

## SOCIAL IMPACT ASSESSMENT POLICY

### APPENDIX A – SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM

#### Instructions for completing this form

Applicants of developments where social impact assessment is required must complete this form.

The completed form should either be submitted to Council prior to the pre-DA meeting (where a pre-DA meeting has been requested) or submitted with the development application (unless it has been determined that a CSIA report is required and is submitted with the development application instead).

SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM			
<b>Applicant's details:</b>		<b>Owner's details (if different to applicant):</b>	
Name		Name	
NSW Land & Housing Corporation – Anna Tomas			
Postal address		Postal address	
Locked Bag 4009 Ashfield NSW BC 1800			
Email		Email	
<a href="mailto:Kite.richards@fac.s.nsw.gov.au">Kite.richards@fac.s.nsw.gov.au</a>			
Phone	Mobile	Phone	Mobile
93541896			
<b>Proposal details:</b>			
Lot number & Registered plan number			
Lots 10 & 11 in DP 35980			
Site address			
188 – 190 Moore Street LIVERPOOL NSW 2170			
<b>Brief description of development proposal</b>			
Removal of Trees, and the Construction of a Four (4) Storey Residential Flat Building comprising Twenty Three (23) Units including Fourteen (14) x One-bedroom units and Nine (9) x Two-bedroom units, and Consolidation into a Single Lot.			

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1. Population change	
<p><b>Will the development result in significant change/s to the local area's population (either permanently and/or temporarily)?</b></p> <p><i><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</i></p>	
<p>Yes</p>    <p>No</p>	<p><b>If yes, briefly describe the impacts below</b></p> <p>Yes. The proposal is for the replacement of two dwelling houses with 23 units. This is a net gain of 21 affordable housing units, and a reasonable increase in the number of persons living on the site. LAHC own a number of properties in the local area, many of which have reached the end of their economic life and need to be demolished. The site has been targeted for future redevelopment as continued repair and maintenance of these dwellings is not the best use of public funds.</p>
	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <ul style="list-style-type: none"> <li>• The FACS local office will ensure support is available to new residents as they move into the building and regularly thereafter to provide assistance and advice, especially in relation to day to day needs, service provision and social contact. The proposal will assist LAHC in trying to meet the significant, long-standing and continually growing demand for public housing in the Liverpool LGA, and the state of New South Wales. The proposal will assist LAHC in modernising its ageing housing stock in the area, and consequently, improve the living conditions of its tenants.</li> <li>• The proposed development will contribute to the much needed supply of well designed and accessible housing. Although there will be an increase in population on the subject site, future residents are unlikely to place additional strain on existing community infrastructure and services given that most will already be residing within the Liverpool LGA and using the existing services.</li> </ul>

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2. Housing	
<p><b>Will the proposal increase or reduce the quantity, quality, mix, accessibility and/or affordability of housing?</b></p> <p><i><b>Explanation:</b> 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</i></p>	
Yes	<p><b>If yes, briefly describe the impacts below</b></p> <p>Yes. The proposal will increase the quantity, quality, mix, accessibility and affordability of housing on the site. The proposed development will provide 23 one and two bedroom affordable and accessible housing units on the site. This is a net increase of 21 units and will provide much needed affordable housing within the Liverpool LGA. There is a current wait time of 5 – 10 years for one bedroom housing, and over ten years for two bedroom public housing dwellings in the Liverpool LGA. The proposed development will help to meet this demand.</p>
No	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>The proposal will be beneficial in providing housing for those with a demonstrated housing need. The proposal is for quality housing and will improve the sustainability of housing on the site, particularly through improved energy and water efficiency. LAHC already owns the site and the proposed development will utilise the site more efficiently, with a greater number of modern residential units able to be provided on the property.</p>
3. Accessibility	
<p><b>Will the development improve or reduce physical access to and from places, spaces and transport?</b></p> <p><i><b>Explanation:</b> ‘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 2012-2017 available for download from Council’s website.</i></p>	
Yes	<p><b>If yes, briefly describe the impacts below</b></p> <p>Yes. The proposal will have a beneficial impact in terms of the accessibility of the site and the local area on any future residents from what previously existed. The proposal will provide an increased number of accessible and affordable housing dwellings with access to services and facilities. The proposed development has been designed to a ‘liveable’ standard which can be adapted to accommodate a person with a disability should the need arise and the development is fully wheel chair accessible. Access from the site is available to public transport located on Moore Street via principally level sealed footpaths.</p>
No	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <ul style="list-style-type: none"> <li>The subject site is within an ‘accessible area’, as defined in the SEPP, The site is within an accessible area as it is located approximately 180m from bus stops Stop ID: 2170523 and 2170519 on Moore Street which are served by bus routes 853 and 854 operated by Interline Bus Service. These bus services provide travel between Carnes Hill and Liverpool centres.</li> <li>All dwellings are designed to LAHC ‘liveable’ standards. Four ground floor units have separate access at ground floor.</li> </ul>

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4. Community and Recreation Services / Facilities	
<p><b>Will the development increase, decrease or change the demand or need for community, cultural and recreation services and facilities?</b></p> <p><i><b>Explanation:</b> 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.</i></p>	
Yes	<p><b>If yes, briefly describe the impacts below</b></p> <p>Yes. The proposal will result in a minor increase in demand for community, cultural and recreation services and facilities.</p>
No	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>No substantial community services and facilities are located within immediate walking distance of the site. However, El Alamein Park is located approximately 15m east of the proposed development, with the proposal potentially providing increased demand for this park and children's playground. Notwithstanding, bus stops are located on both sides of Moore Street. The site is located approximately 180m from bus stops Stop ID: 2170523 and 2170519 on Moore Street which are served by bus routes 853 and 854 operated by Interline Bus Service. These bus services provide travel between Carnes Hill and Liverpool centres that provide a variety of services and facilities including retail and commercial services, shops, bank service providers, community services, recreation facilities, and medical facilities.</p>
5. Cultural and Community Significance	
<p><b>Will the development impact on any items or places of cultural or community significance?</b></p> <p><i><b>Explanation:</b> 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 website.</i></p>	
Yes	<p><b>If yes, briefly describe the impacts below</b></p> <p>No. Council's Section 149 (2) &amp; (5) Planning Certificates advise that the site does not contain any aboriginal sites, places, or relics or any other listed heritage item.</p>
No	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>NA</p>
6. Community Identity and Sense of Belonging	
<p><b>Will the development strengthen or threaten opportunities for social cohesion and integration within and between communities?</b></p> <p><i><b>Explanation:</b> 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 Design Protocol for Australian Cities, available for download from the Federal government's <a href="#">Urban Design website</a>.</i></p>	
Yes	<p><b>If yes, briefly describe the impacts below</b></p> <p>Yes. The proposed development will strengthen opportunities of social cohesion and integration within and between communities. The development will provide common space for informal and safe social interaction between future tenants. Further, future tenants are likely to be sourced from the waiting list who are already residing within or around the Liverpool LGA. As a result, they are likely to have established connections and ties with family, friends &amp; services in the area.</p>
No	<p></p>

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<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>The proposal includes accessible landscaped common open space areas that provide opportunities for social cohesion and integration as well as relaxation and entertaining purposes.</p>	
<p><b>7. Health and Well-being</b></p> <p><b>Will the development strengthen or threaten opportunities for healthy lifestyles, healthy pursuits, physical activity and other forms of leisure activity</b></p> <p><b>Explanation:</b> <i>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:</i></p> <ul style="list-style-type: none"> <li>• <i>Walking, cycling, play and other physical activity</i></li> <li>• <i>Healthy food choices</i></li> <li>• <i>Drinking, gambling and smoking</i></li> </ul> <p><i>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 <a href="#">NSW Health website</a></i></p>	
Yes	<p><b>If yes, briefly describe the impacts below</b></p> <p>Yes. The proposal will strengthen opportunities for healthy lifestyles, healthy pursuits, physical activity and other forms of leisure activity by providing modern high quality residential accommodation that is accessible to recreation facilities and health services locally or by public transport.</p>
No	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <ul style="list-style-type: none"> <li>• The installation of a lift and the provision of wheelchair accessible pathways will combine to enable an accessible path of travel from all units to public transport.</li> <li>• The proposal has provided secure bike storage for tenants within the basement to increase opportunities physical activity through cycling.</li> <li>• Fencing at the boundaries of the site will promote safety through providing territorial reinforcement and appropriate level of safety and security. A secure lobby prior to entry to the dwellings will ensure security and sense of safety for individual units.</li> <li>• All future residents will have direct access to useable private open space from their individual units, with accessible common open space also provided to increase the liveability of the development.</li> </ul>

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8. Crime and Safety	
<p><b>Will the development increase or reduce public safety and opportunities for crime (perceived or actual crime)?</b></p> <p><i><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.</i></p> <p><i>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 <a href="#">NSW Police website</a></i></p>	
Yes	<p><b>If yes, briefly describe the impacts below</b></p> <p>Yes. The development will increase public safety and reduce opportunities for crime (perceived or actual crime) through good site planning and proposed building design in accordance with CPTED principles.</p>
No	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <ul style="list-style-type: none"> <li>Fencing will be constructed along all site boundaries, and along boundaries of proposed ground floor dwelling private open space areas to provide an appropriate level of safety and security to proposed residents.</li> <li>A secure lobby prior to entry to the dwellings will ensure security and sense of safety for individual units.</li> <li>The design of the proposed development will allow for casual surveillance of all common areas from dwellings.</li> </ul>
9. Local Economy and Employment Opportunities	
<p><b>Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary or permanent)?</b></p> <p><i><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 populations) reduce the risk of unemployment (and the associated poorer health and social sustainability outcomes)</i></p>	
Yes	<p><b>If yes, briefly describe the impacts below</b></p> <p>Yes. The development will increase the quantity and/or diversity of local employment opportunities (temporary or permanent).</p>
No	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>The proposal will increase local employment opportunities through local sourcing of tradesmen and other construction-related professionals, and from the on-going consumption of the additional households. The construction and ongoing maintenance of the development will therefore assist to stimulate local economic activity.</p>

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10. Needs of Specific Population Groups	
<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. jobs, education, full participation in the cultural life of the community) and inclusiveness for all (including 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>	
Yes	<p><b>If yes, briefly describe the impacts below</b></p> <p>Yes. The development will increase inclusive social opportunities for groups in the community with special needs.</p>
No	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <ul style="list-style-type: none"> <li>• The FACS Local Office will provide support to new residents as they move into their new accommodation. They can also provide continued assistance to these residents particularly in relation to their daily needs and access to services.</li> <li>• The provision of communal areas will also increase opportunities for residents to meet one and other and interact through regular social activities. This will assist residents to establish a form of relationships amongst residents within the development.</li> </ul>