

# Social Impact Assessment: Residential Flat Building

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## 17-23 Goulburn Street, Liverpool



*Prepared by: **Think Planners***  
*Document Date: 8<sup>th</sup> December 2015*  
*Consent Authority: Liverpool City Council*



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## Executive Summary

This Social Impact Assessment (SIA) has been prepared to support a Development Application for demolition of existing structures, lot consolidation and the construction of a 9 storey '*Residential Flat Building*' at 17-23 Goulburn Street, Liverpool. The proposal comprises a total of 108 residential units with two (2) level of basement parking providing 130 vehicle parking spaces.

The proposal incorporates the following dwelling mix:

- 24 x 1 bedroom units;
- 75 x 2 bedroom units; and
- 9 x 3 bedroom unit.

The subject site is a large land parcel located within the Liverpool City Centre, approximately 220m south of the intersection of the Hume Highway and Goulburn Street. Located near a major regional hospital and associated medical services, the site is within walking distance to essential services including Liverpool Westfield and is also situated within a 1km radius of a major transportation hub including Liverpool Train Station which services the Sydney Trains T2 Inner West & South Line, the T3 Bankstown line and the T5 Cumberland and South West Rail Link services and a bus interchange with extensive services to Casula (865, 866), Campbelltown (870, 871 & 872), Carnes Hill (853), West Hoxton (854).

The development will contribute towards increasing the supply of housing to address the ongoing shortfall of housing delivery currently experienced in Sydney by providing residential accommodation within close proximity to public transportation and essential services and supporting the economic viability of the town centre by increasing patronage through the delivery of 108 residential units.

The proposed units will be suitable for both investors and owner occupiers, with a diversity of units types and the three bedroom units meeting the needs of shared accommodation and families with children who cannot afford detached dwellings, and the one & two bedroom units to cater for first home buyers, young couples and single occupants. The proposal will positively contribute towards alleviating current shortage in housing by significantly increasing the housing stock within the locality.

The proposal is to have a mix of one, two and three bedroom residential dwellings that will cater for a variety of socio-economic groups. This will ensure that Liverpool City Centre will maintain its existing social diversity and increase housing choice, affordability and social mix. The development will be supported by the provision of high quality social infrastructure services and facilities, including public transport. The proposal will provide additional employment opportunities within the locality both during the construction phase with an increase of additional residential units in the locality will provide additional patronage and will significantly contribute towards boosting the local economy of Liverpool.



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Data from the NSW Bureau of Crime Statistics and Research indicates that major crime within the Liverpool LGA is steady or declining. The proposal will be designed in a manner that will permit the safe and efficient use of the site. The proposal has incorporated CPTED principles where relevant including the provision of appropriate landscaping and access to the building will be security controlled. There will be a number of opportunities for surveillance by the future tenants of the proposed building. In particular the design of the development provides for passive surveillance of its three street frontages.

This assessment concludes that the proposal is consistent with Councils social, economic and development plans and strategies for the area, and will not lead to any significant negative social impacts beyond those anticipated. The provision of additional residential units in an area within proximity to public transport and local services is a positive outcome and will increase the supply of housing within Liverpool City Centre.

## Scoping and Profiling

A review of Councils Social Impact Policy has been undertaken and in the current circumstances community consultation envisaged under such an assessment, is considered to be unnecessary based on a number of key matters:

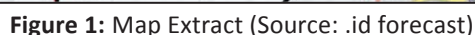
1. The subject site and broader Liverpool Town Centre was subject to detailed community consultation and discussion regarding the increasing densities anticipated during the approval process of the Liverpool LEP in accordance with relevant statutory requirements in the preparation of the Draft LEP. Noting that the LEP 2008 has been gazetted for quite some time now and has resulted in extensive intensification of Liverpool Town Centre towards higher density residential and mixed use development;
2. The current proposal has been designed to comply with the planning controls placed on exhibition throughout the Draft LEP exhibition process and therefore the proposal aligns with community expectations that the site be developed for a significant residential development;
3. The community has had a number of opportunities to 'have their say' on the matters that may affect them as a result of the planning controls applying to the Liverpool Town Centre;
4. The social impacts of the proposal, while being discernible, do not generate additional significant impacts beyond those anticipated and considered as part of the preparation of the Liverpool LEP 2008;
5. The proposal is unlikely to generate any negative impacts once the development is complete, with the exception of the anticipated impacts during the construction phase of the development that can be adequately managed as part of a Construction Management Plan that would be expected of a development of this size.
6. The site is located in proximity to residential properties earmarked for higher densities and therefore the proposed development is consistent with the future envisioned for the locality to accommodate higher density residential developments.
7. Advice was received following the Pre-lodgement meeting that confirmed that community consultation was not required for the proposal.

Based on the above the current Social Impact Assessment focuses on relevant demographic data, and detailed community consultation is not considered relevant given the nature of the use (commercial/residential) and the absence of any significant negative social impacts relating to the proposal.

The Western Sydney suburb of Liverpool is located within the Local Government Areas (LGA) of Liverpool and is situated approximately 25 kilometres from Sydney CBD. The suburb covers an area of 639 hectares and was home to 24,005 residents at the time of the 2011 Census.

The LGA has a population of 180,142 in 2001 and is bounded by other Sydney Local Government Areas. To the north the LGA of Liverpool bounds Penrith LGA, Fairfield LGA and Bankstown LGA, to the south the subject area adjoins the LGA of Camden LGA, Campbelltown LGA and Sutherland LGA with the subject area bounding the LGA of Penrith, LGA of Wollondilly and the LGA of Camden to the west and LGA of Bankstown and Sutherland to the east.

The suburb bound by the suburb of Warwick Farm to the north and north east, the suburb of Moorebank to the east, the suburb of Casula to the south and the suburbs of Lurnea, Cartwright and Ashcroft - Mt Pritchard to the west. Furthermore, the site bounds the suburbs of Cabramatta and Mount Pritchard to the north, noting both these suburbs are located within the local government area of Fairfield. The subject area and its relationship to neighbouring suburbs are illustrated below.

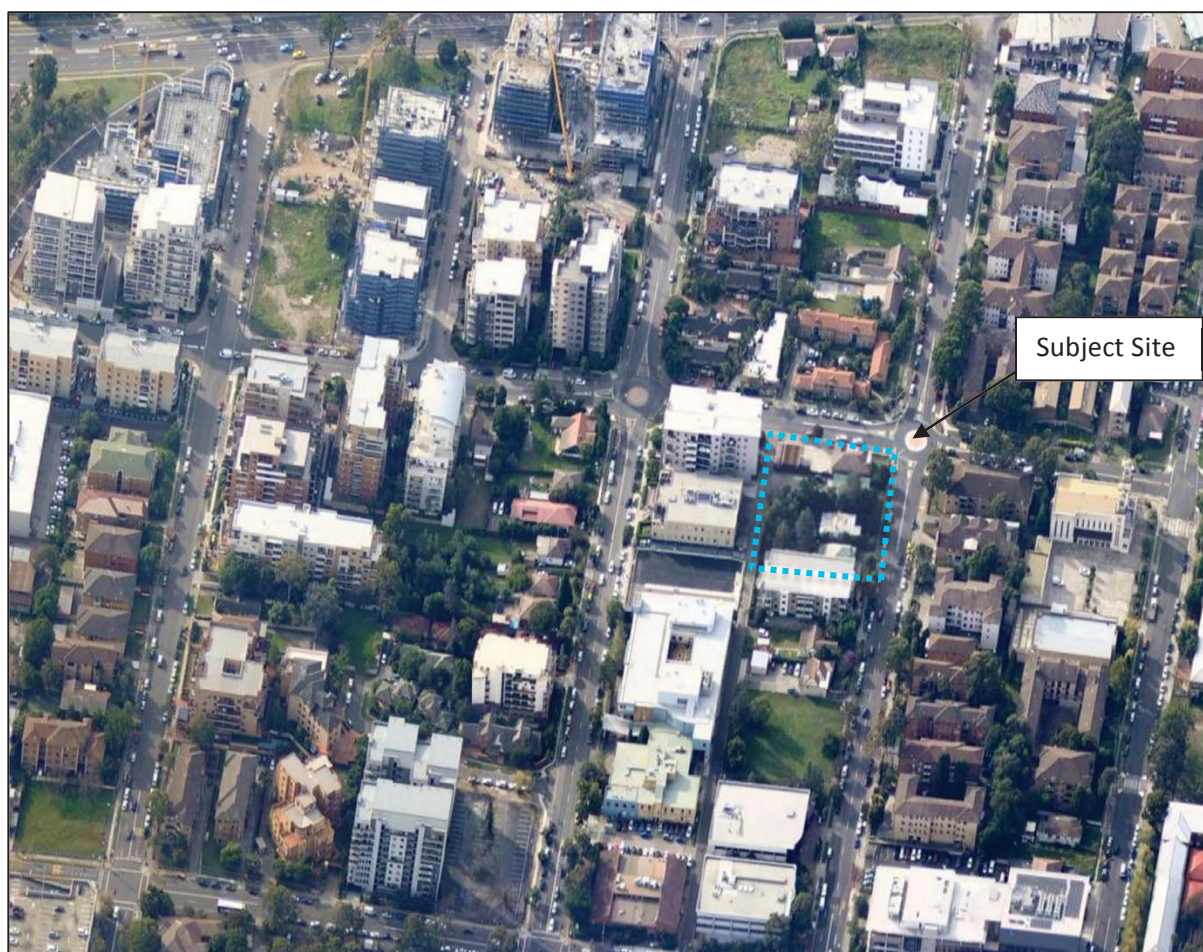




## Brief History

Founded on the 7<sup>th</sup> of November 1810 by Governor Lachlan Macquarie as an agricultural centre, Liverpool is one of the oldest and first free planned settlements in Australia, with the population just over 2,000 in 1841. The opening of the railway station on the 26<sup>th</sup> September 1856 boosted population growth and by 1947 the area had grown to over 12,000 residents. The population continued growing rapidly during the 1970s and 1980s, to become 98,000 by 1991. In the 1990s, Liverpool was the fastest growing city in NSW, taking more than 13% of Sydney's growth between 1991 and 2001 and by 2011 had a population of 180,000.

The city centre itself has also experienced rapid growth with the proliferation of higher density housing and the on-going construction of residential flat buildings, especially along the northern portion of the city centre. This trend is expected to continue with the high demand for housing within close proximity to public transport, essential services, medical services, employment hubs including industrial estates, access to recreational opportunities combined with Council's policies permitting high densities will result in the remaining stock of low density to be redeveloped for higher densities over the next 5-10 years. The significant residential redevelopment currently being undertaken within the northern portion of the city centre is illustrated by an aerial map below.



**Figure 2:** Aerial Map of Liverpool City Centre – Looking North from Campbell St (Source: Nearmap 2015)



## Site Analysis

The site is a large land parcel located within the Liverpool City Centre, approximately 220m south of the intersection of the Hume Highway and Goulburn Street.

The site currently comprises of four individual allotments and once consolidated will result in a large regular shaped land parcel with a frontage of approximately 59.6m to Goulburn Street, a frontage of approximately 48.195m to Lachlan Street, a frontage of approximately 59.71m to laneway, resulting in a total site area of 2,871.50m<sup>2</sup>.

The subject site bounds a recently constructed large comparable RFB and a two storey medical centre to its western boundary and an older RFB to its southern boundary. Lachlan Street separates the site from a town house complex to the north and Goulburn Street separates the site from older style flat to the east. It is noted that the site currently accommodates four single storey residential dwellings and associated structures that are to be demolished as part of the proposal. The aerial extract and photographs of the locality below provide context to the development site.

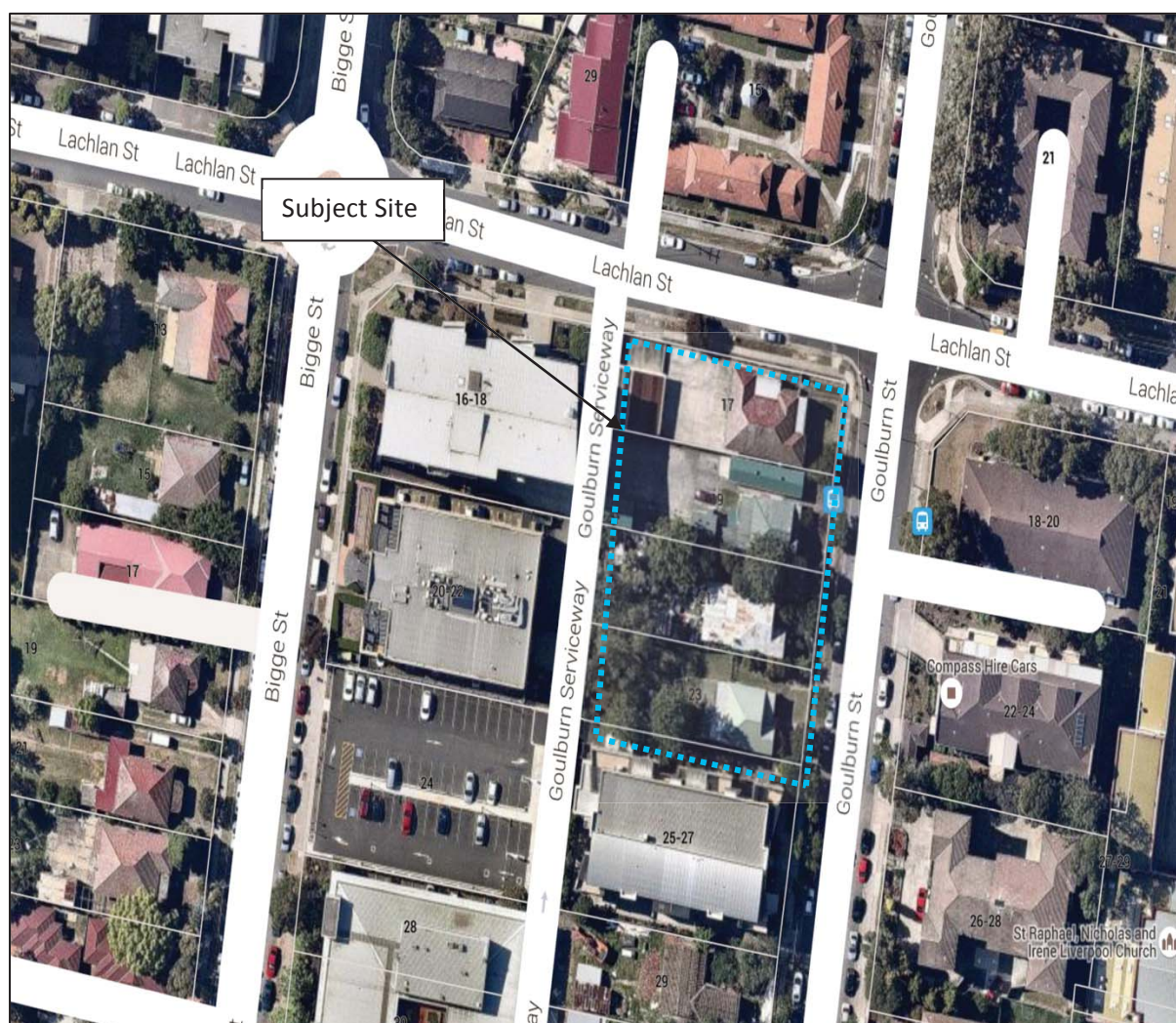


Figure 3: Aerial Map of Subject Site (Source: Nearmap 2015)



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The development site is located within Liverpool City Centre being the largest commercial precinct within the Liverpool Local Government Area includes Westfield Liverpool, Liverpool Hospital, Liverpool TAFE, medical centres, local hotel, food outlets and a range of convenience stores. The administration office of Liverpool Council, Liverpool Library and community hall are also located within the Town Centre.

The proposed development is not expected to create substantial demand for new community infrastructure. It is expected that residents will rely on existing infrastructure and public transport to access their everyday needs.

The Sydney Trains T2 Inner West & South Line, the T3 Bankstown line and the T5 Cumberland and South West Rail Link service Liverpool, which operate peak morning and evening train services into the City during the weekdays. Liverpool Bus Interchange has extensive services running to Casula (865, 866), Campbelltown (870, 871 & 872), Carnes Hill (853), West Hoxton (854).

Bus stops servicing the 823 Liverpool to Warwick Farm and Return Bus route is located within a 30m radius of the subject site.

## **Local Community Profile**

### **Transport**

A bus stop servicing the 823 Liverpool to Warwick Farm and Return Bus route is located within a 30m radius of the subject site and bus stops with the 904 Liverpool to Fairfield bus services situated within a 150m radius of the development site.

The subject site is located within close proximity to Liverpool Train Station (1km walking distance) that is serviced by the Sydney Trains T2 Inner West & South Line, the T3 Bankstown line and the T5 Cumberland and South West Rail Link service, which operate peak morning and evening train services into the City during the weekdays. In addition, Liverpool Bus Interchange has extensive services running to Casula (865, 866), Campbelltown (870, 871 & 872), Carnes Hill (853), West Hoxton (854).

The high levels of service bode well for future residents to promote alternative means of transportation.

### **Commercial Precincts**

#### **Liverpool Town Centre**

The subject site resides within the northern portion of Liverpool Town Centre, which provides a full range of local retail and services including a Westfield Shopping Centre, ethnic supermarket, medical, pharmacy, dental and food services. The administration office of Liverpool Council, Liverpool Library and community hall are also located within the Town Centre.

The proposal is to contribute towards strengthening and supporting the town centre by an increase of 108 residential units in the locality will provide additional patronage and will contribute towards boosting the local economy of Liverpool.

### **Religious Institutes**

8 religious institutes can be found located within close proximity to the subject site include the following:

- Greek Orthodox Parish (29 Forbes Street, Liverpool);
- St Raphael, Nicholas and Irene Liverpool Church (29 Forbes Street, Liverpool);
- All Saints Catholic Church (48 George Street, Liverpool);
- St Luke's Anglican Church (156 Northumberland Street, Liverpool);
- New Life Christian Ministries (109 Moore Street, Liverpool);
- Universal Church of the Kingdom of God (153 Northumberland Street, Liverpool);
- Life Sanctuary Church Sydney (51-55 Memorial Avenue, Liverpool); and
- Liverpool Baptist Church (Castlereagh Street, Liverpool).

## **Community Services**

A range of community related services can be found within close proximity to the subject site and they include the following:

- Liverpool Public Library (170 George Street, Liverpool);
- Liverpool Women's Health Centre (26 Bathurst Street, Liverpool);
- South West Sydney Family Referral Services (13-15 Memorial Avenue, Liverpool);
- Disability South West Limited (14B Mill Road, Liverpool);
- Liverpool Detached Family Counselling Service (17 Speed Street, Liverpool); and
- Inspire Community Youth Centre (110 Memorial Avenue, Liverpool).

## **Educational Institutes**

5 educational institutes are located within Liverpool. Educational institutes located within close proximity to the subject site include the following:

- TAFE NSW South Western Sydney Institute (College Street, Liverpool);
- Liverpool Boys High School (Forbes Street, Liverpool);
- Liverpool Girls High School (Forbes Street, Liverpool);
- All Saints Catholic College (53 Bigge Street, Liverpool); and
- All Saints Catholic Primary School (44 George Street, Liverpool).

## **Child Care Centres**

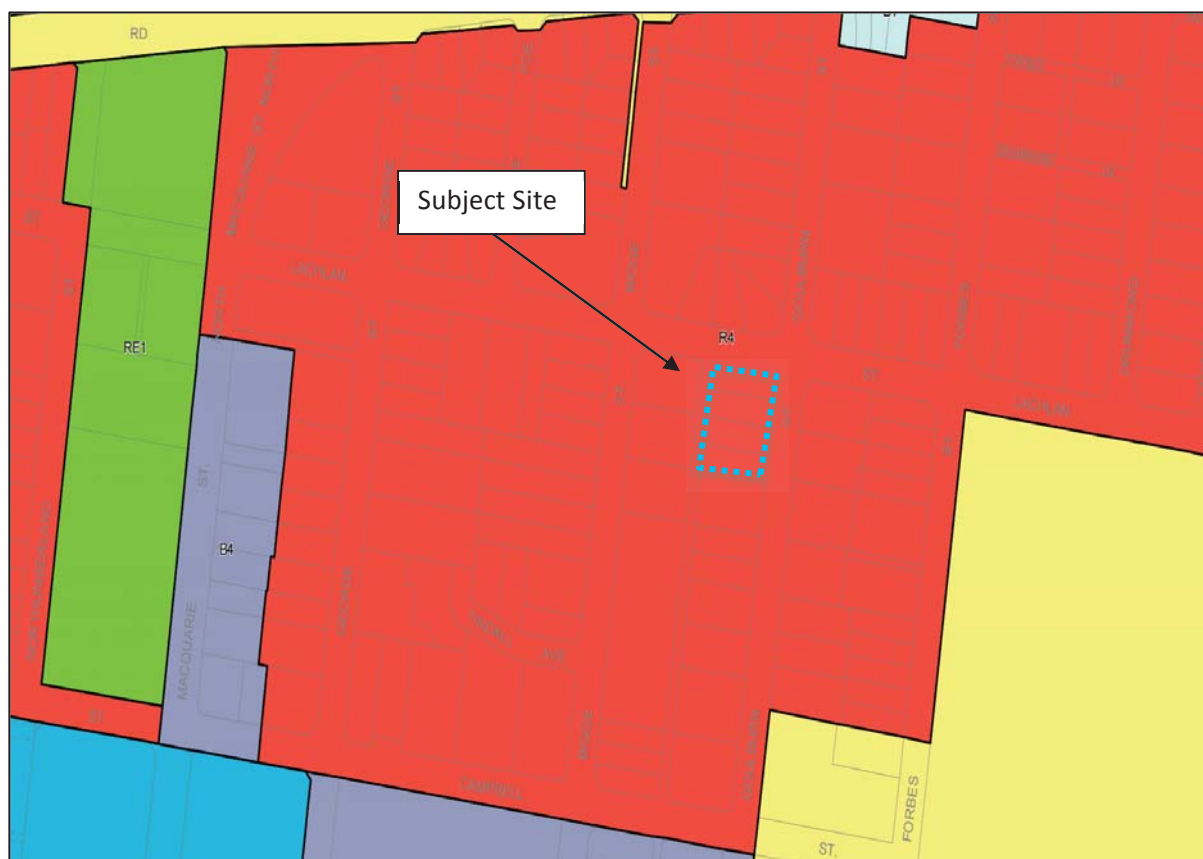
6 local childcare centres are located within close proximity to the subject site include the following:

- KU Liverpool AMEP Child Care Centre (1/24-30 Scott Street, Liverpool);
- Love and Mercy Family Day Care (230 Macquarie Street, Liverpool);
- Sumer Child Care (2&3/95A Moore Street, Liverpool);
- Kids Castle Child Care Centre (15 Copeland Street, Liverpool);
- Barakat Family Day Care (7/92 Bathurst Street, Liverpool); and
- YMCA Before and After School Care (44 George Street, Liverpool).



## Identification of individuals/groups likely to be affected by the proposal

The subject area has been identified by Council to accommodate higher density housing and commercial development by virtue of its High Density Residential Zoning, as per the zoning map extract below, under the provisions of the Liverpool LEP 2008



**Figure 4:** Zoning Map LZN\_011 Sheet Extract (Source: Liverpool LEP 2008)

The building will be created from the demolition of four existing single storey dwellings on the site with 4 suburban houses to be lost to the local housing stock. This is not considered significant in the context of the overall population of Liverpool when considering the high density zoning of the site that renders the existing dwelling an undercapitalisation of the land. Furthermore the proposal will be consistent with the objective of the R4 Zone in accommodating high density housing. The marginal displacement will contribute towards alleviating Sydney's housing shortage by an additional 108 residential units that more than offsets the loss of 4 residential dwellings.

Surrounding neighbouring properties will also be affected by the proposal in terms of noise and traffic. However, it is noted that the subject site is located within an established town centre that has been earmarked for greater intensification by virtue of its R4/B4 Zoning. Furthermore, the proposal is to support the existing town centre with amenity impacts to be considered at the Development Application stage where conditions of consent can be applied to manage such impacts.



## Prediction

### Community consultation

Liverpool Local Environmental Plan 2008 was subject to detail community consultation and discussion regarding the increasing densities anticipated during the approval process of the Liverpool LEP in accordance with relevant statutory requirements in the preparation of the Draft LEP. Noting that the LEP 2008 has been gazetted for quite some time now and has resulted in extensive intensification of Liverpool Town Centre towards higher density residential and mixed use development.

The proposal is for the demolition of structures in-order to construct a 9 storey RFB with 108 residential units and 130 car parking spaces within two basement levels at 17-23 Goulburn Street, Liverpool. Residential flat buildings are permissible with consent with the subject site as it is zoned R4 under the Liverpool Local Environmental Plan 2008. Community consultation, as part of this SIA, is considered to be unnecessary for the reasons set out at the start of this report.

However it is noted that Council will place the application on public exhibition and notify nearby residents of the proposal that will provide adequate community consultation in the context of the scale of the development. This may have already occurred as part of the initial DA lodgement and assessment.

### Ways in which stakeholders are likely to be affected by the proposal

The key impacts of the proposal are as follows:

- Traffic;
- Construction Noise and Subsequent Occupation Noise;
- Privacy;
- Solar Access and Overshadowing;
- Safety; and
- Streetscape Character.

Discussion on mitigation measures is provided further in this report.

## **Relevant trends and social issues**

### **Diversity**

Sydney is currently experience a housing shortage that is resulting in creating pressure in the housing and rental market, driving prices and ensuring Sydney remains the least affordable capital city in Sydney. The most vulnerable groups that is effected by the acute shortage of affordable accommodation in Sydney and also within Liverpool including:

- Key workers and low income earners including those in the retail, commercial and industrial sectors;
- Young families;
- Older persons;
- Young workers and students.

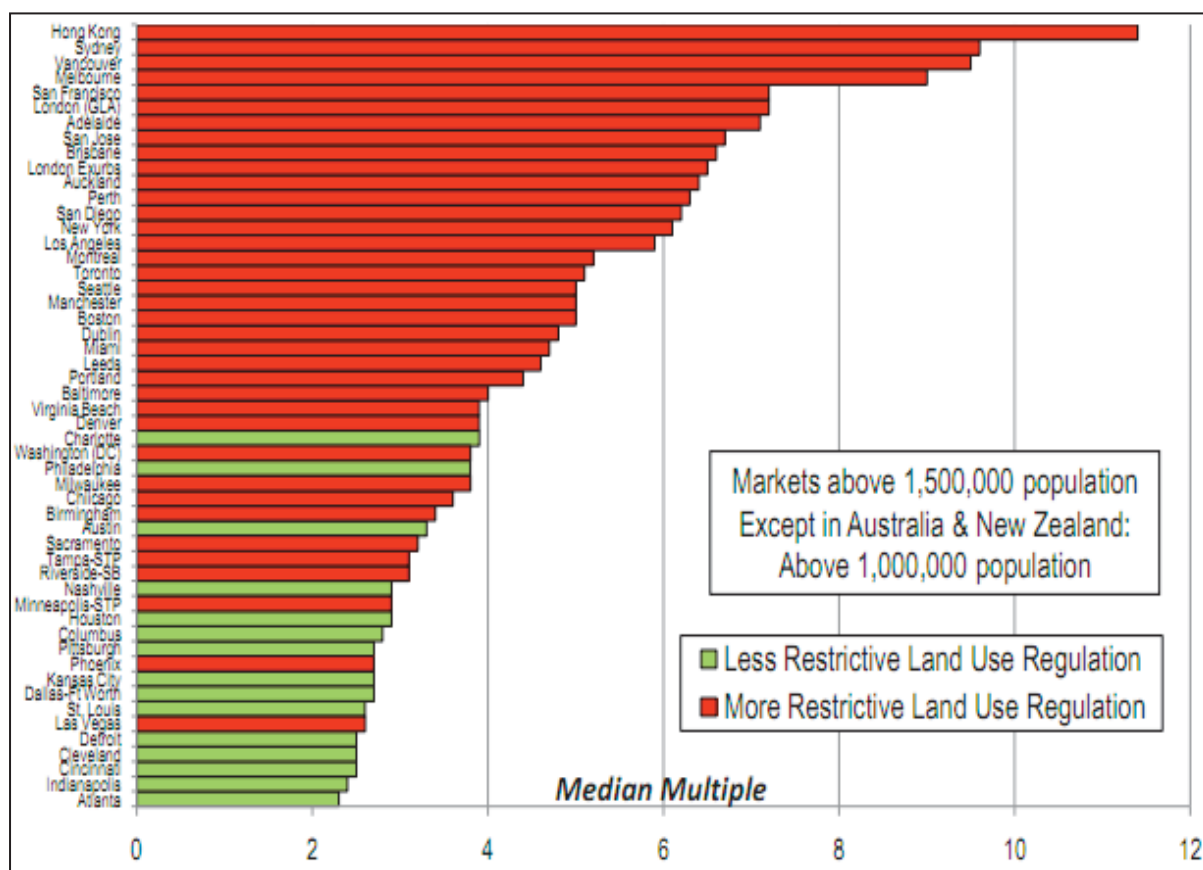
Affordable housing opportunities are disappearing in suburbs like Liverpool as they become gentrified over time. This has resulted in low-income singles, including students and key workers being excluded from the Liverpool housing markets, resulting in the suburb to lose its diversity with those in the lower socio-economic background slowly being pushed out of the area.

### **Housing Affordability**

The National Housing Supply Council's projections over the 20-year period to 2028 demonstrated that levels of dwelling production based on recent trends were likely to be insufficient to meet Australia's emerging housing needs. It projected that underlying demand for dwellings would grow by around 3 million over the period 2008 to 2028, with a net increase of 2.7 million dwellings projected during that period (medium underlying demand and supply scenarios).

The housing shortfall in 2008 was estimated at around 85,000 dwellings. This estimate was based on the incidence of homelessness and the low level of vacancy rates in the private rental markets. Assuming medium growth in underlying demand and supply (including levels of construction), the shortfall was projected to rise to 431,000 by 2028. The annual additional shortfall was projected to be 23,000 dwellings in 2009-2010.

Housing affordability for first homebuyers and private renters declined over the decade to 2008. In 2005 - 06, there were 280,000 homebuyers in so-called 'housing stress' (i.e. paying more than 30 per cent of their income). Of these households, 131,000 had housing costs that exceeded 50 per cent of their income. In 2006, there was a shortfall of more than 250,000 affordable and available dwellings for lower income private renters (i.e. those in the bottom 40 per cent of the income distribution).



**Figure 5:** Housing Affordability and Land Regulation Larger Metropolitan Markets (Source: 7<sup>th</sup> Annual Demographia International Housing Affordable Survey 2011 Ratings for Metropolitan Markets)

This indicates that the private rental market is not catering well to the needs of low-income households. There may not be sufficient affordable private rental dwellings with one or two bedrooms to meet demand, indicating that there may not be sufficient affordable private rental dwellings with one or two bedrooms to meet demand. The proposal will contribute towards alleviating current shortage in suitable housing for single person households by providing a large 9 storey RFB delivering 108 apartments within Liverpool City Centre.

## Proposed developments impacts on trends and social conditions in the locality

### Diversity

The proposed residential flat building will cater for a variety of socio-economic groups. This will ensure that Liverpool maintains its existing social diversity and increase housing choice, affordability and social mix. The provision of additional residential units within the Liverpool housing market will permit a greater number of working singles, couples and young families to take advantage of the excellent public transport, retail and recreation opportunities in the neighbourhood. This will contribute towards improving the diversity of the community in the area and have a beneficial impact on the community in terms of reducing demand on social infrastructure.

The development proposes a mix of one, two and three bedroom apartments. The units are suitable for both investors and owner occupiers, with future three bedroom units to meet the needs of shared accommodation and families with children who cannot afford detached dwellings, and the proposed future studio, one & two bedroom units to cater for first home buyers, young couples and single occupants.

The proposed residential flat building will provide opportunities for existing local residents to remain living in Liverpool without the need to move further afield to more remote locations that are distant from shops, jobs and public transport. The location of the development will provide opportunities for new residents to be part of the community of Liverpool whilst providing commercial services to the local community. With the site residing within Liverpool City Centre, future residents have the opportunity to take advantage of a wide range of services found within regional centres such as libraries and other local amenities, which would provide opportunities for people who may become socially isolated in other more remote locations.

### Housing Affordability

The Council of Australian Governments (COAG) published the Housing Supply and Affordability Report in August 2012. That report outlined:

*All things being equal, more efficient supply should put downward pressure on house prices. However, addressing supply-side impediments may not cause house prices to fall or rents to ease significantly. It is possible for high house prices to exist even in a relatively efficient market. This is because other structural and cyclical factors — such as population growth and interest and unemployment rates — also play a major role in determining the level and growth of house prices and rents.*

*As such, reducing the supply-side constraints will not necessarily be sufficient to address the housing affordability problems faced by lower-income households. The issue of (un)affordable home ownership may be largely confined to a lack of means for some segments of the population to purchase or rent a dwelling, rather than a physical lack of supply of dwellings.*

*That said, reforms that remove impediments to housing supply will remove unwarranted pressure on house prices and ensure that the quantity, location and type of housing stock meets the community's needs over time. Improving the responsiveness of the housing supply chain can also enhance other factors that contribute to community wellbeing, such as by increasing labour mobility.*

The proposal will contribute, to a degree, towards alleviating Sydney's housing affordability by contributing towards the provision of an additional residential units within the Liverpool housing market. As noted by COAG increasing supply is one way of putting downward pressure on housing prices and the delivery of approximately 108 apartments will be a positive force in terms of tackling the issue of housing affordability. Whilst the proposal may not have a direct impact on house prices it will assist in delivery a range of housing forms that cater for a range of household types on a range of household incomes.



## **Recommendations**

### **Strategies to enhance positive and mitigate negative impacts**

The key impacts of the proposal were identified and strategies to mitigate potential impacts are discussed below:

#### **Traffic**

Liverpool Town Centre has been designed to accommodate high traffic volumes, noting that vehicular access to the site is via a laneway, thus ensuring that the development will have minimal impact on the existing road network. A Traffic Report has been prepared providing for an assessment of the implications of the traffic impacts of the development in terms of the local road network.

#### **Construction Noise and Subsequent Occupation Noise**

Acoustic impacts arising from construction of the proposal are likely to be transient during the construction process, and the hours of operation will be limited to standard EPA guidelines of Monday through Saturday. It is anticipated that conditions of consent would reinforce this issue.

With its R4 zoning the subject site is expected to generate noise that is consistent of a local centre. However, the proposal provides appropriate building separation and setbacks to ensure potential impacts to future residents are minimised. Furthermore, the application is designed to create different 'zones' with more active areas clustered together and more passive areas also clustered together to maximise acoustic privacy. An Acoustic Report has been prepared and accompanies the DA documentation.

#### **Privacy**

The building has been designed to provide complying building separation, setbacks and units oriented towards the site's frontage to ensure privacy impacts to future residents within the development and minimise potential privacy impact to neighbouring properties.

#### **Solar Access and Overshadowing**

The development has been designed to maximise solar access and natural ventilation to the proposal units with the majority of the overshadowing to fall onto the road network which will limit the impact of overshadowing to adjoining properties.

#### **Safety**

The design of the proposal has been informed after consideration of relevant crime statistics that are detailed at Appendix 3. The proposed development incorporates an active façade that will permit casual surveillance of its multiple frontages as well as common open space areas of the proposal. The proposed landscaping and fencing is appropriate when considering CPTED principles and will not permit easy concealment of intruders.

The proposal incorporates design elements including clearly defined and controlled access points as well as clearly defined public and private spaces in order to minimise opportunity for criminal activity.

It is considered that the proposal does not impact on amenity or the streetscape of the area but is in context with development and street presentation of surrounding development. All materials and finishes are appropriate. The proposed development is appropriate and provides measures, built elements, landscaping and design features that are consistent with CPTED principles.

### **Streetscape Character**

The proposal does not result in any adverse environmental or amenity impacts on site or on adjoining properties. It is considered that the proposal responds well to the individual context of its site and surrounds and positively contributes to the visual appreciation and cohesiveness of the streetscape then what currently exists within the subject site whilst providing an attractive 8-9 storey RFB that is both compliant with Council controls and is visually pleasing. The proposal is to develop the site in accordance with planning provisions and the future envisaged character of the subject area as high-density within the northern portion of the city centre.

The proposal will have minimal adverse environmental or amenity impacts and provides an appropriate outcome on site in an appropriate location. Further the proposed development is to be of a form and style that will positively contribute to the cohesiveness and visual appreciation of the streetscape.

It is considered that the proposal positively contributes to the streetscape within the town centre and it is considered that the proposal results in an appropriate outcome on site and within the context of the area and will contribute to the orderly development of the Liverpool LGA.

## Conclusion

Having regard to the above analysis it is clear that residents of Liverpool Local Government Area are experiencing housing stress due to a housing shortage which is resulting in creating pressure in the housing and rental market, driving prices and ensuring Sydney remains the least affordable capital city in NSW. With an increase in house prices, there is a significant demand for accommodation that meets the needs of people who are on low income, single, and key workers, with single families feeling the impact of housing stress more than any other household types.

The site is currently occupied by 4 low density residential dwellings and considering its location within Liverpool City Centre, it represents a gross undercapitalisation of valuable land and also is an underutilisation of the site's full zoning potential which permits development with heights up to 35m. The proposal aims to increase patrons that will support existing business within the town centre by proposing an attractive 9 storey residential flat building with over 108 units.

The potential negative social impacts resulting from the proposal are of minor scale (see Appendix 1 for further detail) noting that residential flat buildings are permissible with consent within the R4 Zone. The development will also significantly contribute towards alleviating Sydney's housing affordability by increasing the housing stock of Liverpool by 108 residential units.

This will permit a greater number of working singles, couples and young families to take advantage of the excellent public transport, retail and recreation opportunities and contribute towards improving the diversity of the community in the area and have a beneficial impact on the community in terms of reducing demand on social infrastructure.

The location of the site is such that public transport, recreational facilities and other amenities are in close proximity. The units are suitable for both investors and owner occupiers, with the proposed larger three bedroom units to meet the needs of shared accommodation and families with children who cannot afford detached dwellings, and the proposed one & two bedroom units to cater for first home buyers, young couples and single occupants. The proposal will contribute towards alleviating current housing shortage by 108 apartments.

The proposal having a mix of one, two and three storey residential dwellings will cater for a variety of socio-economic groups and will ensure that Liverpool will maintain its existing social diversity and increase housing choice, affordability and social mix. The development will be supported by the provision of high quality social infrastructure services and facilities, including public transport such as Liverpool Train Station and Liverpool Hospital.



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Data from the NSW Bureau of Crime Statistics and Research indicates that major crime within the Liverpool LGA is steady or declining. The proposal will be designed in a manner that will permit the safe and efficient use of the site. The proposal has incorporated CPTED principles where relevant including the provision of appropriate landscaping and access to the building will be security controlled. There will be a number of opportunities for surveillance by the future tenants of the proposed building. In particular the design of the development provides for passive surveillance of the street frontages.

This Social Impact Assessment reviews the demand for housing and concludes that the proposal will not generate negative social impacts, rather will contribute to meeting a social need, consistent with State and Local policies and planning controls.

A handwritten signature in black ink, appearing to read "Adam Byrnes".

Adam Byrnes

*Director*

**Think Planners Pty Ltd**

*BA Town Planning, Grad Dip. Environmental Studies*

**Appendix 1: Liverpool SIC Scoping Review Pro-Forma**

As the development proposal is for Affordable housing, a 'Social Impact Comment' is required to be undertaken.

<b>SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM</b>			
<b>Applicant's details:</b>		<b>Owner's details (if different to applicant):</b>	
Name		Lot Number & Registered Plan Number	
Think Planners Pty Ltd			
Postal address		Postal address	
9A O'Connell Street, Parramatta			
Email		Email	
<a href="mailto:jonathon@thinkplanners.com.au">jonathon@thinkplanners.com.au</a>			
Phone	Mobile	Phone	Mobile
9890 8543			
<b>Proposal details:</b>			
Lot number & Registered plan number			
Lots 1- 4 DP 13932			
Site address			
17-23 Goulburn Street, Liverpool			
Brief description of development proposal			
Consolidation of two lots, demolition of existing structures and the construction of a nine storey 'Residential Flat Building' development. The proposal comprises of 24 x 1 bedroom unit, 75 x 2 bedroom unit and 9 x 3 bedroom unit with a total of 130 parking spaces within two basement levels.			
<b>1. Population change</b>			
<b>Will the development result in significant change/s to the local area's population (either permanently and/or temporarily)?</b>			
<b>Explanation:</b> Changes to the size, structure and capacity of the population can have significant implications for the provision and adequacy of community facilities, services, community cohesion and/or social sustainability			
Yes <input checked="" type="checkbox"/>	<b>If yes, briefly describe the impacts below</b>		
No <input type="checkbox"/>	The proposal will significantly increase housing stock within Liverpool City Centre by 108 residential dwellings, or 300 persons, assuming an average occupancy rate of 2 persons per 1 bedroom unit, 3 persons per 2 bedroom unit and 4 persons per 3 bedroom unit. The increase in population will be catered for in terms of services given the imposition of of Section 94 contributions for infrastructure. The proposal is consistent with the vision for high residential density developments by Council by virtue of the site's R4 Zoning and the density achieved on the site is consistent with that envisaged by the planning controls.		
	<b>Describe your proposed mitigations of negative impacts or enhancements of positive impact below</b>		
	Payment of Section 94 contribution will alleviate constraints on infrastructure.		
	Compliance with density controls applying to development to ensure that planned densities are maintained.		



## 2. Housing

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

**Explanation:** A mix of housing types, sizes and costs is necessary for social diversity (in terms of age, family life cycles, income, cultural background) and social inclusiveness. Retention or expansion of affordable housing is necessary for social equity and to avoid displacement of individuals and families on lower incomes

Yes ☒

No ☐

**If yes, briefly describe the impacts below**

The proposal will enhance and increase dwelling diversity and housing mix by providing 108 extra units within the town centre.

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

The proposal designed to provide a variety of dwelling sizes to meet the housing needs of the community, including adaptable units. The provision of a mix of 1,2 and 3 bedroom dwellings gives expanded housing choice to a variety of household configurations.

## 3. Accessibility

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

**Explanation:** 'Access for all' is an essential component of a fair and equitable society. Accessible developments encourage inclusive communities, improve affordability of goods and services, maximise access to public transport, pedestrian and cycle networks and provide convenient and continuous paths of travel (thereby promoting healthy, sustainable lifestyles).

Consideration must also be given to accessibility for people with a disability. Refer to Council's Disability Strategy 2002-2017 available for download from Council's website

Yes ☒

No ☐

**If yes, briefly describe the impacts below**

Neutral Impact- No substantive impacts.

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

The proposal provides 11 adaptable units and the proposal will not disrupt existing movement of traffic. As detailed in the traffic report the existing road network can cater for the demand vehicle generated by the proposal.

## 4. Community and Recreation Services / Facilities

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

**Explanation:** Access to diverse and adequate community and recreation services and facilities is necessary for physical and mental health, well-being, personal productivity, social cohesion and social sustainability. Examples of facilities include community centres, leisure centres, recreation centres, sports fields and playgrounds

Yes ☒

No ☐

**If yes, briefly describe the impacts below**

Increase in population of approximately 300 persons will increase demand however Section 94 plan in place to provide for community, cultural and recreation needs of the population. Furthermore, there are recreation opportunities within close proximity to the subject site (Bigge Park and Liverpool Pioneer Memorial Park).

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

Provisions of adequate private open space areas on site and commitment to paying Section 94 contributions.

### 5. Cultural and Community Significance

**Explanation:** There may be certain places, items or qualities that are culturally valuable or significant to the community. They provide significant meanings and reference points for individuals and groups. This may include specific sites of Aboriginal significance. The acknowledgement and protection of these places, items or qualities is a key element in building strong and resilient communities.

For information about Liverpool's cultural and linguistically diverse communities, refer to Council's LEAPS Multicultural Plan available for download from Council's websites

Yes ☐

No ☒

#### If yes, briefly describe the impacts below

Proposal is for a residential development and no likely impact on cultural values/beliefs, noting that there are no immediate heritage restrictions on the site or within its immediate vicinity, noting that appropriate measures is to be undertaken to ensure that any archaeological potential along adjoining heritage road network is protected.

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

### 6. Community Identity and Sense of Belonging

**Explanation:** Social cohesion and integration requires places and spaces for informal and safe social interaction. Developments can increase or decrease these interaction opportunities through their provision (or otherwise) of safe and connected pathways and linkages and attractive gathering places (town centres, parks, squares / plazas civic spaces and streets)

Consideration should be given to incorporating principles of good urban design into the development proposal. Refer to the Creating Places for People: An Urban Protocol for Australian Cities, available for download for the Federal government's Urban Design website

Yes ☒

No ☐

#### If yes, briefly describe the impacts below

Limited change given the nature of the proposal. However, proposal encourages interaction given common shared facilities on site. Appropriate connections provided to street frontage is provided.

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

Limited, however appropriate linkages to street and appropriate communal areas encourage social contact. Body corporate to manage common areas to give sense of ownership.

### 7. Health and Well-being

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

**Explanation:** Developments can increase or decrease opportunities for healthy lifestyles through improving or reducing the liveability of places (due to things such as safety, noise, dust, aesthetics) or increasing or decreasing opportunities for:

- Walking, cycling, play and other physical activity
- Healthy food choices
- Drinking, gambling and smoking

Consideration should be given to incorporating healthy urban design principles into the development proposal. Refer to the Healthy Urban Development Checklist, available for download from the NSW Health website

Yes ☐

No ☒

#### If yes, briefly describe the impacts below

Proximity to public transport encourages alternative modes of transport such as walking/cycling. Furthermore, the proposal is within close proximity to public reserves (Bigge Park and Liverpool Pioneer Memorial Park).

<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>Appropriate private open space areas provided as part of the development.</p>	
<b>8. Crime and Safety</b>	
<p><b>Will the development increase or reduce public safety and opportunities for crime (perceived or actual crime)?</b></p> <p><b>Explanation:</b> Developments can increase or decrease perceived and actual safety. For example, through generating increased traffic, providing venues that may attract unruly behaviour. This can diminish social cohesion and integration however impacts can be mitigated by appropriate design, traffic controls and management</p> <p>Safer by Design principles should be considered in the development proposal. Refer to Council's Community Safety and Crime Prevention Strategy available for download on Council's website. The Crime Prevention Through Environmental Design (CPTED) Guidelines are available for download on the NSW Police website</p>	
<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p><b>If yes, briefly describe the impacts below</b></p> <p>The proposal will reduce potential for crime given the passive surveillance of units over site's multiple frontages to provide 'eyes' on the street which can contribute towards deterring potential criminal activities.</p>
	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>Orientation of balconies over the street and open space within the subject site.</p>
<b>9. Local Economy and Employment Opportunities</b>	
<p><b>Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary or permanent)?</b></p> <p><b>Explanation:</b> Unemployment and low income are associated with poor health and reduced social inclusiveness and resilience. Accessible and diverse local jobs (suited to the capacities of local population) reduce the risk of unemployment (and the associated poorer health and social sustainability outcomes)</p>	
<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p><b>If yes, briefly describe the impacts below</b></p> <p>Short term increase in employment during construction with the 108 additional residential dwelling will provide augmented patronage in the locality thus contributing towards boosting the local economy of Liverpool.</p>
	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>Nil</p>
<b>10. Needs of Specific Population Groups</b>	
<p><b>Will the development increase or decrease inclusive opportunities (social, cultural, recreational, employment, governance) for groups in the community with special needs?</b></p> <p><b>Explanation:</b> Council has a Social Justice Policy, which promotes access to life opportunities (e.g. those with special needs – young people, aged population, CALD communities, Aboriginal community, people with a disability, children and women). Developments can increase inclusiveness through the provision of culturally appropriate facility design and programs, and the avoidance of communication barriers.</p> <p>Refer to Council's Community Strategic Plan, Growing Liverpool 2023, Social Justice Policy, LEAPS Multicultural Plan, Youth Strategy and Disability Strategy available for download on Council's website.</p>	
<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p><b>If yes, briefly describe the impacts below</b></p> <p>Proposal will provide appropriate adaptable dwellings and provides accessible access to the proposed development from street frontage and to the basement and all floors within the proposed building via a lift core.</p>



*RFB - 17-23 Goulburn Street, LIVERPOOL*

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

Ensure compliance with Liverpool DCP in terms of accessible unit numbers.

## Appendix 2: Demographic and Economic Profiles

### Baseline Demographic Profile – Population

The statistical analysis provided here allows a basic understanding of the socio-demographic context of the suburb of Liverpool. In order to gain an understanding of the performance of Liverpool, it will be benchmarked against the City of Liverpool and also compared with its adjoining suburbs, and they include:

Liverpool LGA:

- Suburb of Lurnea;
- Suburb of Casula;
- Suburb of Moorebank;
- Suburb of Warwick Farm;
- Suburb of Cartwright; and
- Suburb of Ashcroft - Mt Pritchard.

Fairfield LGA:

- Suburb of Cabramatta; and
- Suburban of Mount Pritchard

The following indicators are included in the demographic analysis:

Population;  
Age profile;  
Ethnic composition;  
Household Type;  
Weekly individual income; and  
Weekly household income.



## Population

In 2011, there were 24,005 people living in the suburb of Liverpool. Overall, the population of Liverpool grew by an additional 2,695 residents between 2006 and 2011, a growth of 12.6%. The majority of Liverpool residents are Australian Citizens (70.8%) and have a lower percentage of Australian Citizens when compared to Liverpool City (84.5%).

**Table 1.** Population

Population							
Liverpool	2011			2006			Change
Population	Number	%	Liverpool City %	Number	%	Liverpool City %	2006 to 2011
Population (excluding O/S visitors)	24,005	100.0	100.0	21,310	100.0	100.0	+2,695
• Males	11,813	49.2	49.6	10,525	49.4	49.7	+1,288
• Females	12,192	50.8	50.4	10,785	50.6	50.3	+1,407
Australian citizens	16,999	70.8	84.5	15,021	70.5	83.8	+1,978
Eligible voters (citizens aged 18+)	12,559	52.3	60.0	11,266	52.9	58.7	+1,293
Overseas visitors	--	--	--	--	--	--	--
Source: Australian Bureau of Statistics, <u>Census of Population and Housing</u> 2006 and 2011. Compiled and presented in profile.id by .id, the population experts.							

The population growth rate for the suburb was higher than the population levels recorded for the Liverpool City (9.44%). The suburb is still experienced a rapid growth in its population levels with Liverpool experiencing an increase of 2,695 new residents between 2006 and 2011. This could be attributed to the proliferation of medium to high-density development within the suburb over the past five years, especially within the city centre. With the State Government encouraging higher density development along major transport nodes and centres and with Council policies encouraging higher densities within the city centre and around major centres, it can be assumed that the increase in population is going to continue over the next 5-10 years, with the majority of new growth to be concentrated within and around the edges of the major centres within the Liverpool Local Government Area.

Compared to its neighbouring suburbs, Liverpool's growth rate was higher than that of Ashcroft - Mt Pritchard, Cartwright, Casula and Lurnea (7.0%, 8.1%, 12.4% and 6.1% respectively) but lower when compared to Moorebank and Warwick Farm (15.0% and 17.8%).

Furthermore, compared to the two suburbs situated within the Fairfield LGA experienced a higher population growth that both Cabramatta and Mt Pritchard (4.0% & 1.9%) between 2006 and 2011 when compared to the subject suburb.

Analysis of the age structure of Liverpool indicates that the subject site has a young population with a high proportion of children (under 15) and also a high proportion of people within retirement age (65+).

**Table 2.** Age Structure - 5 Age Groups (Years)

Age structure - five year age groups							
Liverpool - Total persons (Usual residence)		2011			2006		
Five year age groups (years)		Number	%	Liverpool City %	Number	%	Liverpool City %
							2006 to 2011
0 to 4		2,063	8.6	7.8	1,636	7.7	8.3
5 to 9		1,612	6.7	7.8	1,430	6.7	8.4
10 to 14		1,440	6.0	7.8	1,385	6.5	8.2
15 to 19		1,484	6.2	7.6	1,370	6.4	7.3
20 to 24		1,744	7.3	6.9	1,713	8.0	7.2
25 to 29		2,205	9.2	7.3	1,803	8.5	7.1
30 to 34		2,145	8.9	7.3	1,723	8.1	8.0
35 to 39		1,766	7.4	7.6	1,711	8.0	8.0
40 to 44		1,593	6.6	7.4	1,636	7.7	8.0
45 to 49		1,569	6.5	7.3	1,439	6.8	7.0
50 to 54		1,455	6.1	6.4	1,202	5.6	5.7
55 to 59		1,260	5.2	5.2	1,084	5.1	5.0
60 to 64		1,039	4.3	4.3	788	3.7	3.6
65 to 69		799	3.3	3.1	735	3.4	2.7
70 to 74		674	2.8	2.3	640	3.0	2.2
75 to 79		483	2.0	1.7	453	2.1	1.6
80 to 84		390	1.6	1.2	325	1.5	1.0
85 and over		285	1.2	0.9	237	1.1	0.7
Total		24,005	100.0	100.0	21,310	100.0	100.0

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented by .id, the population experts.

The data above indicated that Liverpool in 2011 when compared to Liverpool City had a lower proportion of people in the young age groups (under 15) and a higher portion of people in the older age groups.

Overall, 21.3% of the population was aged between 0 and 15, and 11.0% were aged 65 years and over, compared with 23.5% and 9.2% respectively for Liverpool City.

The largest age grouping for the subject area occurred in the 25 to 29-age cohort (9.2%) followed by the 30 to 34-age cohort (8.9%) followed by the 0 to 4- age cohort (8.6%), indicating that the subject area is attractive to young people.

## Ethnic Composition

The dominant non-English speaking country of birth in Liverpool was from Iraq (9.6% of the population), followed by India (6.0% of the population).

**Table 3.** Birthplace - Ranked by Size

Birthplace - ranked by size							
Liverpool		2011			2006		Change
Birthplace	Number	%	Liverpool City %	Number	%	Liverpool City %	2006 to 2011
<b>a</b> Iraq	2,304	9.6	3.4	1,277	6.0	2.0	+1,027
India	1,447	6.0	2.3	888	4.2	1.6	+559
Croatia	938	3.9	1.1	1,049	4.9	1.2	-111
Serbia / Montenegro (fmr Yugoslavia)	845	3.5	1.2	1,122	5.3	1.5	-277
<b>a</b> Fiji	785	3.3	3.6	700	3.3	3.2	+85
Bosnia and Herzegovina	749	3.1	0.8	724	3.4	0.8	+25
Vietnam	603	2.5	2.9	464	2.2	2.8	+139
Lebanon	444	1.8	2.0	382	1.8	2.0	+62
Philippines	371	1.5	2.0	330	1.5	1.9	+41
China	370	1.5	1.0	319	1.5	1.0	+51
Birthplace - summary							
Liverpool		2011			2006		Change
Birthplace	Number	%	Liverpool City %	Number	%	Liverpool City %	2006 to 2011
<b>a</b> Total Overseas born	13,587	56.6	39.8	11,841	55.5	37.7	+1,746
* <b>a</b> Non-English speaking backgrounds	12,903	53.7	35.9	11,154	52.3	33.5	+1,749
* Main English speaking countries	683	2.8	3.9	687	3.2	4.2	-4
Australia	7,756	32.3	53.8	6,850	32.1	53.8	+906
Not Stated	2,677	11.1	6.4	2,638	12.4	8.5	+39
Total Population	24,020	100.0	100.0	21,329	100.0	100.0	+2,691
Source: Australian Bureau of Statistics, <a href="#">Census of Population and Housing</a> 2006 and 2011. Compiled and presented by <a href="#">.id</a> , the population experts.							





Liverpool is a very diverse and multicultural suburb with over 56.6% of its population born overseas, with 53.7% were from a non-English speaking background, compared with 39.8% and 35.9% respectively for Liverpool City.

## Household Types

As indicated in the analysis above, Liverpool is a very young suburb that has a high proportion of children under 15 (21.3%). This is reflected in household types with 34.2% of its population being couples with children.

The area also has a high proportion of lone persons (22.0%). This could be attributed to the suburb having a high proportion of young people between 20-34 (25.4%).

**Table 4.** Household Types

Household type							
Liverpool	2011			2006			Change
Households by type	Number	%	Liverpool City %	Number	%	Liverpool City %	2006 to 2011
 Couples with children	2,950	34.2	45.8	2,621	33.6	45.5	+329
 Couples without children	1,346	15.6	17.1	1,222	15.7	17.4	+124
 One parent families	1,230	14.2	14.0	1,040	13.3	13.4	+190
Other families	115	1.3	1.1	134	1.7	1.1	-19
 Group household	270	3.1	1.7	226	2.9	1.8	+44
 Lone person	1,903	22.0	15.2	1,801	23.1	15.1	+102
Other not classifiable household	751	8.7	4.7	718	9.2	5.3	+33
Visitor only households	66	0.8	0.4	46	0.6	0.4	+20
<b>Total households</b>	<b>8,631</b>	<b>100.0</b>	<b>100.0</b>	<b>7,808</b>	<b>100.0</b>	<b>100.0</b>	<b>+823</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented by .id, the population experts.

## Weekly Individual Gross Income

Nearly half of residents within Liverpool are low-income persons, with 44.9% of the residents earning less than \$400 per week. Liverpool also has a low proportion of persons earning a high income (those earning \$1,500 per week or more) when compared to Liverpool City.

Overall, 3.7% of the population earned a high income, and 44.9% earned a low income, compared with 7.9% and 40.0% respectively for Liverpool City. This indicates demand for affordable housing that can, in part, be addressed by the current proposal that will substantially increase the supply of housing within the Liverpool Town Centre.

**Table 5.** Weekly Individual Gross Income

Weekly individual income			
Liverpool - Total persons (Usual residence)		2011	
Weekly gross income	Number	%	Liverpool City %
Negative Income/ Nil income	1,923	10.2	10.8
\$1-\$199	1,563	8.3	8.3
\$200-\$299	2,883	15.2	11.8
\$300-\$399	2,115	11.2	9.1
\$400-\$599	2,070	10.9	10.3
\$600-\$799	1,851	9.8	11.0
\$800-\$999	1,397	7.4	8.8
\$1000-\$1249	1,175	6.2	8.1
\$1250-\$1499	638	3.4	5.2
\$1500-\$1999	474	2.5	5.0
\$2000 or more	222	1.2	2.8
Not stated	2,604	13.8	8.8
<b>Total persons aged 15+</b>	<b>18,915</b>	<b>100.0</b>	<b>100.0</b>

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

## Weekly Household Income

Household income is a function of labour force participation rates, individual incomes and household composition. The household income profile of Liverpool is characterised by a high proportion of lower income households (households earning less than \$600 per week) and a low proportion of higher income households (households earning \$2,500 per week or more).

Overall, 7.1% of households within Liverpool earned a high income, and 27.2% earned a low income, compared with 16.0% and 19.1% respectively for Liverpool City.

**Table 6.** Weekly Household Income

Weekly household income			
Liverpool	2011		
Weekly income	Number	%	Liverpool City %
Negative Income/Nil Income	125	1.6	1.2
\$1-\$199	204	2.6	1.8
\$200-\$299	324	4.1	2.9
\$300-\$399	603	7.7	5.1
\$400-\$599	880	11.2	8.1
\$600-\$799	870	11.1	8.0
\$800-\$999	787	10.0	7.4
\$1000-\$1249	818	10.4	8.4
\$1250-\$1499	605	7.7	7.6
\$1500-\$1999	791	10.1	12.2
\$2000-\$2499	450	5.7	10.0
\$2500-\$2999	285	3.6	6.9
\$3000-\$3499	148	1.9	4.4
\$3500-\$3999	60	0.8	2.1
\$4000-\$4999	45	0.6	1.7
\$5000 or more	21	0.3	1.1
Not stated	843	10.7	11.3
Total households	7,860	100.0	100.0

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



## Baseline Demographic Profile – Housing Profile

The housing profile provided here allows a basic understanding of the housing context of the suburb of Liverpool. In order to gain an understanding of the performance of Liverpool, it will be benchmarked against Liverpool City and also compared with its adjoining suburbs, and they include:

Liverpool LGA:

- Suburb of Lurnea;
- Suburb of Casula;
- Suburb of Moorebank;
- Suburb of Warwick Farm;
- Suburb of Cartwright; and
- Suburb of Ashcroft - Mt Pritchard.

Fairfield LGA:

- Suburb of Cabramatta; and
- Suburban of Mount Pritchard

The following indicators are included in the housing analysis:

Housing Type;  
Housing Tenure;  
Housing Loan Repayment; and  
Housing Rent Repayment.

## Housing Type

In 2011, there were a total of 9,084 private dwellings located within the suburb of Liverpool. The dominant dwelling structure within the locality is high density dwellings (47.6%). With the proliferation of modern residential flat buildings being built within the City Centre, this type of dwelling structure is continuing to increase at a substantial rate, with the suburb increasing its proportion of high density dwelling by 992 additional dwellings between 2006 and 2011. It is expected that this trend is going to continue with both the State Government via the Metropolitan Plan and Liverpool Council via its zoning and planning policies encouraging high density residential dwelling within and around major centres and transport nodes.

When compared to the LGA as a whole, Liverpool has a significantly higher percentage of high density dwellings and a slightly higher percentage of medium density dwellings. Liverpool experienced an increase in total dwelling stock with 788 additional dwelling being constructed between 2006 and 2011, with high density housing being the most dominant (992 dwellings).

Overall, 34.6% of the total housing type within the suburb of Liverpool are separate houses, 17.2% are medium density housing and 47.6% are high-density housing, compared with Liverpool City (73.9%, 15.1% and 10.8% respectively). The analysis of dwelling structure indicates that Liverpool is experiencing a transformation of its housing stock from low density to high density.

**Table 7.** Dwelling Structure

Dwelling structure							
Liverpool	2011			2006			Change
Dwelling type	Number	%	Liverpool City %	Number	%	Liverpool City %	2006 to 2011
Separate house	3,146	34.6	73.9	3,090	37.2	76.4	+56
a Medium density	1,559	17.2	15.1	1,816	21.9	14.2	-257
a High density	4,328	47.6	10.8	3,336	40.2	9.0	+992
Caravans, cabin, houseboat	0	0.0	0.1	8	0.1	0.3	-8
Other	28	0.3	0.1	22	0.3	0.1	+6
Not stated	23	0.3	0.1	24	0.3	0.0	-1
<b>Total Private Dwellings</b>	<b>9,084</b>	<b>100.0</b>	<b>100.0</b>	<b>8,296</b>	<b>100.0</b>	<b>100.0</b>	<b>+788</b>
Source: Australian Bureau of Statistics, <u>Census of Population and Housing</u> 2006 and 2011. Compiled and presented by .id, the population experts.							

With the Sydney Metropolitan Plan encouraging higher density housing along major transport nodes and urban centres and with Liverpool Council via its planning policies encouraging greater intensification of lands around established commercial centres and major transport, it can be presumed that the percentage of medium to high density housing is going to increase over the next 5 years.

## Housing Tenure

Over 40% of Liverpool residents (41.5%) are purchasing or fully owning their own property. The data indicates that there is a high aspiration for home ownership.

**Table 8.** Housing Tenure

Housing tenure							
Liverpool	2011			2006			Change
Tenure type	Number	%	Liverpool City %	Number	%	Liverpool City %	2006 to 2011
<b>a</b> Fully owned	1,572	18.2	22.9	1,498	19.2	22.9	+74
<b>a</b> Mortgage	2,017	23.3	39.9	1,655	21.2	39.1	+362
Renting	3,965	45.9	29.1	3,591	45.9	29.0	+374
• <b>a</b> Renting - Social housing	680	7.9	8.1	512	6.5	8.4	+168
• <b>a</b> Renting - Private	3,212	37.1	20.4	3,015	38.6	19.9	+197
• Renting - Not stated	73	0.8	0.5	64	0.8	0.7	+9
Other tenure type	54	0.6	0.5	35	0.4	0.5	+19
Not stated	1,038	12.0	7.6	1,038	13.3	8.6	0
<b>Total households</b>	<b>8,646</b>	<b>100.0</b>	<b>100.0</b>	<b>7,817</b>	<b>100.0</b>	<b>100.0</b>	<b>+829</b>

Source: Australian Bureau of Statistics, Census of Population and Housing 2006 and 2011. Compiled and presented by .id, the population experts.

In 2011, 45.9% of households in Liverpool were renting, with the majority undertaking private renting arrangements. The number of households renting has increased by 10.4% between 2006 and 2011. This could be attributed to a lack of rental stock in the area, greater demand to live within the city centre or that people are purchasing dwellings to live in. The percentage of household renting within the subject area is significantly higher when compared to Liverpool City (29.1%).

Liverpool has a greater proportion of household renting when compared to Ashcroft - Mt Pritchard, Casula, Lurnea and Moorebank (43.2%, 24.4%, 36.1% and 19.1% respectively) but a lower proportion of households renting when compared to Cartwright and Warwick Farm (47.9% and 56.5% respectively).

Furthermore, the two suburb situated within the Fairfield LGA has a lower proportion of households renting (Cabramatta- 39.2% & Mt Pritchard- 27.2%) when compared to the subject suburb.

The total number of households in Liverpool has increased by 829 between 2006 and 2011. This number is expected to increase with more medium to high density housing to be built over the next 5 years.

## Housing Loan Repayments

**Table 9.** House Loan Repayments

Monthly housing loan repayments			
Liverpool	2011		
Monthly repayment amount	Number	%	Liverpool City %
Nil repayments	51	2.5	1.8
\$1-\$149	12	0.6	0.5
\$150-\$299	24	1.2	0.7
\$300-\$449	56	2.8	1.3
\$450-\$599	52	2.6	1.2
\$600-\$799	59	2.9	2.2
\$800-\$999	96	4.7	3.3
\$1000-\$1199	148	7.3	4.7
\$1200-\$1399	242	12.0	6.0
\$1400-\$1599	225	11.1	6.0
\$1600-\$1799	220	10.9	7.6
\$1800-\$1999	133	6.6	6.0
\$2000-\$2199	201	9.9	11.4
\$2200-\$2399	81	4.0	5.7
\$2400-\$2599	71	3.5	5.5
\$2600-\$2999	123	6.1	11.8
\$3000-\$3999	82	4.0	13.2
\$4000-\$4999	17	0.8	3.4
\$5000 and over	23	1.1	2.2
Not stated	108	5.3	5.6
Total households with a mortgage	2,020	100.0	100.0

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

The analysis of the monthly housing loan repayments indicates that households in Liverpool compared to Liverpool City shows that there was a smaller proportion of household paying high mortgage repayments (\$2,600 per month or more), and a larger proportion of households with low mortgage repayments (less than \$1,000 per month).

Overall, 12.1% of households were paying high mortgage repayments, and 17.3% were paying low repayments, compared with 30.6% and 11.0% respectively in Liverpool City.

## Housing Rent Repayments

**Table 10.** Monthly Housing Rental Payments

Weekly housing rental payments			
Liverpool		2011	
Weekly rental amount	Number	%	Liverpool City %
Nil	74	1.9	2.4
\$1 - \$74	77	1.9	3.5
\$75 - \$99	189	4.8	6.7
\$100 - \$124	56	1.4	3.0
\$125 - \$149	128	3.2	4.0
\$150 - \$174	94	2.4	3.5
\$175 - \$199	87	2.2	2.8
\$200 - \$224	211	5.4	5.5
\$225 - \$249	172	4.4	3.3
\$250 - \$274	633	16.1	7.7
\$275 - \$299	505	12.8	5.6
\$300 - \$324	552	14.0	9.1
\$325 - \$349	237	6.0	4.7
\$350 - \$374	346	8.8	8.7
\$375 - \$399	167	4.2	5.0
\$400 - \$424	158	4.0	6.8
\$425 - \$449	28	0.7	2.4
\$450 - \$549	85	2.2	8.7
\$550 - \$649	21	0.5	1.5
\$650 - \$749	0	0.0	0.3
\$750 - \$849	3	0.1	0.2
\$850 - \$949	3	0.1	0.1
\$950+	7	0.2	0.4
Rent not stated	107	2.7	4.2
<b>Total households renting</b>	<b>3,937</b>	<b>100.0</b>	<b>100.0</b>

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

Analysis of the weekly housing rental payments of households in Liverpool compared to Liverpool City shows that there was a smaller proportion of households paying high rental payments (\$400 per week or more), as well as a smaller proportion of households with low rental payments (less than \$150 per week).

Overall, 7.7% of households were paying high rental payments, and 13.3% were paying low payments, compared with 20.3% and 19.5% respectively in Liverpool City.

## Baseline Demographic Profile – Employment Profile

The development proposal is likely to attract is likely to attract families, young couples and working age tenants who are in receipt of a market based income. The proximity to good train and bus connections will assist in access to employment.

Furthermore the proposal will provide additional employment opportunities within the locality both during the construction phase and through an increase of commercial space at the completion of the proposal. The increase of 108 residential units in the locality will provide additional patronage to the city centre and will contribute towards boosting the local economy of Liverpool.

The size of Liverpool's labour force in 2011 was 8,528 persons; of which 2,103 were employed part-time and 5,143 were full time workers.

**Table 11.** Employment Status

Employment status							
Liverpool - Total persons (Usual residence)		2011		2006		Change	
Employment status	Number	%	Liverpool City %	Number	%	Liverpool City %	2006 to 2011
Employed	7,526	88.3	93.0	6,963	87.7	92.8	+563
• Employed full-time	5,143	60.3	63.3	4,834	60.9	64.3	+309
• Employed part-time	2,103	24.7	26.5	1,848	23.3	24.8	+255
• Hours worked not stated	280	3.3	3.1	281	3.5	3.7	-1
a Unemployed (Unemployment rate)	1,002	11.8	7.0	981	12.3	7.2	+21
• Looking for full-time work	671	7.9	4.4	719	9.1	4.8	-48
• Looking for part-time work	331	3.9	2.6	262	3.3	2.3	+69
<b>Total Labour Force</b>	<b>8,528</b>	<b>100.0</b>	<b>100.0</b>	<b>7,944</b>	<b>100.0</b>	<b>100.0</b>	<b>+584</b>
Source: Australian Bureau of Statistics, <u>Census of Population and Housing</u> 2006 and 2011. Compiled and presented by .id, the population experts.							
Labour force status							
Liverpool - Total persons (Usual residence)		2011		2006		Change	
Labour force status	Number	%	Liverpool City %	Number	%	Liverpool City %	2006 to 2011
a Total labour force (Participation rate)	8,528	44.9	58.2	7,944	47.2	59.0	+584
Not in the labour force	8,168	43.0	35.3	6,699	39.8	32.9	+1,469
Labour force status not stated	2,294	12.1	6.6	2,181	13.0	8.1	+113
<b>Total persons aged 15+</b>	<b>18,989</b>	<b>100.0</b>	<b>100.0</b>	<b>16,824</b>	<b>100.0</b>	<b>100.0</b>	<b>+2,165</b>
Source: Australian Bureau of Statistics, <u>Census of Population and Housing</u> 2006 and 2011. Compiled and presented by .id, the population experts.							

Analysis of the employment status of the population in Liverpool in 2011 compared to Liverpool City shows that there was a lower proportion in employment, and a higher proportion unemployed. Overall, 88.3% of the labour force was employed (39.6% of the population aged 15+), and 11.7% unemployed (5.3% of the population aged 15+), compared with 93.0% and 7.0% respectively for Liverpool City.





*RFB - 17-23 Goulburn Street, LIVERPOOL*

Between 2006 and 2011, the number of people employed in Liverpool showed an increase of 563 persons and the number unemployed showed an increase of 21 persons.

The labour force participation rate refers to the proportion of the population over 15 years of age that was employed or actively looking for work. "The labour force is a fundamental input to domestic production. Its size and composition are therefore crucial factors in economic growth. From the viewpoint of social development, earnings from paid work are a major influence on levels of economic well-being." (Australian Bureau of Statistics, Australian Social Trends 1995).

Analysis of the labour force participation rate of the population in Liverpool in 2011 shows that there was a smaller proportion in the labour force (44.9%) when compared with Liverpool City (58.2%).

### Appendix 3: Additional Data – Safety

This section provides a preliminary review of crime and safety issues identified in the Liverpool LGA, derived from the NSW Bureau of Crime Statistics and Research (BOCSAR).

It is important to point out that the crime figures discussed in this section of the report relate to those crimes that have been recorded by BOCSAR i.e. Recorded Incidents (RI), not necessarily all crimes committed in the Liverpool LGA. Levels of crime are sensitive to the willingness or ability of people to report crime, levels and nature of police activity and actual levels of criminal activity.

In addition, it is pointed out that crime data must be interpreted with caution as many factors may influence apparent trends. Police “crackdowns”, for example, on particular types of offences may push up recorded crime rates for those categories of offences. The increase in figures therefore does not necessarily translate to an increase in that type of crime, but rather an increase in convictions for that type of crime.

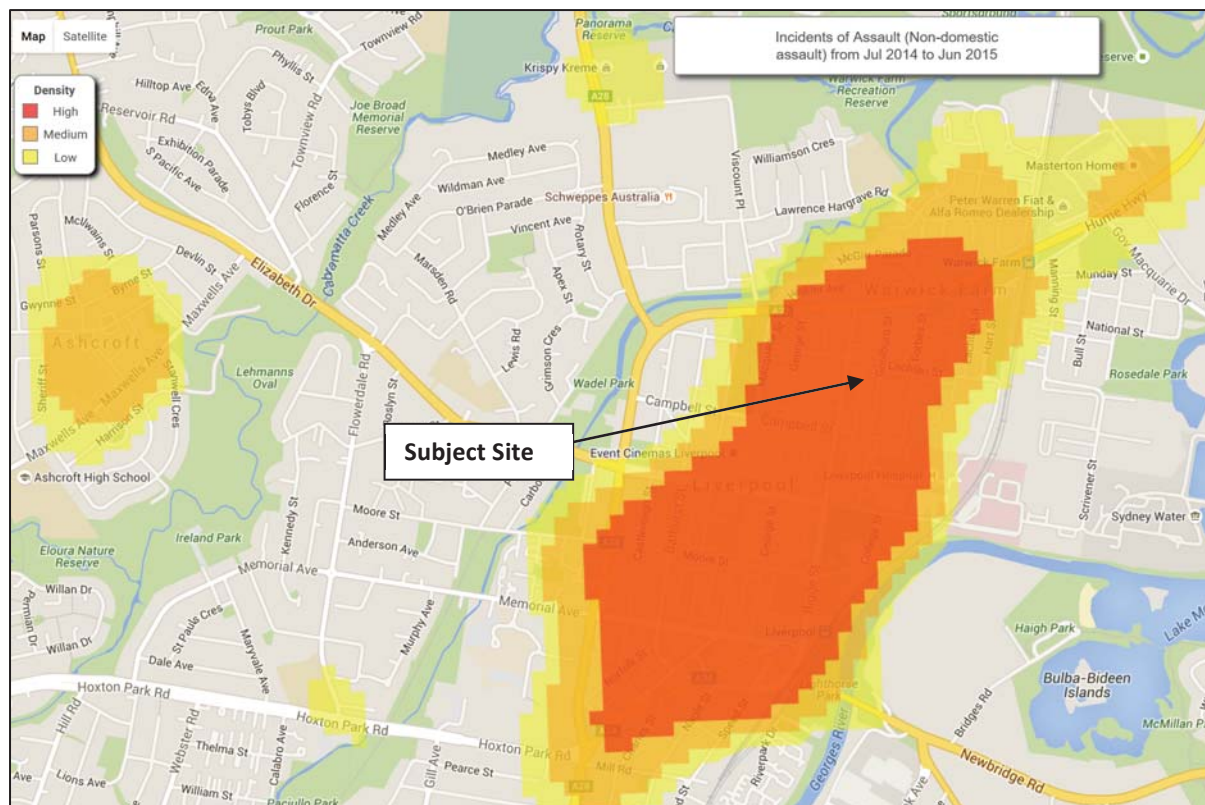
The table below shows crime trends within the Liverpool LGA between July 2013 to June 2015. These figures are not disaggregated to the suburb level. They show that most recorded crimes were stable, with steal from person down.

Recorded incidents of selected offences in the <b>Liverpool Local Government Area</b> Annual totals and <b>24 month trend from July 2013 to June 2015</b>			
Offence	Jul 2013 to Jun 2014	Jul 2014 to Jun 2015	24 month trend
Assault - domestic violence related	1062	966	Stable
Assault - non-domestic violence related	758	694	Stable
Break and enter - dwelling	1021	985	Stable
Motor vehicle theft	574	638	Stable
Steal from dwelling	411	397	Stable
Steal from person	129	145	Up
Trespass	178	166	Stable

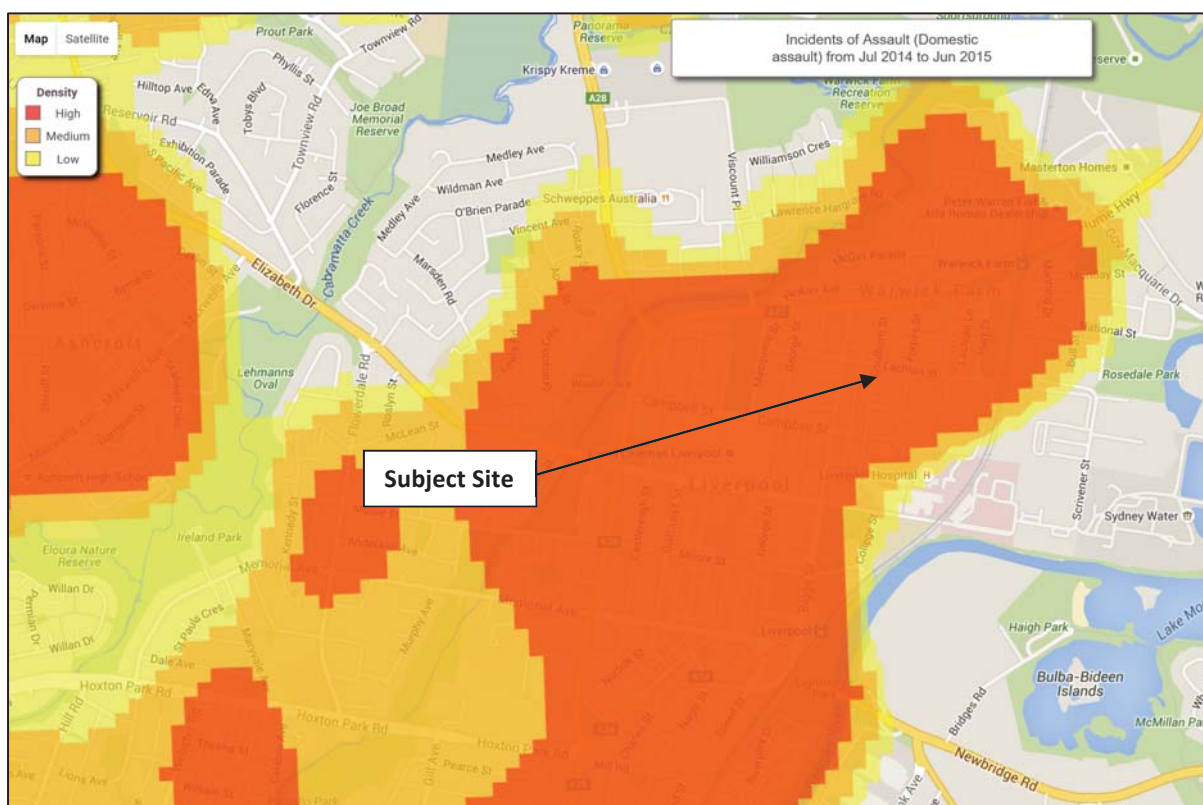
**Figure 6:** Crime Statistic Table: Crime Trends in the Liverpool LGA (Source: NSW Bureau of Crime Statistics and Research 2015)

Crime hotspot maps that are included below show that most property crimes occur in dense urban locations. Some crimes like steal from shop or steal motor vehicle are more likely to occur around large commuter hubs like Liverpool City Centre, rail stations and major shopping centres. The subject site and its locality - Liverpool shows low crime rates for some categories like non-domestic violence and steal from person. It can be ascertained from the data that Liverpool is generally not a crime hotspot; although consistent with other residential areas near the edge of a town centre with some crimes (e.g. steal break and entry) are slightly high.

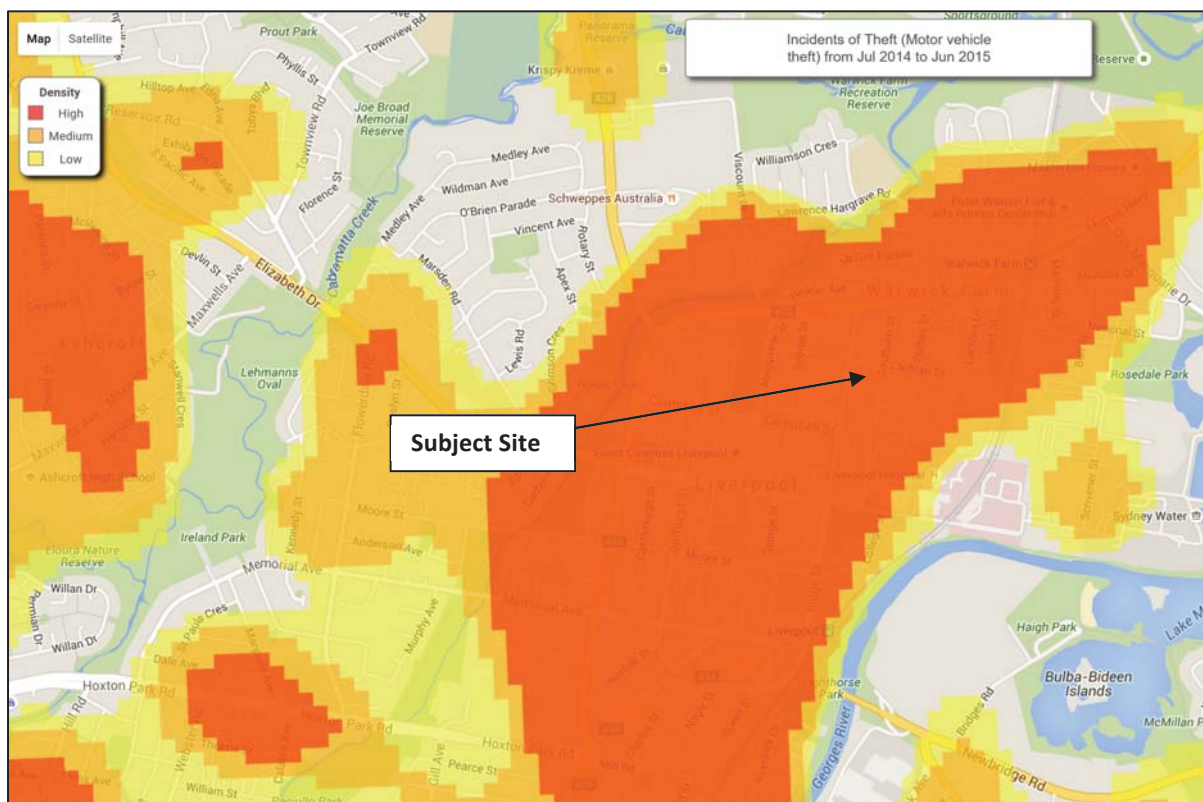
It is noted that the proposed residential flat building will be designed in a manner that will permit the safe and efficient use of the site. The proposal has incorporated CPTED principles where relevant including the provision of appropriate landscaping and access to the building will be security controlled. There will be a number of opportunities for surveillance by the future residents of the proposed building. In particular the design of the development provides for passive surveillance of the street frontage and of the communal areas. The proposed development is not expected to have any noticeable impacts on the safety of the Liverpool local Area.



**Figure 7: Crime Hotspot Map: Assault Non-Domestic Violence Related** (Source: NSW Bureau of Crime Statistics and Research)

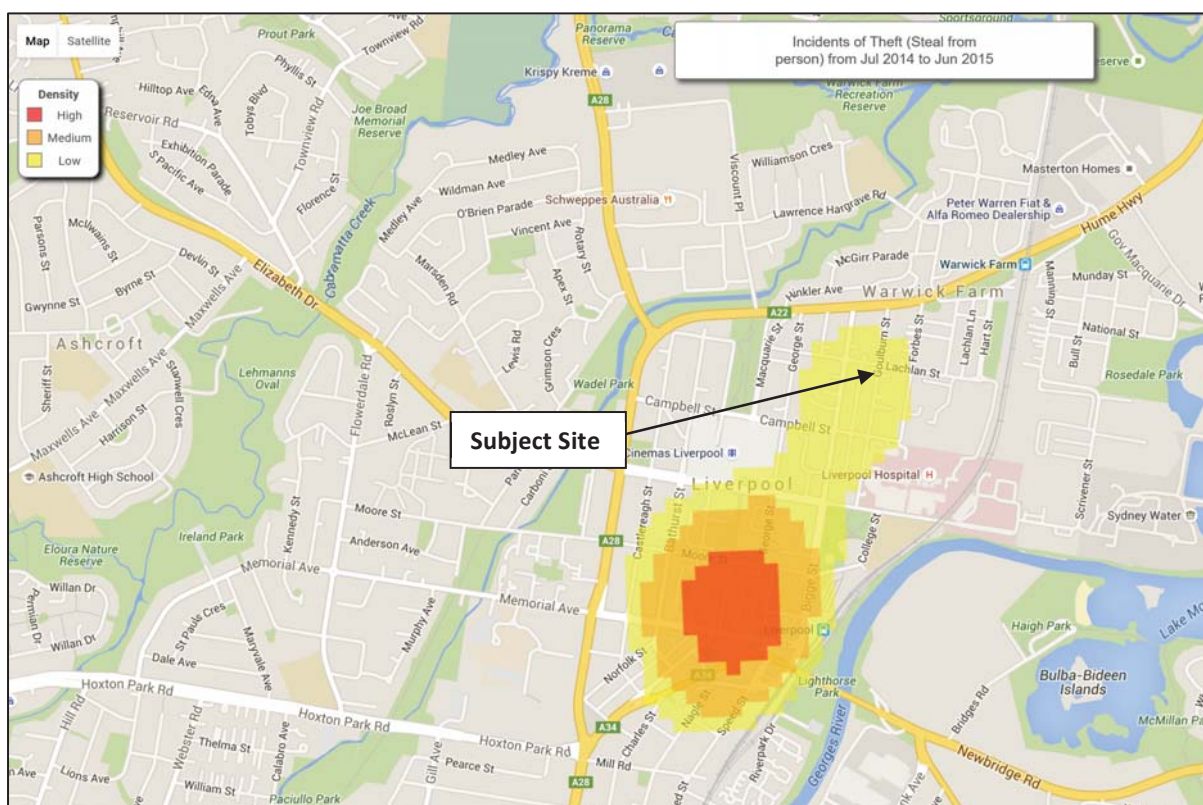


**Figure 8: Crime Hotspot Map: Assault Domestic Violence Related** (Source: NSW Bureau of Crime Statistics and Research)

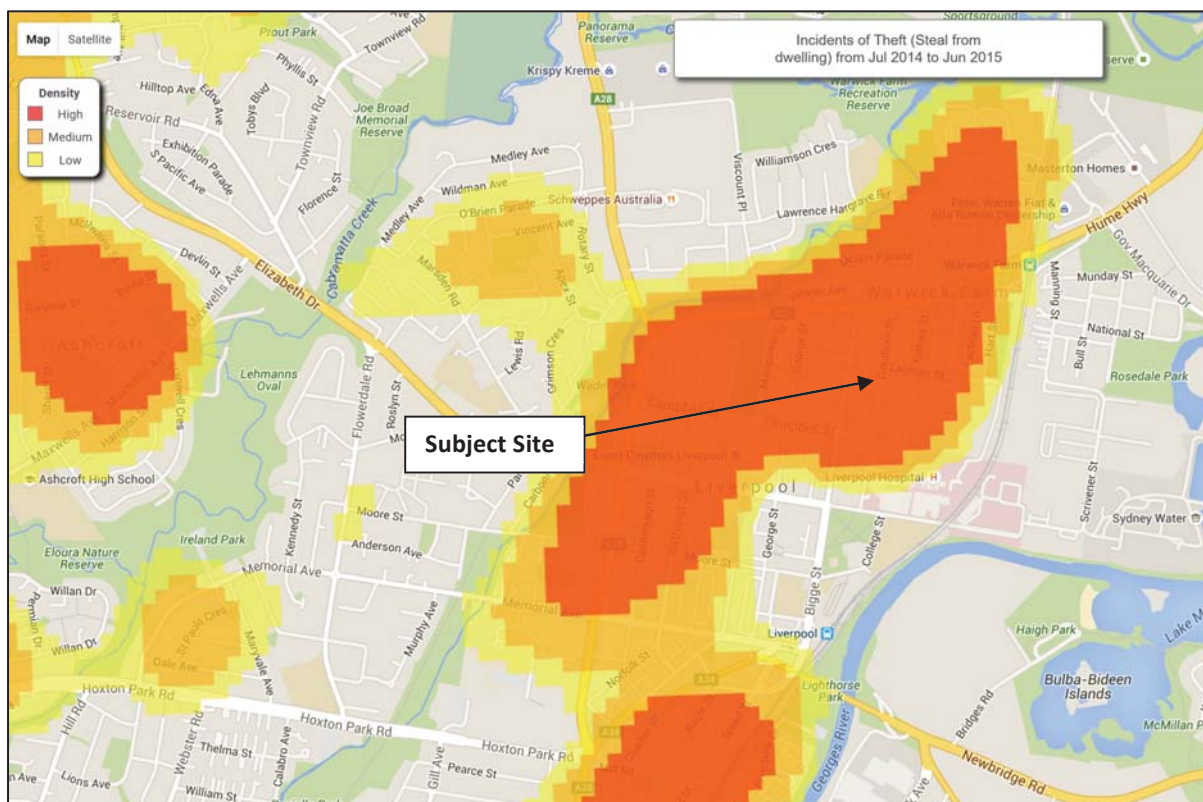


**Figure 9: Crime Hotspot Map: Motor Vehicle Theft** (Source: NSW Bureau of Crime Statistics and Research)





**Figure 10:** Crime Hotspot Map: Steal from Person (Source: NSW Bureau of Crime Statistics and Research)



**Figure 11:** Crime Hotspot Map: Steal from Non-Dwelling (Source: NSW Bureau of Crime Statistics and Research)