

SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM:			
Applicant's Details:		Owner's Details:	
Name:		Name:	
Refer to DA Form for Applicant's details		Refer to DA Form for Owner's details	
Postal address:		Postal Address:	
Email:		Email:	
Phone:		Phone:	
Proposal Details:			
Lot Number and Registered Plan Number :			
Lot 103 in DP 594256 and Lot 9 in DP 26897			
Site Address:			
46 - 50 Hoxton Park Road, Liverpool			
Brief description of the development proposal:			
<p>The application seeks approval for the construction of a residential flat building with basement parking. The proposal will include:</p> <ul style="list-style-type: none"> • Demolition of the existing structures on the Site; • Construction of a five (5) storey residential flat building consisting of 30 dwelling units (5 x 1 bed + study, 7 x 2 bedroom, 16 x 2 bedroom + study, 2 x 3 bedroom + study); • 1 basement level containing 29 car parking spaces, including 3 accessible spaces; • External works and landscaped areas; and • Strata title on completion of project. 			

1. Population Change

Will the development result in significant change/s to the local area's population (either permanently and / or temporarily)?

Yes ☐

No ☒

The proposal will not result in a significant increase in population. The proposed development consists of 30 new dwellings which will not result in a significant change to the population. As of the last Census in 2011, Liverpool (suburb) had approximately 24,095 residents, while the Local Government Area (LGA) had approximately 188, 088 residents (current estimate is 199,928 according to the ABS' 2014 ERP). The population of the LGA grew by approximately 11,840 people (or by 6%) over the period since the 2011 census and the 2014 ERP date.

If yes, briefly describe the impacts below:

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

2. Housing

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

Yes ☒

No ☐

If yes briefly describe the impacts below.

The proposed development will slightly increase the existing building stock of the area. The proposal consists of 30 additional apartments with a mix of one, two and three bedroom configurations. Two of the units are designated as accessible units while the proposal includes a total of 17 units as affordable housing under the provisions of the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP).

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

The proposal is consistent with the aims of the ARHSEPP in that it facilitates the effective delivery of new affordable rental housing and supports local business centres by providing affordable rental housing for workers close to places of work, such as

	<p>the Liverpool and Moorebank business centres and industrial areas.</p> <p>In terms of internal amenity of the development, the proposal satisfies the relevant design criteria contained in the Apartment Design Guide. The proposal also satisfies or exceeds the relevant design criteria contained in the ARHSEPP in terms of landscaped area, deep soil zones and solar access.</p> <p>The development will improve the diversity of housing in the area, by expanding the mix of housing types and subsequently improving social diversity. According to the Centre for Affordable Housing and Housing NSW, the overwhelming majority of dwelling types consist of detached dwellings with three or more bedrooms (approximately 77%). In addition, both Housing NSW and Australians for Affordable Housing cites the Liverpool LGA as having a high level of housing stress with an overall decline in private rental housing stock between the last two census periods. The development will assist in the supply of new affordable housing and therefore provide minor alleviation to the market.</p>
3. Accessibility	
Will the development improve or reduce physical access to and from places, spaces and transport?	
<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p><i>If yes briefly describe the impacts below.</i></p> <p>Aside from providing on-site car parking for residents and visitors, all dwellings will have access to regular bus services and bike paths which run along Hoxton Park Drive.</p> <p><i>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.</i></p> <p>The proposal enables access to public transport, pedestrian access and convenient methods of travel. The Site is located within 100m from two bus stops located on Hoxton Park Road. These stops are serviced by the T80 bus service, an express bus service between the Liverpool and Parramatta City</p>

	<p>Centre's, and the 869 bus service, providing access to transport nodes in Parramatta, Cabramatta, Fairfield and Elizabeth Hills.</p> <p>The main entrance to the building fronts Hoxton Park Road with an accessibility ramp, maximising convenience and continuous pedestrian access. The basement also provides bicycle storage facilities for residents, allowing for additional sustainable methods of travel. All dwellings are accessible by a lift which serves all levels of the development. The proposal will not detract from the Site's physical access to transport and surrounding spaces.</p>
<p>4. Community and Recreation Services / Facilities</p>	
<p>Will the development increase, decrease or change the demand or need for community, cultural and recreation services and facilities?</p>	
<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p><i>If yes briefly describe the impacts below.</i></p> <p>The proposal will have a slight increase the demand on the existing services, with an additional 30 dwellings. The demand by the new residents on services will be partially met through the payment of Section 94 Developer Contributions.</p> <p><i>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.</i></p> <p>The scale of the proposed development will have a negligible impact on the local services and facilities in Liverpool, with the additional 30 dwellings. The subject site is well located in terms of existing services and will be able to utilise these facilities and services without resulting in negative impacts. The Section 94 Developer Contributions levied over the development will provide additional funding for council to maintain and enhance the existing services as required and the increase demand will not be significant enough to have any detrimental impacts.</p> <p>There are a number of parks within walking distance of the site, including a significant track of parklands</p>

	<p>which run along Brickmakers Creek. Barbara Long Park and Peace Park provide more formalised playing fields and accessible open space. The Whitlam Leisure Centre is located less than 1km to the north of the site and provides swimming and gym facilities. The Liverpool Community Centre is located 450m to the east of the site and is accessible via car, bike or public transport. This centre provides a community meeting space, the centre currently runs the following services regularly:</p> <ul style="list-style-type: none"> • Playgroup • Physical Culture Dance • Dance/Drama • Senior Citizens Support Groups. <p>Additionally, the Liverpool Library is located 1.3km to the north of the site and is accessible by public transport, car and bike. The site provides a range library services. Educational facilities, medical services and other emergency services are located within Liverpool and the surrounding suburbs, which will adequately service the site.</p> <p>The proposal will enhance the existing services by providing additional members of the community to contribute to the social capital. The proposed development will promote social cohesion, as dwelling structure and proximity, enable social interaction within a community, as opposed to detached, low-density housing.</p>
<p>5. Cultural and Community Significance</p>	
<p>Will the development impact on any items or places of cultural or community significance?</p>	
<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>The development does not comprise any elements which may detract from the localities cultural values or beliefs of the existing or future populations. The development is not located on any key heritage or Indigenous sites and the proposal will remain consistent with the cultural principles of the community.</p>	<p><i>If yes briefly describe the impacts below.</i></p> <hr/> <p><i>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.</i></p>

6. Community Identity and Sense of Belonging

Will the development strengthen or threaten opportunities social cohesion and integration within and between communities?

Yes ☒

No ☐

If yes briefly describe the impacts below.

The built form of the development has been designed to encourage and strengthen social cohesion and integration both within the new residents and the broader community.

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

The design of the development enhances the opportunities for social cohesion and provides an improvement to the public and private domain. The design has been adopted to integrate with the streetscape. Despite Hoxton Park Road being a significant road corridor, the proposal provides a landscaped front setback with a clearly defined entrance to the footpath and private, as well as communal open spaces. There are no blank walls to the street. The design of the development also provides opportunities for passive surveillance over the street.

Internally the development includes a large communal open space area which will be landscaped to include seating areas to encourage interaction between the residents. As previously described, the site is well located in terms of services and it is likely that the residents will utilise the pedestrian and cycling infrastructure to access wider areas, thereby increasing opportunities for social interaction as well as improving their health and well-being.

7. Health and well-being

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

Yes ☒

No ☐

If yes briefly describe the impacts below.

The development is designed to strengthen opportunities for healthy lifestyles for the future residents, given the proximity to recreational facilities and public transport.

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

There are clear opportunities for future residents to partake in incidental physical activity. The site is located approximately 1km to the south west of Liverpool Town centre. Opposite the site is a bus stop which runs services to Liverpool while 300m to the west is the T-Way with express services to Parramatta and Liverpool. There are a number of specialty services provided along Macquarie Street, which runs off Hoxton Park Road. The intersection of Hoxton Park Road, Macquarie Street and the Hume Highway is a significant intersection with large volumes of traffic. Given the context of the site, Macquarie Street provides a logical route into Liverpool Town Centre on foot. Given the direct access and the heavy traffic in the area, it is likely that walking or catching public transport would be the preferred method to meet the day to day needs of the residents.

The site is directly opposite the Barbara Long Park and the Whitlam Leisure Centre precinct. The convenience of the parks provides further enticements for the residents to enjoy a healthy lifestyle and utilise the local facilities.

8. Crime and safety	
Will the development increase or reduce public safety and opportunities for crime (perceived or actual crime)?	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p><i>If yes briefly describe the impacts below.</i></p> <p>The proposal will increase public safety by providing a development which has been designed in accordance with CPTED principles, with increased opportunities for passive surveillance and activity on the street.</p> <hr/> <p><i>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.</i></p> <p>The proposal has been designed with the principles of CPTED in mind. The proposal provides good passive surveillance from the dwellings overlooking the street. All entrances to the building are secure. There is a clear demarcation of the public and private domain, with landscaping and fencing clearly defining where one starts and the other stops. The space will be well managed and maintained, with the body corporate responsible for ensuring that the landscaping will remain tidy and safe at all times, keeping the property secure and attending to any acts of vandalism or rubbish dumping, should they occur.</p> <p>The proposal will enhance the public safety by providing a well-considered, modern development which addresses the CPTED principles.</p>
9. Local Economic and Employment Opportunities	
Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary or permanent)?	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p><i>If yes briefly describe the impacts below.</i></p> <p>The proposal will provide short term employment and also provide long term accommodation for future employees of the area</p> <hr/> <p><i>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.</i></p>

	<p>The development will provide short term employment for local contractors and businesses during the construction phase. The proposal will also increase the local population, which will in turn, contribute to the growth and viability of local business and commercial activities. The proposed development will provide additional dwellings for future/ current employees, facilitating growth for the local economy and employment. The proximity of the Site to the Liverpool town centre and the Liverpool, Hoxton Park, Cabramatta and Moorebank industrial areas will also be favourable for key workers in these areas..</p>
10. Needs of Specific Population Groups	
Will the development increase or decrease inclusive opportunities (social, cultural, recreational, employment, governance) for groups in the community with special needs?	
Yes <input checked="" type="checkbox"/>	<i>If yes briefly describe the impacts below.</i>
No <input type="checkbox"/>	<p>The building has been designed to be accessible to all, without restricting access or excluding different groups within the community.</p>
	<p><i>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below.</i></p> <p>The building is designed to allow easy access for people with a disability to all levels. The proposed development does not exclude any community members or impede inclusive opportunities for residents.</p>

Sources of Information used in the preparation of this SIC include:

<http://www.liverpool.nsw.gov.au/council/the-liverpool-area/about-liverpool-and-our-community>

Liverpool City Community Profile (<http://profile.id.com.au/liverpool>), accessed on 9 October, 2015

Liverpool City Social Atlas (<http://atlas.id.com.au/liverpool>), accessed on 9 October, 2015

2011 Basic Community Profile – Liverpool SSC113901), Australian Bureau of Statistics, accessed on 9 October, 2015

NSW Department of Planning and Environment (2014), *A Plan for Growing Sydney*, NSW Government

NSW Department of Planning and Environment (2014), *South West Subregion – Priorities for South West Subregion*, NSW Government

NSW Department of Planning and Environment (2015), *South West Subregion – Population, Household and Dwelling Projections (Factsheet)*, NSW Government

<http://housingstressed.org.au/2011/11/23/sydney-housing-stress-soars-top-5-housing-stressed-suburbs-revealed/>

NSW Family and Community Services, Centre for Affordable Housing (2015) Housing Market Snapshot - South West Sydney Sub Region:

- http://www.housing.nsw.gov.au/NR/rdonlyres/38430755-07C6-461B-B21E-3B76B9E4B168/0/SouthWestSydneySubregion_HousingMarket.pdf
- http://www.housing.nsw.gov.au/NR/rdonlyres/BDB8FC95-13A4-4DAD-8A70-32CE0A19AC79/0/SouthWestSydneySubregion_HousingSupply.pdf
- http://www.housing.nsw.gov.au/NR/rdonlyres/D054FF70-2C1E-43D3-B86C-878E497A4B55/0/SouthWestSydneySubregion_Demand.pdf

Housing NSW (Undated), *Information on Liverpool Housing Market*. NSW Government

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Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
Draft	R Falkenmire/ E Davis- O'Sullivan	M Brewer		M Brewer		9/10/2015
Final	M Brewer	M Brewer		M Brewer		23/10/2015