater Sydney (1011).

**Unemployment Rate**

Liverpool suburb has a higher unemployment rate (11.8%) than Liverpool LGA (7.0%) or Greater Sydney (5.7%).

## 4.4. Housing and households

**Housing Type**

Liverpool suburb currently has 47.6% high density dwellings, a greater proportion than across Liverpool LGA (10.8%).

**Housing Tenure**

Liverpool suburb has a higher proportion of households that were renting their home (45.9%) compared to Liverpool City (29.1%) and Greater Sydney (30.4%). Households that own their own home or are currently buying it through a mortgage make up 41.5% of households in Liverpool suburb, much lower than Liverpool City (62.8%).

**Housing stress**

Across Liverpool City, around 16.2% of households are under housing stress, much higher than Greater Sydney at 11.5% and higher than WSROC at 15%. The suburb of Liverpool has the highest level of housing stress in Liverpool City at 23.4% of all households.

**Vacancy Rate**

Since 2006, the vacancy rate in the Southwest Sydney subregion has been below 2%, indicating a severe shortage of private rental stock<sup>3</sup>.

**Lone person households**

Liverpool suburb has a greater proportion of lone person households (22%) than Liverpool LGA (15.2%).

**Average Household Size**

Liverpool suburb has an average household size of 2.75 persons per dwelling, which is lower than the average of Liverpool LGA (3.2) but higher than Greater Sydney (2.7).

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<sup>3</sup> [Housing NSW Housing Market Snapshot](#)

## Social housing

At 7.9% of all housing, Liverpool suburb currently has a similar proportion of social housing as Liverpool LGA (8.1%), and higher than Greater Sydney (5.5%).

## 4.5. Population forecasts post-development

This section provides estimates of the forecast population resulting from the proposed development on the combined sites using a range of household sizes of between 2.25 and 2.75 persons per household. The forecast population of the proposed development site is between 324 to 396 people people.

Table 4 Forecast population of proposed development

Site	Size	Potential future population of the site		
		2.25 pp household	2.5 pp household	2.75 pp household
Proposed development	<b>144 dwellings</b>	324 people	360 people	396 people

## Change to Liverpool suburb population

Liverpool City Council does not have population forecasts by suburb. However, we can assume the following growth based on the proposed development. We know that growth will be significantly higher based on other urban renewal on Shepherd Street of up to around 2,500 people.

Table 5 Change to the population of Liverpool suburb post development at 28 Shepherd St

Site	Existing Liverpool suburb population (2011)	Forecast population range proposed development	Liverpool suburb population post development	% change (2011 Liverpool suburb population)
Proposed development	<b>24,005</b>	<b>324 to 396 people</b>	<b>24,329 to 24,401 people</b>	<b>1-2%</b>

## Forecast age profile

The proposed development will likely have a similar density and dwelling mix to Rhodes West in Canada Bay. The age breakdown for Rhodes West has therefore been applied to the total forecast population of the proposed development to provide a forecast potential age profile for the area. Table 6 shows the potential age breakdown by service age group for the site based on a range of persons per dwelling.

Table 6 Estimated Age Breakdown (based on Rhodes West as benchmark) 2011

	Rhodes West	Total forecast	Total forecast	Total forecast
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		population proposed development (based on 2.25 persons per dwelling, 324 people)	population proposed development (based on 2.5 persons per dwelling, 360 people)	population proposed development (based on 2.75 persons per dwelling, 396 people)
Age group	%	#	#	#
0 to 4	6.7	22	24	27
5 to 11	3.2	10	12	13
12 to 17	2.0	6	7	8
18 to 24	21.3	69	77	84
25 to 34	40.0	130	144	158
35 to 49	16.5	53	59	65
50 to 59	5.6	18	20	22
60+	4.8	16	17	19

Source: ABS Census of Population and Housing, profile.id for City of Canada Bay

### Changes to population density

Based on a total estimated population of 324-396 people and a total site size of 0.58ha, the density of the proposed total site would be around 559 – 683 persons per hectare. By way of comparison, by 2031, Green Square in the City of Sydney will have a population density of around 211 persons per ha, and the high-density area of Rhodes West will have a population density of around 209 by 2031.

Table 7 Forecast population density

	Size (ha)	Total population	Population density (persons per ha)
2.25 persons per dwelling	0.58	324	559
2.5 persons per dwelling	0.58	360	621
2.75 persons per dwelling	0.58	396	683

## 4.6. Key findings



The community profile indicates the following in terms of social infrastructure, services and social sustainability in the Liverpool suburb area:

- Providing housing and facilities that are affordable is important due to the low median household income, high levels of housing stress, low SEIFA index of disadvantage and high unemployment of Liverpool suburb and Liverpool LGA
- Community facilities and spaces should cater to the culturally diverse population in the area, particularly Arabic, Hindi and Serbian speakers. Appropriate recreation facilities, spaces for community and cultural events, and information available in a range of languages will be important
- The high working age population of the area will need community space outside of their homes to meet, participate in local health and wellbeing programs, recreate, form neighbourhood connections, hold club meetings, and have local get-togethers, particularly outside of working hours on weekends and in the evenings. This includes parks, exercise equipment, bike paths, restaurants and bars
- Universally designed public spaces including provision for children, people with disability, and for ageing in place will be important
- The population density of the proposed development is significantly higher than the existing density, or even the most highly dense areas of Sydney (eg. Green Square). This can create a very activated community, however, also creates demand for high quality community facilities and public and semi-private open space that can build connections between neighbours, and provide space away from their homes. There will be competing uses for these public and communal spaces (eg. Dog walkers v children playing) requiring well designed and managed community spaces.

## 5. Existing social infrastructure and services

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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

Housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, community services and facilities. The following social infrastructure is located within 800 metres of dwellings at 28 Shepherd Street (within walking distance from site).

**Community facilities**

As shown in Figure 4 and Table 8, there are 10 community facilities within approximately 800 metres of the site including:

- 1 Islamic private primary and high school
- 1 museum
- 1 shopping area
- 3 fitness gyms, and
- 4 child care centres.

**Transport**

As shown in Figure 4 and Table 8, public transport options near to the proposed development include:

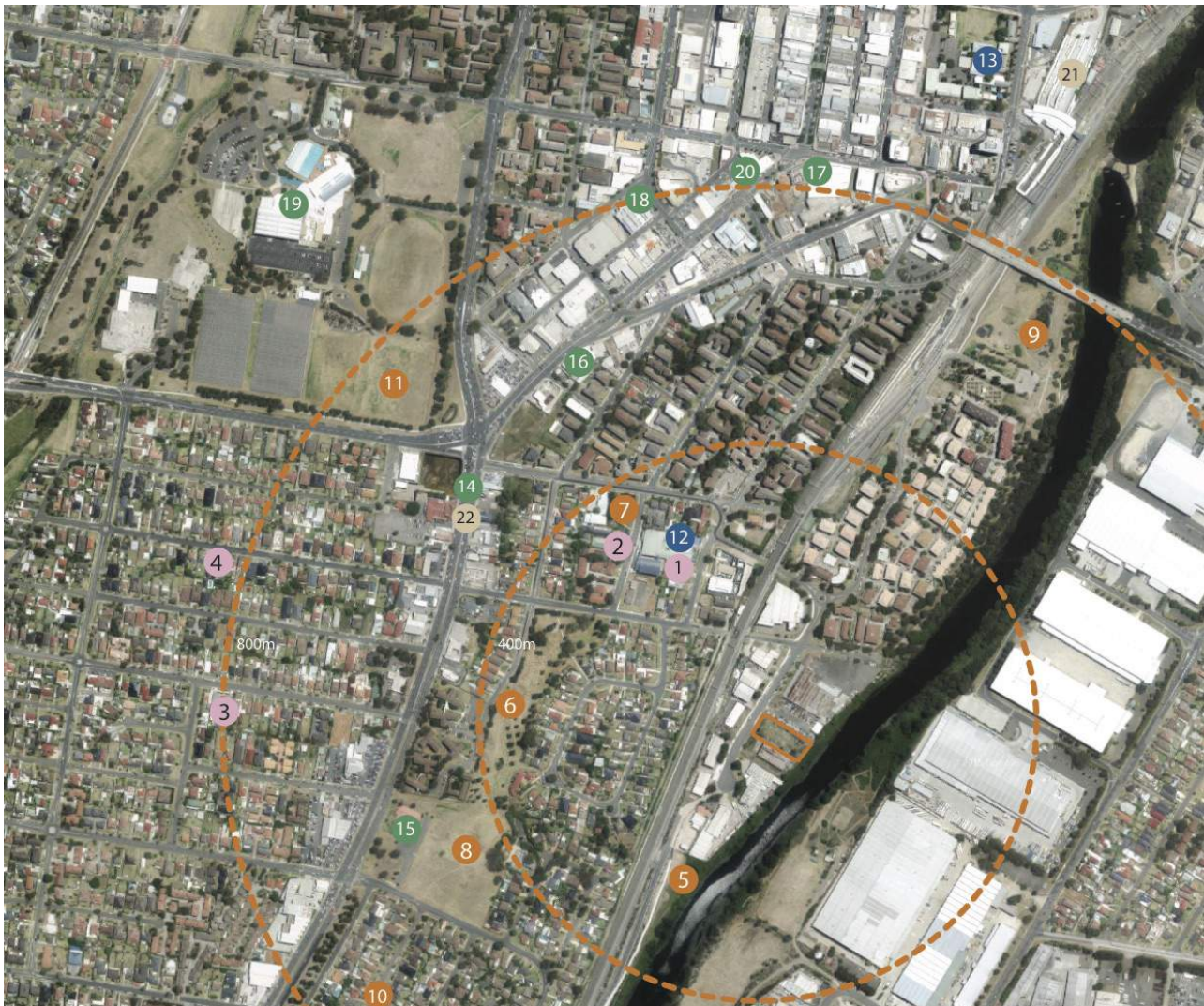
- Bus stops, with buses to Liverpool, Campbelltown, Bringelly, West Hoxton and Prestons 520m from the site, and
- Liverpool Railway Station, 970m from the site.

**Open Space**

As shown in Figure 4 and Table 8, there are seven open space areas within approximately 800m of the Study Area. This includes:

- 5 local parks – Mill Park, Discovery Park, Dunbier Park, College Park and Hazel Bradshaw Park
- 1 district park - Lighthorse Park (137,600m<sup>2</sup>)
- 1 sportsground – Woodward Park and Hillier Oval

Figure 4 Map of social infrastructure within 800m of site (28 Shepherd Street)



● Childcare

1. Clovel Childcare and Early Learning Centre
2. Play 2 Learn
3. Happy Start Childcare
4. Just Kids Learning

● Open Space

5. Mill Park
6. Discovery Park
7. Dunbier Park
8. College Park
9. Lighthorse Park
10. Hazel Bradshaw Park
11. Hillier Oval/Woodward Park

● Education

12. Al Amanah College
13. Liverpool Public School

● Facilities

14. Shopping
15. Liverpool Regional Museum
16. Platinum Fight and Fitness
17. Crunch Liverpool
18. Squashlands Gym and Fitness
19. Whitlam Leisure Centre
20. Medical Centre 2000

● Transport

21. Bus stop
22. Liverpool Train Station

Table 8 Audit of social infrastructure within 800m of development site

Type	Facility Name	Description	Geographic Distance	Current Walking Distance
Child care centre	Clovel Childcare & Early Learning Centre	38 place child care centre	235m	500m - 6 minutes
Education	Al Amanah College	Private Islamic co-educational primary and high school	260m	450 m - 5 minutes
Open space	Mill Park	Riverfront park with lawn and riparian vegetation	330m	350m - 4 minutes
Child care centre	Play 2 Learn	58 place child care centre	345m	650m - 8 minutes
Open space	Discovery Park	Grass area	360m	1km -11 minutes
Open space	Dunbier Park	Playground equipment, community garden	360m	600m, 7 minutes
Open space	College Park	Grass area	490m	1.4km - 17 minutes
Shopping	Shops on Hume Hwy Near Atkinson St	Pharmacy, restaurants and Coles Express supermarket/service station	490m	900m - 10 minutes
Public transport	Bus stop	Buses to Campbelltown, Liverpool and other suburbs (Bringelly, West Hoxton, Prestons)	520m	1.1km, 15 minutes
Museum	Liverpool Regional Museum	Museum about the history of the Liverpool area	540m	1.3km - 14 minutes
Gym	Platinum Fight and Fitness Centre Liverpool	Fitness gym	575m	1km - 11 minutes
Open	Lighthorse Park	Historic park with lawn, river, BBQ	595m	750m - 9 minutes



Type	Facility Name	Description	Geographic Distance	Current Walking Distance
space		areas, playground		
Open space	Hazel Bradshaw Park	Grass area with trees	780m	270m, 3 minutes
Gym	Squashlands Gym and Fitness	Fitness gym	780m	1.3km - 15 minutes
Gym	Crunch Liverpool	Fitness gym	800m	1.2km - 15 minutes
Child care centre	Happy Start Childcare	60 place childcare centre	800m	1.4km - 18 minutes
Sports-ground	Hillier Oval/ Woodward park	Rugby league oval, cricket wicket, athletics track, 2 oztag fields, 32 concrete netball courts	800m	1.1km - 13 minutes
Medical	Medical Centre 2000	Medical centre	820m	1.1km - 14 minutes
Child care centre	Just Kids Learning	29 place child care centre	842m	1.5km - 18 minutes
Public transport	Liverpool Station	Major train station and suburban bus interchange	970m	1.2km - 15 minutes

### 5.2.2. Audit of social infrastructure in Liverpool City Centre

In addition to the social infrastructure located within 800 metres of the site, there is major social infrastructure located in the Liverpool City Centre as detailed in Table 9 below.

#### Community Facilities

Table 9 Additional major social infrastructure in Liverpool City Centre

Type	Facility Name	Geographic Distance
Shopping	Australia Post	910m
Education	Liverpool Public School	1.05km
Education	TAFE NSW South Western Sydney	1.1km



Type	Facility Name	Geographic Distance
Police	Liverpool Police Station	1.15km
Sport and Recreation Centre	Whitlam Leisure Centre	1.15km
Library and Community Centre	Liverpool City Library	1.2km
Senior's Centre	Hilda M Davis Senior's Centre	1.2km
Community Centre	Dr James Pirie Community Centre	1.2km
Education	All Saints Catholic Girls High School	1.4km
Education	All Saints Catholic Primary School	1.45km
Shopping	Aldi Supermarket	1.45km
Shopping	Westfield Shopping Centre (including supermarkets, banks and other services)	1.45km
Cinema	Event Cinemas Liverpool	1.5km
Education	All Saints Catholic Boys High School	1.55km
Medical	Liverpool Hospital	1.65km
Medical	Sydney South West Private Hospital	1.75km
Education	Liverpool Girls High School	1.8km
Education	Liverpool Boys High School	1.85km

## Open Space

There is 142.33ha of open space in Liverpool suburb, of which 58% is in parks greater than 10ha<sup>4</sup>. The audit provided in Table 10 shows that in addition to the open space and recreation facilities within 800m of the proposed development, within Liverpool suburb there are six additional sports grounds.

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<sup>4</sup> Liverpool City-Wide Recreation Strategy 2020, adopted December 2003

Table 10 Additional open space within Liverpool suburb

Type	Facility Name	Description	Geographic Distance
Sportsground	Ireland Park	3 senior soccer fields, 2 junior soccer fields	2.2km
Sportsground	Lehmanns Oval	1 synthetic cricket wicket, 1 senior soccer field, 1 junior soccer field, 1 baseball diamond, 1 athletics track	2.35km
Sportsground	Paciullo Park	3 senior soccer fields, 1 junior soccer field	1.5km
Sportsground	Schell Park	1 synthetic cricket wicket, 1 senior soccer field	2.3
District Park	Bigge Park	District park with 4 tennis courts	1.2km
Sportsground	Collimore Park	3 multipurpose netball/basketball courts, 1 hockey field	1.4km

## 5.3. Social infrastructure demand analysis

### 5.3.1. Community Facilities

#### **General community space**

Given the high proportion of people who will be living in apartments, there will be demand for a community space for residents to meet, participate in local programs, create local events, hold playgroups or store equipment. This should be general community space should also be considered as a priority to provide at the early stages of the development for community development activities. While no community space is planned for on-site, there will be access to a community space at the Paper Mill.

#### **Children**

##### *Aged 0 to 4 years*

An additional 22 to 27 children aged 0 to 4 years will have little impact on access to local childcare services, of which there is currently an oversupply in the area. A 2013 study<sup>5</sup> indicated that there is currently no undersupply of early education and care places in the suburb of Liverpool.

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

<sup>5</sup> Childcare Viability Study, 20 Shepherd St Liverpool, Cred Community Planning

### *Children aged 5 to 11 years*

The proposed development will increase the number of children aged 5 to 12 by around 12 children. This will have no impact on local primary school capacity. However, there are no primary schools within 800 metres of the site and as the Shepherd Street Precinct is redeveloped as a whole, the cumulative impact of growth may result in demand for additional primary school places. Nearby Nuwarra Primary School has capacity for two more classrooms, however, Liverpool Public School is nearing capacity<sup>6</sup>.

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 around seven young people aged 12 to 17 years living in the proposed development. 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 school located nearby that have the capacity for additional students<sup>7</sup>.

### **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 rooftop communal open space will be a very convenient space to facilitate many of these social and health connectors, as will nearby Mill Park and the Paper Mill building in the Shepherd Street Precinct. These open spaces will provide necessary neighbourhood parks in an area with a high supply of larger open space areas.

### **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. There is one senior's centre in the Liverpool City Centre.

### **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 is one medical facility approximately 1km from the site (14 minutes walk).

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<sup>6</sup> Based on interviews with school principals available for an interview at timr of preparing this SIA. See Appendix 1

<sup>7</sup> Based on interviews with school principals

### 5.3.2. Open space

#### **Total population**

Using the WHO benchmark of 9m<sup>2</sup> of open space per person, the proposed development at 28 Shepherd St will create demand for between 2,916m<sup>2</sup> and 3,564m<sup>2</sup> of open space. The development currently proposes 4,904m<sup>2</sup> of open space including 3,172m<sup>2</sup> of semi-private communal open space. Therefore this is no gap in proposed supply of open space.

The Liverpool suburb area is well serviced with large open space areas and there is not considered to be a gap in provision of open space in general. Therefore, the proposed open space areas 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”. Currently, existing public open space in the area is mostly unembellished local and district parks and native bushland. While some of these parks are in close proximity to the site, they will not provide the benefits and social connectors the incoming community will require. Some of these benefits include:

- 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.

Proposed upgrades to nearby Mill Park as part of the Shepherd Street precinct, and the proposed communal open space onsite are an opportunity to provide for these needs.

#### **Children and youth**

Existing playgrounds in the area (e.g. at Lighthorse Park) are basic and provide for a young age group under 10 years old. There is a need for play equipment that caters for a range of age groups and that is located closer to the development area, and in a multi-use site. Climbing walls can be incorporated into blank walls and park edges.

#### **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 community<sup>8</sup>. Women from diverse cultural backgrounds also have lower participation rates in active recreation than the general population<sup>9</sup>.

#### **People with a disability**

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

- More seating
- Good paving

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<sup>8</sup> Australian Bureau of Statistics, Migrants and Participation in Sport and Physical Activity, 2006

<sup>9</sup> *ibid.*

- 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 the Liverpool suburb. 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, with College Park and Lighthorse Park located over 400m away.

***Communal open space***

Due to the height and density of the proposed development, there will be a requirement to utilise roof tops for passive and active recreation for tenants of buildings. This is becoming a common trend in many cities around the world including in Sydney and Melbourne. Semi-private/communal open space 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.

Currently there is 3,172m<sup>2</sup> of communal open space proposed for the 28 Shepherd St development including a 1,964m<sup>2</sup> of rooftop communal space with a kitchen garden.

## 6. Social impacts and mitigation measures

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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.<sup>10</sup> 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.<sup>11</sup>

#### 6.1.1. About social sustainability

Quality of life is a key concept within social sustainability and can be defined as the degree to which societies provide living conditions conducive to health and well-being (physical, mental, social, spiritual). In addition to the social or human elements of social sustainability, there are a number of physical characteristics of social sustainability that are current best practice<sup>12</sup>:

- Safe and secure places
- Accessibility
- Provision of social infrastructure
- Promotion of social interaction and inclusion through design

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<sup>10</sup> Planning Institute of NSW, SIA National Position Statement, June 2009

<sup>11</sup> International Principle for Social Impact Assessment p.2, May 2003

<sup>7</sup> RP Data, April 2015

<sup>12</sup> Based on the work of Jan Gehl



- Diverse housing options, and
- Preservation of local characteristics.

Research from the University of Newcastle identified a number of key success factors<sup>13</sup> in relation to achieving a socially sustainable community which are demonstrated through these developments:

- **Provision of social infrastructure:** Public facilities for basic needs, open spaces to facilitate social gatherings and public interaction, and provision of accommodation for different socioeconomic groups
- **Availability of job opportunities:** Provision of employment and the working area offers a place for social contact and interaction, to improve the feeling of social well-being of citizens
- **Accessibility:** Aspirations to live, work and participate in leisure and cultural activities without travelling too far, and to be housed in areas of convenience to access certain places in daily lives, with the freedom of movement
- **Good urban design:** Pedestrian-oriented streetscapes, visual images of street furniture, and interconnectivity of street layouts
- **Preservation of local characteristics:** Preservation of heritage items, local characteristics and distinctiveness in existing community networks has to be conserved and public art and landscapes can be utilised for this, and
- **Ability to fulfill psychological needs:** Safety and security is an essential element in every neighbourhood. A sense of belonging is essential for a community.

## 6.2. Summary of social impacts and mitigation measures

Table 12 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.

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<sup>13</sup> Michael Y MAK and Clinton J Peacock, School of Architecture and Built Environment, The University of Newcastle Australia

Table 12 Potential Social impacts and Mitigation Measures

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Severe, Moderate, Minimal significance	Proposed Mitigation/enhancement Measure
<b>Population Change</b>				
Small increase to Liverpool suburb population of between 324-396 people. Higher proportion of student and working age residents aged 18 to 49.	Neutral	Permanent	Minimal	Access to restaurants and entertainment on weekends and evenings will be important to activate the area.  Parks should include opportunities for social activities and informal fitness activities.
Significantly higher density population than existing Liverpool suburb requiring access to social infrastructure and services nearby.	Negative	Permanent	Moderate	Access to local social infrastructure (parks, meeting spaces, retail) from early stages of development to reduce impact on neighbouring areas.  Delivery of community engagement and community building activities from early stages of development
<b>Housing</b>				
Liverpool suburb has high levels of housing stress. A high proportion of key services workers, such as at Liverpool hospital live and work nearby. Urban renewal can increase land values and purchase and private rental costs can be pushed beyond the reach of low to moderate income	Positive (increase stock)  Negative (increase prices)	Cumulative	Moderate	Identify opportunities to contribute to increased affordable rental housing to house key workers in the suburb of Liverpool

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Severe, Moderate, Minimal significance	Proposed Mitigation/enhancement Measure
households. There is a need to provide a mix of households including for mixed tenures and incomes through the provision of affordable housing.				
<b>Accessibility</b>				
Increased population of older residents and people with a disability living in a high density environment requiring an accessible public domain nearby their homes to connect to community activities, services and facilities.	Positive	Permanent	Moderate	Pedestrian walkways should be universally designed including the upgrading of the pedestrian path to the Liverpool City Centre which will improve the pedestrian and cycle link along the river to transport to Liverpool Station, for residents and the general public.
<b>Community and recreation facilities/services</b>				
The small increased population of 28 Shepherd Street does not indicate a need for a community facility. However, the increased population and density of the Shepherd Street Precinct will create demand for a multipurpose community space for residents to meet, participate in local programs, create local events, or	Neutral	Cumulative	Moderate	<p>The adjacent Paper Mill building in the Shepherd Street Precinct will provide a community space for the entire precinct. This space should be multipurpose and connected to outdoor space for community events.</p> <p>Either temporary or permanent community space should be delivered at the early stages of the development</p> <p>The applicant has also proposed to provide community gathering spaces in the communal open space areas</p>

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Severe, Moderate, Minimal significance	Proposed Mitigation/enhancement Measure
store equipment.				including seating areas, cooking facilities, central courtyard and a timber deck for small gatherings.
<p>The proposed development indicates an increased demand for around 2,916m<sup>2</sup> and 3,564m<sup>2</sup> of open space. Given the high amount of large parks in the area, neighbourhood parks will be required providing:</p> <ul style="list-style-type: none"> <li>▪ Play equipment for a range of ages</li> <li>▪ Access for older people and people with disabilities and design including universal design principles, shade and seating</li> <li>▪ Space for a range of activities common in culturally diverse populations including Tai Chi, volleyball, table tennis, basketball, soccer and family gatherings and BBQs, and</li> <li>▪ A space residents can associate with the new development.</li> </ul>	Negative	Permanent	Moderate	<p>None required. The applicant is proposing open space higher than the required using a benchmark of 9m<sup>2</sup> per person. The applicant has proposed 4,902m<sup>2</sup> of open space including seating, open turf area, central courtyard, and rooftop open space with garden rooms for play such as table tennis, handball and chess, a kitchen garden, cooking facilities and a raised timber deck for yoga, seating and small gatherings. This is higher than required benchmarks.</p> <p>There are also proposed improvements to Mill Park as part of the Shepherd Street Precinct including an outdoor gym, informal amphitheatre, BBQs and picnic areas.</p>

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Severe, Moderate, Minimal significance	Proposed Mitigation/enhancement Measure
<b>Community identity and sense of belonging</b>				
In such a high density community, in a reasonably disconnected site with no existing character or activity, there is a potential for the area to socially disconnected.	Negative	Temporary	Moderate	<p>Provide a general community space as a priority at the early stages of the development for community development activities.</p> <p>Deliver community engagement and community building activities at the early stages of the development to connect local residents with each other, and to connect with the broader Liverpool community and services.</p> <p>Provide the neighborhood park at the early stages of the development for social interaction among residents including seating areas, a central courtyard, garden rooms for play such as table tennis, handball and chess, cooking facilities, a kitchen garden and a raised timber deck for yoga, seating and small gatherings.</p>
<b>Health and wellbeing</b>				
Small increased demand for local health services. Liverpool Hospital is currently at capacity and there is only one medical centre within 800 metres of the site.	Negative	Cumulative	Moderate	<p>Medical facilities nearby or within the Shepherd Street Precinct.</p> <p>Monitor impact on Liverpool Hospital.</p>

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Severe, Moderate, Minimal significance	Proposed Mitigation/enhancement Measure
<b>Crime and safety</b>				
The proposed development provides an opportunity for better safety along the existing shared path to Liverpool City Centre, and along the proposed Riverfront boardwalk through increase use and surveillance from private spaces.	Positive	Permanent	Moderate	None required
Residents living at the development in the early stages will be relatively isolated	Negative	Temporary	Minimal	Activate the development at the early stages through night activation activities, and through a local park.
<b>Local economy and employment opportunities</b>				
The proposed development will provide increased employment opportunities through increased retail onsite.	Positive	Permanent	Minimal	None require
<b>Needs of specific population groups</b>				
<b>Young people</b> There will be no impacts on local high schools from the proposed development	Neutral	Cumulative	Minimal	None required at this stage, but consideration should be given for future increased demand for high school places from increased local development



Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Severe, Moderate, Minimal significance	Proposed Mitigation/enhancement Measure
however, the cumulative impact of development in Shepherd Street Precinct and nearby may increase demand for places at already nearing capacity local high schools.				
<b>Children</b> There will be no impacts at this stage on access to local primary school places, with capacity at local schools. However, there are no schools within walking distance of the site, and the continued impact of local development may increase demand for a local school nearby	Neutral	Cumulative	Minimal	None required at this stage, but consideration should be given for future increased demand for a local primary school resulting from increased local development.

### 6.3. Conclusion

At 144 dwellings and between 324 and 396 residents at its completion, the proposed development will have minimal negative social impacts on existing social infrastructure, services and sustainability within the suburb of Liverpool. However, given the significantly high density of the proposed development at 28 Shepherd Street, there will be a need to support social sustainability for future residents of the development through the delivery of social infrastructure, such as the neighbourhood park, and the community space (Paper Mill reuse), at the development's early stages that will provide opportunities for community connection and engagement. Based on planning standards and benchmarks the development is unlikely to impact on the existing population's access to local community facilities nor create demand for an additional community facilities and services. However, a new community space will be available to residents through an adaptive reuse of the Paper Mill building. While the population increase at 28 Shepherd Street will not independently create demand for social infrastructure and services, the cumulative impact of the entire Shepherd Street Precinct indicates there will be increased demand for primary school and secondary school places and medical facilities, including increase health facilities at the already at capacity Liverpool Hospital.

The proposed public benefits of 1,732m<sup>2</sup> of public open space/3,172m<sup>2</sup> of communal open space, increased housing stock and employment opportunities through increased retail and services in the adjacent Paper Mill facility outweigh the negative impacts of increased density and population. To ensure that residents do not become socially disconnected, or have to leave the area to access services, there are opportunities to enhance the positive impacts by: ensuring the Paper Mill reuse provides a multipurpose space that can service the wider neighbourhood and that is connected to outdoor space to use for family gatherings; delivery of community building and community engagement activities from the early stages of development; and, that the public domain is universally designed, well lit and safe and provided at the development's early stages. Considering the very high levels of housing stress in the Liverpool suburb, opportunities to contribute to an increased supply of affordable rental housing for key service workers in the Liverpool suburb should be considered.

## Appendix 1 Interviews with School Principals

### *Consultation with Reg Corney, Principal Nuwarra Public School*

- Nuwarra Public School currently has 355 students enrolled.
- There are currently two empty classrooms, with a third empty classroom used as a computer lab. There is available space for additional classrooms.
- The proposed development is at the border of the catchment area.
- Nuwarra Road, which leads to the M5, is a busy street located close to the school and as such additional traffic in the area may impact on the school, particular with regards to parking on the narrow streets nearby.

### *Consultation with Liverpool Public School*

- Liverpool Public School has “not a lot of space for growth”
- According to the Liverpool Public School annual report, enrolments have been increasing each year and 726 students were enrolled in 2014.

### *Consultation with David Hargrave, Principal Liverpool Girls’ High School*

- Liverpool Girls High School has expected enrolment of 1040 in 2016, and capacity for 1100 students.
- The school is in high demand and already has a large number of demountable classrooms, and so cannot expand more.
- Other schools in the area such as Ashcroft High School have falling enrolments and some empty classrooms.
- The Principal expects that the new precinct will be of a different socio-economic and cultural group to the area around Liverpool Girls’ High School.
- The Principal expects that a large number of refugees from Syria will be resettled in the area, which will create additional demand for the school.