

CORONATION PROPERTY

SOCIAL IMPACT ASSESSMENT

Proposed development
at 26 Shepherd Street,
Liverpool

December 2016



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Executive summary

Cred Consulting is an independent social planning consultancy based in Sydney. Cred was engaged by Coronation Property to prepare a Social Impact Assessment (SIA) looking at the potential social impacts of a proposed development at 26 Shepherd Street, Liverpool (the subject site). The proposed development is for a residential development of 82 high density dwellings on a 2,794m² site, as part of the Shepherd Street Precinct.

This SIA has been completed in accordance with requirements of the Environmental Planning and Assessment Act 1979 Sec 79C (1), and Liverpool City Council's adopted Social Impact Assessment Policy.

The proposed development at the subject site will result in between an additional 185 to 226 residents in the suburb of Liverpool. Liverpool suburb is a highly culturally diverse area (around 61% non-English speaking background) with high proportions of working age households, and families with children. The area has a higher proportion of houses in rental and mortgage housing stress than the Liverpool LGA and Greater Sydney and higher proportions of low-income households and unemployment.

Population density is worked out based on Statistical Areas. Statistical Area 1152563, where the site is located currently has a population density of 36 persons per hectare, with the proposed development population density will increase to between 47.8 and 50.5 persons per hectare. The cumulative development of the Shepherd Street Precinct will also increase this density substantially.

To support social sustainability and community wellbeing within a high density environment, future residents of 26 Shepherd Street will need access to communal and public social infrastructure and services onsite and nearby, and will require improved pedestrian access along the Georges River and to the Liverpool City Centre.

Community facilities

There are 10 community facilities within 800 metres of the subject site including child care centres, a library and community halls, all of which currently have capacity for increased use. There are no public high schools or primary schools within 800 metres of the site. The site is located within walking distance to the Liverpool City Centre, Liverpool Station and Liverpool Hospital (which is currently at capacity), however improved pedestrian/cycle access is required. The following public benefits are proposed through the Shepherd Street Precinct development, which residents of 26 Shepherd Street will have access to.

- Shared footpath/cycleway along the Georges River
- Village shops at the Paper Mill building
- Potential for community space within the Paper Mill building, and
- Upgrade of Mill Park as an improved neighbourhood public park.

Open space

Within 800 metres of the site there is a high supply of public open space including a playing field and a district park (Lighthorse Park). Open space benchmarking¹ indicates that the proposed development at 26 Shepherd Street would require between 1,660.5m² and 2029.5m² of new open space. The applicant

¹ World Health Organisation sets a benchmark of 9m² per person

proposes to provide 436.8m² of rooftop community open space within the subject site, including a pool, deck area, planting and seating. As part of the Shepherd Street Precinct, nearby Mill Park will be embellished including with a community garden. While the open space provision is below benchmark requirements, residents will also have access to a significant amount of existing district open space within 800 metres of the site.

Social impacts and mitigation measures

Detailed social impacts and mitigation measures are provided at Section 6. The table below provides a high level summary of the key impacts and mitigation measures. The cumulative impact of the Shepherd Street Precinct as a whole will increase the severity of the social impacts outlined.

Identified social impact	Type	Mitigation measure
<p>Increased population of Liverpool suburb by 185 to 226² residents. In particular:</p> <ul style="list-style-type: none"> Increased working age people needing access to open space, community rooms and social infrastructure in the evenings and on weekends for informal and community activities. Increased demand for health services including services at Liverpool hospital. 	Negative	<p>Increased and improved access to social infrastructure and services within the Liverpool suburb specifically:</p> <ul style="list-style-type: none"> Identify opportunities to provide medical facilities on site to service the Shepherd Street Precinct. Monitor impact of access to health services and beds at Liverpool Hospital which is currently at capacity.
<p>Increased population density from 36 persons per hectare (SA1152563) to around 48.7 to 50.5 persons per hectare post redevelopment of 26 Shepherd Street. The cumulative impact of the Shepherd Street Precinct will increase the population density substantially more. There will be a need for opportunities for new and existing residents to connect with each other and place activation during the day and night</p>	Negative	<p>Deliver community building and community engagement activities from the early stages of development to connect new and existing residents.</p> <p>As part of the Shepherd Street Precinct, provide a community space in the Paper Mill building at the early stages of the development for community meetings, birthday parties, and social, cultural, and recreational activities.</p> <p>Provide some communal meeting spaces attached to rooftop open space areas for community gathering.</p> <p>As part of the Shepherd Street Precinct, activate the place in the evening through the adaptive reuse of the Paper Mill building, through the inclusion of restaurants and cafes.</p>

² Based on a range of 2.25 to 2.75 persons per household

Identified social impact	Type	Mitigation measure
Increased access to quality local open space in an area with a high proportion of large open space areas	Positive	<p>As part of the Shepherd Street Precinct, deliver a neighbourhood public park (Mill Park) at the early stages of the development. Design the park to address the needs of a range of age groups (including children and young people) and the social and recreational interests of a culturally diverse population including Arabic, Hindi and Vietnamese speaking residents (eg. for family gatherings, for tai chi, and for dance/exercise space).</p> <p>Space will need to be designed to prevent conflict between users in a highly dense area in particular to ensure that children and young people are able to play outdoors.</p> <p>Provide communal open spaces that reflect diverse uses eg. dog walking, bbqs, community gardens, children's play.</p>
Increased rental housing stock, however potentially no increase in affordable rental housing stock in an area experiencing high levels of housing stress	Positive Negative	Contribute to increased affordable rental housing stock in the Liverpool suburb.

Conclusion

The proposed development will increase the population of Liverpool by between 185 and 226 people. The population density of the local ABS Small Area will increase to 48.7 to 50.5 persons per hectare post development. The cumulative Shepherd Street Precinct will further increase the population and density of Liverpool. With this increase in population and density, the proposed development will have moderate negative social impacts on existing social infrastructure, services and sustainability within the suburb of Liverpool, most of which have capacity to accommodate growth. There is significant supply of open space within 800 metres of the subject site, although much of this is not high quality. However, given the significantly higher density of the proposed development and the Shepherd Street Precinct, there will be a need to support social sustainability for future residents of the development through the delivery of social infrastructure, such as the rooftop communal open space, neighbourhood park (Mill Park) and indoor community meeting places. Residents will also have access to a community room in the Shepherd Street Precinct through an adaptive reuse of the Paper Mill building. This social infrastructure should be provided at the development's early stages to create opportunities for community connection and engagement between new and existing residents.

The proposed development provides public benefits including increased housing stock and 436.5m² of semi-private communal open space including a pool. The Shepherd Street Precinct provides additional public benefits of upgraded open space in Mill Park, a new pathway along the Georges River and associated improvements to safety, and the adaptive reuse of the Paper Mill building. To ensure that

residents do not become socially disconnected, or have to leave the area to access services, there are opportunities to enhance the positive impacts by: delivery of community building and community engagement activities from the early stages of development; and, universally designed, well lit and safe open space provided at the development's early stages. With very high levels of housing stress in the Liverpool suburb, opportunities to contribute to an increased supply of affordable rental housing for key service workers in the Liverpool suburb should be considered.

1. Introduction

1.1. Background

Cred Consulting is an independent social planning consultancy. Cred was engaged by Coronation Property to prepare a Comprehensive Social Impact Assessment (SIA) looking at the potential social impacts of proposed residential development of 82 high density dwellings at 26 Shepherd Street, Liverpool. This Comprehensive SIA has been completed in accordance with Liverpool City Council's Social Impact Assessment Policy.

The proposed development at 26 Shepherd Street (the subject site) is part of plans for a new high density residential neighbourhood, the "Shepherd Street Precinct".

This report provides an assessment of the likely social impacts of the proposed development and makes recommendations on how the proposed development can achieve social sustainability, create its own sense of place, and respect the existing character of the site and surrounding area.

Social sustainability can be broadly defined as being the maintenance and improvement of well-being for both current and future generations. It aims to balance social diversity, inclusion, stability, interaction, pride, and safety in the context of urban development. It refers to finding ways to make places that are inclusive and cohesive, and adaptable in the face of changing circumstances.

1.2. What is Social Impact Assessment?

Social Impact Assessment (SIA) is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made. SIA refers to the assessment of the social consequences of a proposal or the impacts, on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these.³

This Comprehensive SIA has been completed in accordance with requirements of the Environmental Planning and Assessment Act 1979 Sec 79C(1), the Planning Institute of Australia's Social Impact Position Statement, and Liverpool City Council's adopted Social Impact Assessment Policy (Chapter 2, Part 1 DCP). According to the Council's Policy, a Comprehensive Social Impact Assessment is required and is defined as:

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

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

³ Planning Institute of NSW, SIA National Position Statement, June 2009

1.3. Methodology

The study has been undertaken using the following methodology:

- Review of planning and policy context and implications
- Pre and post development demographic analysis of the small area and suburb and comparison with Liverpool LGA
- Audit and mapping of social infrastructure and services within 800 metres of the site and within the suburb of Liverpool
- Audit and mapping of open space within 800 metres of the site and in the suburb of Liverpool
- Benchmarking social infrastructure demand for target groups
- Consultation with Council and local service providers/NGOs
- Analysis of social impacts in accordance with PIA Policy Statement and Liverpool SIA Policy, and
- Recommendation of mitigation measures to address identified impacts.

2. Proposed development

2.1. The site

The subject site is 26 Shepherd Street Liverpool. This site is part of a larger Masterplan - the "Shepherd Street Precinct".

The subject site is located in the suburb of Liverpool in the Liverpool City Council Local Government Area (LGA). Liverpool City Council is located in Sydney's south-western suburbs, around 25 kilometres from the Sydney CBD. The site is located within walking distance of bus services to Liverpool, Campbelltown and other suburbs (Bringelly, West Hoxton, Prestons) and approximately 978 metres (approximately 15 minute walking distance) from Liverpool station and Liverpool City Centre. The site has an area of 2,794m².

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

Figure 1 Location of proposed development at 26 Shepherd Street Liverpool



2.1.1. Current site uses: Proposed development

26 Shepherd St is currently occupied by a car towing company.

2.1.2. Neighbouring sites

Shepherd Street Precinct sites

Other sites within the Shepherd Street Precinct and their current uses are:

- 20 Shepherd St, to the north of the site, is currently under construction as "The Paper Mill". The Paper Mill is a heritage building onsite.
- 28 Shepherd St is vacant and has no current uses.
- 32-34 Shepherd St is currently occupied by Liverpool Smash Repairs.
- 33-31 Shepherd St is currently occupied by the Liverpool Men's Shed. The Liverpool Men's Shed will be relocated by Council to an alternate location at the end of the lease.

Neighbouring sites

The Shepherd Street Precinct is currently occupied by:

- Residential area to the North (7-9 Atkinson St)
- The Georges River to the East, Mill Park to the South, and
- Light industrial buildings across Shepherd St to the West, including car wreckers.

The site is in close proximity (within 100m) to the passenger and freight rail line. Freight rail line use is likely to increase if the development of the Moorebank Intermodal to the South East of the site goes ahead.

2.2. Proposed dwellings

The proposal is for a residential tower of 14 storeys, with 82 apartments. The proposed dwelling mix is for a majority of 2 bedroom dwellings (52 dwellings, 63%) with some one bedroom dwellings (28 dwellings, 34%) and two 3-bedroom dwellings.

While this SIA relates to 26 Shepherd Street it is important to note that it is part of a larger master planned Shepherd Street Precinct undergoing urban renewal of the East and West side of Shepherd St.

2.3. Proposed social infrastructure and services

26 Shepherd Street

The applicant is currently proposing to provide the following social infrastructure on site at 26 Shepherd St:

- Communal rooftop open space with pool (436.8m²), and
- 2 levels of basement parking for 424 cars.

Shepherd Street Precinct

The following social infrastructure has been proposed to be included in the Shepherd Street Precinct, which would be available to residents of 26 Shepherd Street.

- Adaptive re-use of the Paper Mill heritage building including a number of small tenancies/shops and potential for community space
- A public shared footpath/cycleway along the Georges river by delivering a raised boardwalk on the riverbank between 20 and 33 Shepherd St developments. The boardwalk is proposed to be 2.5m wide with lookouts and on grade access points and connection to existing pedestrian/cycle pathways, and
- Upgrade the open space of Mill Park to include a variety of community uses for public benefit, including play space, community garden, outdoor gym, informal amphitheatre, BBQ and picnic areas. Approximately 16,000m² of public open space.

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

Figure 2 Shepherd Street Precinct Master Plan (Source: Aspect Studios)



Figure 3 Paper Mill Montage (Source: Woods Bagot)



2.4. Key findings

Key findings relating to the site:

- The site is well located nearby public transport and services within the Liverpool City Centre
- Apart from the Paper Mill development, which is under construction, the proposed tower heights are not in keeping with the area which is currently industrial and the nearest residential low to medium density housing
- As part of the Shepherd Street Precinct:
 - The proposed development will enhance the Georges River Corridor for residents of the proposed development and the broader community
 - Small village shops at the Paper Mill building will contribute to the activation of the area and provide employment opportunities and opportunities for residents to connect with each other, and
 - Mill Park will provide open space opportunities for future residents to connect with each other and support a more socially sustainable community, however there is a need for internal community meeting spaces.

3. Policy and planning context

There are a number of Liverpool City Council policies and plans that relate to the proposed development.

Growing Liverpool 2023

Growing Liverpool 2023 is Liverpool City Council's 10 year community strategic plan. *Building Our New City* is Liverpool City Council's plan to renew the City Centre as outlined as a strategic project in *Growing Liverpool 2023*. A key project under this plan "Urban Breathing Space" focuses on strategies to increase visual and physical connection of the City Centre to the Georges River, including concepts such as:

- Provide a new river crossing and enhance the foreshore experience
- Upgrade the landscape and amenities of the park and foreshore
- Connect Riverpark Drive to Rail Concourse, and
- Connect rail concourse to the park and river.

Other relevant directions and strategies from *Growing Liverpool 2023* are

- Direction 2: Liveable safe city:
 - 2.b Create clean and attractive public places for people to engage and connect
- Direction 3: Healthy inclusive city
 - 3.a Foster social inclusion, strengthen the local community and increase opportunities for people who may experience barriers
 - 3.c Improve health and wellbeing and encourage a happy, active community
 - 3.d Plan, support and deliver high quality and accessible services, programs and facilities

Liverpool City Council Social Justice Policy 2011

The *Social Justice Policy* provides guiding principles for Council to consider social impacts, outlining a *Social Justice Principles Checklist* of which seven points are particularly relevant to this SIA:

- Strategies have been put in place to provide access for:
 - Children
 - Young people
 - Older people
 - People with a Disability
 - People from culturally diverse backgrounds
 - Aboriginal and Torres Strait Islander people
 - People of diverse sexualities
 - Women
- The short and long term social, cultural, environmental and economic impacts have been considered and addressed
- Strengths in the community have been considered and encouraged

- Community diversity and community connections have been promoted
- Personal and community safety has been addressed
- Physical and psychological health is protected and promoted, and
- There is evidence that the initiative is likely to produce a fair and just outcome.

Liverpool City-Wide Recreation Strategy 2020

The Liverpool City-Wide Recreation Strategy 2020 was adopted by council on 8 December 2003. The Strategy recommends the following key planning criteria for open space and recreation:

- Transport access
- Equity
- Security and safety
- Identity, and
- Integration.

The Strategy recommends the following key directions for recreation in Liverpool:

- Enhancing existing open space and recreation facilities including shared pathways, youth-friendly design, improving accessibility, and providing children's playgrounds
- Addressing future needs
- Working with sporting bodies, government agencies, community groups and the private sector
- Improving Council recreation management, and
- Managing the nature environment.

Ageing Strategy and Action Plan 2015-2017

The Ageing Strategy and Action Plan 2015-2017 provides Council with a proactive and coordinated plan for the provision of accessible and equitable services and facilities for our ageing community.

The Liverpool City Ageing Strategy and Action Plan 2015- 2017 provides Council with a Plan for creating environments and communities that support active ageing. Active ageing refers to creating the conditions that enable opportunities for individuals to achieve physical wellness and health in our later year, but also to achieve ongoing participation in social, economic, cultural and civic life.

Relevant strategies and actions in the Draft document focus on:

- Outdoor spaces, parks and facilities made more accessible to older people.
- Accessible footpaths and facilities
- Consider access issues of older people when determining the location and type of public seating and other street furniture
- Provide cycleways preferably separate to pedestrians, and
- Provide diverse and affordable housing options.

Disability Strategy 2012-2017

Liverpool City has a high proportion of people with a disability. The Disability Strategy 2012-2016 builds on existing activities Council has developed and undertaken to improve the quality of life for people with disability in Liverpool. The key priority areas, and relevant actions under these, are:

1. Access to Services
2. Access to Premises
 - Provide new paved footpaths that meet disability standards
 - Deliver fully accessible new Council assets and facilities that comply with the Disability Discrimination Act
 - Consider access issues when determining the location and type of public seating and other street furniture
 - Provide relevant signage for people with disability
 - Investigate park sites for additional accessible children's playgrounds
3. Access to Information
4. Inclusion

Homelessness Policy and Homelessness Strategy and Action Plan 2015-2017

The Homelessness Strategy and Action Plan 2015-2017 seeks to address the impact of homelessness in the Liverpool Local Government Area (LGA) through partnering with Commonwealth and State governments, community homelessness services, and people at risk of or experiencing homelessness.

A key action point is to develop an affordable housing policy within two years.

Multicultural Strategy and Action Plan 2015-2017

The four principles (and relevant actions) that guide Liverpool City Council's Multicultural Action Plan are:

- Leadership and capacity building
- Access and equity
 - Explore youth services and safe spaces that are culturally appropriate for young people from small migrant communities to socialise, meet new friends and develop skills
- Community harmony, and
- Economic and cultural opportunities
 - Deliver a CALD business mentoring program to support young people in starting up a business and knowing their rights and responsibilities
 - Deliver a social enterprise program for CALD communities who want to start up a small enterprise.

Community safety and crime prevention strategy 2013-2017

The Liverpool Community Safety and Crime Prevention Strategy 2013-2017 aims to improve the quality of life for residents of Liverpool by reducing crime and increasing community safety and the perception of safety in Liverpool.

Relevant actions focus on:

- Installing new lighting and replace damaged and broken lighting to enhance natural surveillance, reduce opportunistic crime and improve perceptions of safety
- Placemaking activities, community activations, public art and murals in graffiti and crime hotspots to increase perceptions of safety and prevent graffiti and malicious damage, and
- Safer by Design Guidelines.

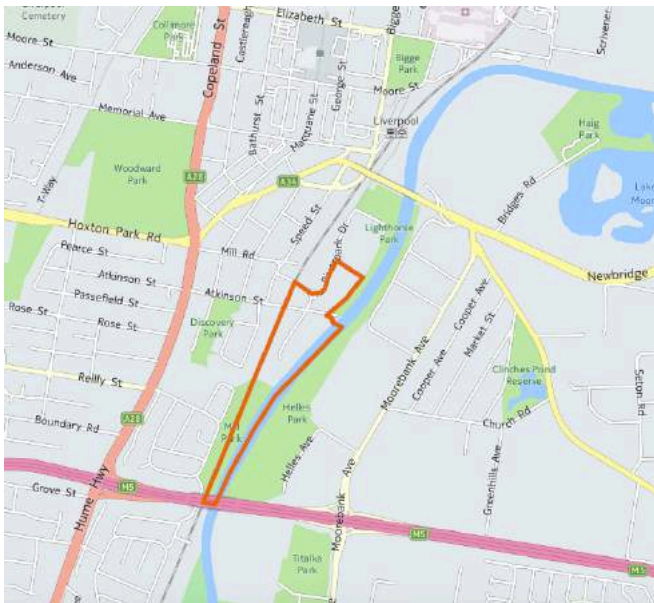
3.1. Implications

- Opportunities to enhance existing open space should be considered, including with accessible play spaces, accessible pathways and separate cycleways, and spaces for young people.
- Opportunities to increase social inclusion particularly for different community groups who face barriers should be considered, to promote community diversity and connections. This includes providing access for a range of users including:
 - Accessible design for people with disability and older people
 - Spaces that are welcoming to young people, and
 - Spaces that are welcoming to people from culturally and linguistically diverse people.
- There are opportunities for the proposed development to support access to accessible and affordable housing in Liverpool, including increasing the diversity of dwelling types, and housing for older people and people with disability.
- The proposed development should include place making and community activities to support the activation of public spaces, and the design of public spaces and dwellings should follow Crime Prevention Through Environmental Design guidelines including lighting and natural surveillance.

4. Pre and post-development community profile

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

Figure 3 Location of the site in Statistical Area 1152563 (source: atlas.id)



4.1. About the Liverpool LGA

The Liverpool LGA is located in Sydney's south-western suburbs, around 25 kilometres from the Sydney CBD. Compared to Greater Sydney, Liverpool LGA has:

- A younger median age (33 years compared to 36 years)
- A lower median household income (\$1,229 compared to \$1,447)
- A much higher proportion of couples with children households (46% compared to 35%). Around 14% of households are single parent households with children (higher than Greater Sydney at 10.8%)
- A higher proportion of children aged 0 to 4 (7.8% compared to 6.8%), 5 to 11 (11% compared to 8.7%) and 12 to 17 years (9.3% compared to 7.4%)
- A much lower proportion of medium and high density housing (26% compared to 40%)
- A much higher proportion of residents from Non-English speaking backgrounds (36% compared to 26%). The main non-English languages spoken at home were Arabic (9.5%), Hindi (4.5%), and Vietnamese (4.4%)
- Higher unemployment (7% compared to 5.8%), and
- A lower SEIFA Index (951 compared to 1011), which means it is more highly disadvantaged.

4.2. Current population and age profile of Liverpool suburb

Total population in 2011

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

Age profile 2011

Compared to Liverpool LGA, Liverpool suburb had a

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

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

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

Table 1 provides a full age profile for Liverpool suburb and Liverpool LGA.

Table 1 Age profile Liverpool suburb 2006 to 2011 (source: profile.id)

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

Population density

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

4.3. Population diversity and wellbeing

ATSI Population

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

Cultural and Linguistic diversity

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

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

Household income

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

SEIFA Index of Disadvantage

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

Unemployment rate

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

4.4. Housing and households

Housing type

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

Housing tenure

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

Housing stress

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

Vacancy rate

Since 2006, the vacancy rate in the Southwest Sydney subregion has been below 2%, indicating a severe shortage of private rental stock⁴.

⁴ Housing NSW Housing Market Snapshot

Lone person households

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

Average household size

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

Social housing

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

4.5. Population forecasts post-development

This section provides estimates of the forecast population resulting from the proposed development on the combined sites using a range of household sizes of between 2.25 and 2.75 persons per household. The forecast population of the proposed development is between 185 to 226 people.

Table 2 Forecast population of proposed development at 26 Shepherd Street

Site	Size	Potential future population of the site		
		2.25 pp household	2.5 pp household	2.75 pp household
Proposed development	82 dwellings	185 people	205 people	226 people

Change to Liverpool suburb population

Liverpool City Council does not have population forecasts by suburb. However, we can assume the following growth in Table 5 based on the proposed development.

Table 3 Change to the population of Liverpool suburb post development at 26 Shepherd St

Site	Existing Liverpool suburb population (2011)	Forecast population range 26 Shepherd St	Liverpool suburb population 26 Shepherd St	% change (2011 Liverpool suburb population)
26 Shepherd Street	24,005	185 to 226 people	24,190 to 24,231 people	<1%

Forecast age profile

The proposed development will likely have a similar density and dwelling mix to Rhodes West in Canada Bay. The age breakdown for Rhodes West has therefore been applied to the total forecast population of the proposed development to provide a forecast potential age profile for the area. Table 4 shows the potential age breakdown by service age group for the site based on a range of persons per dwelling.

Table 4 Estimated Age Breakdown (based on Rhodes West as benchmark) 2011

	Rhodes West	Forecast population 26 Shepherd St (2.25 pp dwelling, 185 people)	Forecast population 26 Shepherd St (2.5 pp dwelling, 205 people)	Forecast population 26 Shepherd St (2.75 pp dwelling, 226 people)
Age group	%	#	#	#
0 to 4	6.8	13	14	15
5 to 11	2.9	5	6	7
12 to 17	2	4	4	5
18 to 24	22.3	41	46	50
25 to 34	41.8	77	86	94
35 to 49	16.4	30	34	37
50 to 59	5.2	10	11	12
60 to 69	2.7	3	4	4
70 +	0.9	2	2	2

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

Changes to population density

Population density is worked out based on Statistical Areas. Atlas.id define population density as “the number of people per hectare of land by Statistical Area 1 (SA1). Land included in the calculation may not be used for habitation”. Statistical Area 1152563, where the site is located currently has a population density of 36 persons per hectare, with the redevelopment of 26 Shepherd Street the density will increase to between 47.8 to 50.5 persons per hectare. The cumulative impact of the Shepherd Street Precinct will increase this further. By way of comparison, by 2031, Green Square in the City of Sydney will have a population density of around 211 persons per ha, and the high-density area of Rhodes West will have a population density of around 209.

4.6. Key findings

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

- Providing housing and facilities that are affordable is important due to the low median household income, high levels of housing stress, low SEIFA index of disadvantage and high unemployment of Liverpool suburb and Liverpool LGA.
- Community facilities and spaces should cater to the culturally diverse population in the area, particularly Arabic, Hindi and Serbian speakers. Appropriate recreation facilities, spaces for community and cultural events, and information available in a range of languages will be important.
- The high working age population of the area will need community space outside of their homes to meet, participate in local health and wellbeing programs, recreate, form neighbourhood connections, hold club meetings, and have local get-togethers, particularly outside of working hours on weekends and in the evenings. This includes parks, exercise equipment, bike paths, restaurants and bars.
- Universally designed public spaces including provision for children, people with disability, and for ageing in place will be important.
- The population density of the proposed development is higher than the existing density of SA 1152563. This can create a very activated community, however, also creates demand for high quality community facilities and public and semi-private open space that can build connections between neighbours, and provide space away from their homes. There will be competing uses for these public and communal spaces (eg. Dog walkers versus children playing) requiring well designed and managed community spaces.

5. Socially sustainable high density

"There is not a problem with the high-rise typology, it's just about doing it well."

- Brian Jackson General Manager - Planning & Development Services City of Vancouver

The proposed development at 26 Shepherd Street, and the Shepherd Street Precinct, will be highly dense environments. This will have significant impacts on the social sustainability of the residential area, including residents' health and wellbeing, community cohesion, and access to facilities and services.

The level of density proposed isn't by itself a satisfactory guide to whether or not the development will provide adequate amenity for residents and neighbours; it will depend on how well it's designed and the level of public benefit it will give back to the broader community.

Australia has historically been a low-density urban landscape. Green Square in the City of Sydney will be Australia's most dense suburb at around 211 persons per hectare. The proposed redevelopment of the Waterloo by the NSW Government is said to be 700 persons per hectare (by the City of Sydney) and 220 persons per hectare by the NSW Government. By international standards this is comparatively low; Vancouver allows a density of 1,290 persons per hectare, equivalent to 84% more than what Sydney City Council says is proposed for Waterloo. The maximum permissible density is 2,620 persons/ha in Hong Kong and 2,560/ha in New York; almost four times higher than what's supposedly slated for Waterloo⁵.

This section provides an analysis of the impacts of high-density living including measures for improved social outcomes in high-density areas.

5.1. Benefits of socially sustainable high density residential areas

Done well, high-density living can have positive impacts for residents and their communities. What is most important in delivering good outcomes for residents and the broader city are the overall numbers of people living in a development, whether the apartments enable a good quality of life or not, whether residents have access to the open space and community services that they need and the cumulative impact of these developments on the quality of the public realm below.⁶

High-density living can have a number of benefits including:

- Designing and building a public domain that encourages active transport such as walking and cycling.
- Creating a market for facilities and services that would otherwise be located further away or not available to a smaller population, (such as walking and cycling networks, public transport networks, well-maintained green spaces, and community facilities and services)⁷, and reducing reliance on car trips for these services and facilities.

⁵ Hodyl, Leanne, The Winston Churchill Memorial Trust of Australia, To investigate planning policies that deliver positive social outcomes in hyper-dense, high-rise residential environments,

⁶ Hodyl, Leanne, The Winston Churchill Memorial Trust of Australia, To investigate planning policies that deliver positive social outcomes in hyper-dense, high-rise residential environments,

⁷ Kent, J., The Conversation, 'High density living can make us healthier, but not on its own', January 2015, <https://theconversation.com/higher-density-living-can-make-us-healthier-but-not-on-its-own-34920>

- Helping lower demand in other parts of the city less suited for housing, such as outer suburbs not connected to transport and employment.
- Activating the public domain and building a sense of safety in public spaces as a larger population uses shared facilities including open space.
- Shared and active spaces also create opportunities for residents to develop community cohesion, and identity.
- As residents spend money locally, larger populations with easy walking, cycling and public transport access to local shops and services can boost the local economy.

5.2. Requirements for socially sustainable high density residential areas

When high-density areas are poorly designed and sited, and ineptly managed, social benefits can be lost and there can be severe negative impacts for residents. Higher density living can breed stress, fear of crime, social isolation and community dislocation, and health problems. Vulnerable populations will be more susceptible to any negative impacts of higher density, including older people and children⁸.

There are few Australian precedents of similarly highly dense areas as the proposals for 5-9 Bridges Rd and the Bridges Road Precinct. However, Green Square within the City of Sydney is a major development area converting previously industrial areas close to transport and the city centre into high-density living areas. The Green Square development area is 278 hectares and will eventually have 30,500 new dwellings. Development in the area has been guided by a masterplanning process including a dedicated DCP, Public Domain Plan and LEP for the town centre, benchmarking and planning for social infrastructure provision, and the delivery of quality local, district and regional level open space throughout the area.

Research on Green Square and other best practice high-density areas has shown that the following considerations are crucial in creating a socially sustainable high density development.

Housing⁹

A diversity of housing types and size including number of bedrooms, cost, low- and mid-rise apartment buildings, terraces and high rise is needed to cater to the varying needs of the community and build a diverse population. Housing should be of a good size, with storage, solar access particularly to living spaces, minimal noise transference, privacy, and water and energy saving features, to support quality of life and affordability. Housing should be universally designed to support a diverse community including allowing older people to age in place.

Infrastructure

Higher-density housing needs to be situated among quality public transport networks, jobs, schools, shops, services, open space and active transport infrastructure that fit the needs of the resident community, particularly those of vulnerable communities including older people and children¹⁰. Facilities open to and attracting the broader population are also needed to build connections between the site and

⁸ Kent, J., The Conversation, 'High density living can make us healthier, but not on its own', January 2015, <https://theconversation.com/higher-density-living-can-make-us-healthier-but-not-on-its-own-34920>

⁹ High Density Liveability, 'High Density Liveability Guide', <http://www.highdensityliveability.org.au/>

¹⁰ Kent, J., The Conversation, 'High density living can make us healthier, but not on its own', January 2015, <https://theconversation.com/higher-density-living-can-make-us-healthier-but-not-on-its-own-34920>

the surrounding community. Cafes, restaurants and bars, and local shops, are important locations for social interaction, and mixed-use developments can encourage greater social interaction¹¹.

Social connection¹²

Intermediary common green spaces can help to create sub-communities in high density housing, “villagifying” residents’ experience. There should be a focus on the design of informal shared spaces, such as providing generous corridors and the presence of landscape in lift lobbies, to help develop neighbourliness and community. Recreation areas should be designed to feel safe, connected, and welcoming (as opposed to only owned by a small number of residents). Connections to the street and the community at ground level should be activated and contribute to social connection rather than designed only for security.

Open Space¹³

A hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. Open space needs to function as backyard, meeting place, access to play, space for exercise and events, and be adaptable to different uses and needs from different groups. Every open space area should have a purpose as well as versatility, including spaces that provide a ‘heart’ for communities and developments. The preparation of master plans that guide the provision and design of open space will help to ensure the appropriate delivery of a diversity of connected, quality open space.

People in high density areas should be within 2 to 3 minutes or 250 metres of usable open space, of at least 0.25ha, including access to play and activity opportunities. Residents should live within 500 metres of higher quality neighbourhood, district or regional open space. Walking is the most popular recreation activity in Australia, therefore there should be a focus on connecting open space areas with walking paths as well as creating destinations to create opportunities for physical activity.

Connection to nature^{14,15}

There is a growing body of research that indicates that living in high-density housing can lead to a collective “nature deficit”. There should be opportunities for residents to experience natural elements in their day to day lives including through “biophilic” architectural elements such as green walls and roofs, indoor plants and nature-inspired design elements such as the use of fractal patterns in materials, as well as through access to green space

¹¹McNamara, N. and Easthope, H., ‘Measuring Social Interaction and Social Cohesion in a High Density Renewal Area: the Case of Green Square’, City Futures Research Centre, UNSW, https://www.sa.gov.au/__data/assets/pdf_file/0016/17530/Best_Practice_Open_Space_in_Higher_Density_Developments_Project_Summary_Report_June_2012.pdf

¹² Stalker, C. (Architectus), ‘Socially Green’: The Next Frontier for Liveable High Density Housing’, February 2016, <https://www.criterionconferences.com/blog/government/sociably-green-next-frontier-liveable-high-density-housing/>

¹³City of Charles Sturt, ‘Local Government Research Project into Best Practice Open Space Provision for Higher Density Infill Development’, https://www.sa.gov.au/__data/assets/pdf_file/0016/17530/Best_Practice_Open_Space_in_Higher_Density_Developments_Project_Summary_Report_June_2012.pdf

McNamara, N. and Easthope, H., ‘Measuring Social Interaction and Social Cohesion in a High Density Renewal Area: the Case of Green Square’, City Futures Research Centre, UNSW

¹⁴ Stalker, C. (Architectus), ‘Socially Green’: The Next Frontier for Liveable High Density Housing’, February 2016,

¹⁵ Newman, P., ‘Biophilic Architecture: Rationale and Outcomes’, Curtin University, <http://www.aimspress.com/fileOther/PDF/environmental/environsci-02-00950.pdf>

6. Existing social infrastructure and services

For a healthy, liveable and sustainable community, housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, and community services and facilities. Quality social infrastructure and services play an important role in supporting and facilitating community harmony and connectedness. From a social sustainability perspective, quality, well-planned local open space has a multitude of benefits for a community. Planned elements – such as natural features and playgrounds – provide an outdoor community amenity to complement indoor facilities that are often more structured and provide opportunities for adventure, creative play and intellectual interest. Open space gives the community the opportunity to engage and build upon, the planned elements and allow for the place to evolve as the community does. Public open space allows the community the freedom to make it their own.

6.1. Definitions

For the purposes of this study social infrastructure refers to public and communal/semi-private community facilities, services and open space.

Community facilities

Community facilities are those indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

Public community facilities are those facilities that are accessible by the general public including community centres and childcare centres.

Communal or semi-private community facilities are those facilities located within medium and high-density buildings and are specifically created for the private use of those tenants.

Open space

Public open space includes parks, outdoor courts, and playgrounds. It is open space which is publicly owned, accessible to all members of the public, and can be planned and managed by local, state or federal government.

Communal open space (semi-private) is open to all residents of a development, or within a particular high density building. Examples of communal (semi-private) open space include communal gardens, green spaces, rooftop parks, swimming pools, or gyms only accessible to residents of that development.

6.2. Social infrastructure audit

6.2.1. Social infrastructure within 800 metres of the site and the Shepherd Street Precinct

Housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, community services and facilities. The following social infrastructure is located within 800 metres of dwellings of 26 Shepherd St (within walking distance).

Community facilities

As shown in Figure 4 and Table 5, there are 11 community facilities within approximately 800 metres including:

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

There are no public primary or secondary schools within 800 metres of the site.

Transport

As shown in Figure 4 and Table 5, public transport options near to 26 Shepherd St include:

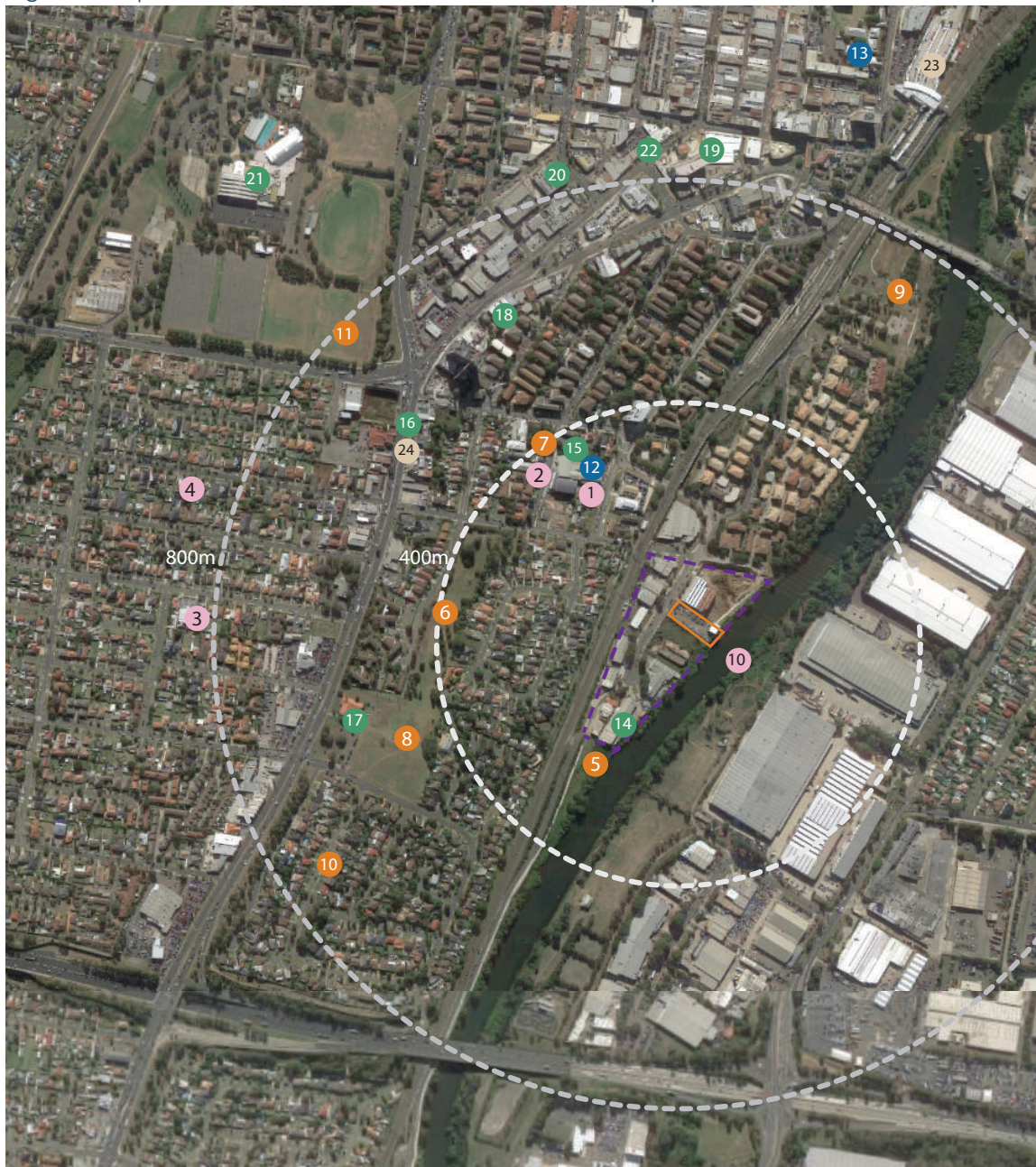
- Bus stops, with buses to Liverpool, Campbelltown, Bringelly, West Hoxton and Prestons 520m from the site, and
- Liverpool Railway Station, 970m from the site.

Open Space

As shown in Figure 4 and Table 5, there are seven open space areas within approximately 800m. This includes:

- 5 local parks – Mill Park, Discovery Park, Dunbier Park, College Park and Hazel Bradshaw Park
- 1 district park - Lighthorse Park (137,600m²)
- 1 sportsground – Woodward Park and Hillier Oval

Figure 4 Map of social infrastructure within 800m of 26 Shepherd St



● Childcare

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

● Open Space

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

● Education

12. Al Amanah College
13. Liverpool Public School

● Facilities

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

● Transport

21. Bus stop
22. Liverpool Train Station

Table 5 Audit of social infrastructure within 800m of 26 Shepherd Street

Type	Facility Name	Description	Geographic Distance	Current Walking Distance
Community Centre	Liverpool Men's Shed	Men's community group	On site (30 Shepherd St)	On site (30 Shepherd St)
Child care centre	Clovel Childcare & Early Learning Centre	38 place child care centre	235m	500m - 6 minutes
Education	Al Amanah College	Private Islamic co-educational primary and high school	260m	450 m - 5 minutes
Open space	Mill Park	Riverfront park with lawn and riparian vegetation	330m	350m - 4 minutes
Child care centre	Play 2 Learn	58 place child care centre	345m	650m - 8 minutes
Open space	Discovery Park	Grass area	360m	1km -11 minutes
Open space	Dunbier Park	Playground equipment, community garden	360m	600m, 7 minutes
Open space	College Park	Grass area	490m	1.4km - 17 minutes
Shopping	Shops on Hume Hwy Near Atkinson St	Pharmacy, restaurants and Coles Express supermarket/service station	490m	900m - 10 minutes
Public transport	Bus stop	Buses to Campbelltown, Liverpool and other suburbs (Bringelly, West Hoxton, Prestons)	520m	1.1km, 15 minutes
Museum	Liverpool Regional Museum	Museum about the history of the Liverpool area	540m	1.3km - 14 minutes
Gym	Platinum Fight and Fitness	Fitness gym	575m	1km - 11 minutes

Type	Facility Name	Description	Geographic Distance	Current Walking Distance
	Centre Liverpool			
Open space	Lighthorse Park	Historic park with lawn, river, BBQ areas, playground	595m	750m - 9 minutes
Open space	Hazel Bradshaw Park	Grass area with trees	780m	270m, 3 minutes
Gym	Squashlands Gym and Fitness	Fitness gym	780m	1.3km - 15 minutes
Gym	Crunch Liverpool	Fitness gym	800m	1.2km - 15 minutes
Child care centre	Happy Start Childcare	60 place childcare centre	800m	1.4km - 18 minutes
Sports-ground	Hillier Oval/ Woodward park	Rugby league oval, cricket wicket, athletics track, 2 oztag fields, 32 concrete netball courts	800m	1.1km - 13 minutes
Medical	Medical Centre 2000	Medical centre	820m	1.1km - 14 minutes
Child care centre	Just Kids Learning	29 place child care centre	842m	1.5km - 18 minutes
Public transport	Liverpool Station	Major train station and suburban bus interchange	970m	1.2km - 15 minutes

6.2.2. Audit of social infrastructure in Liverpool City Centre

In addition to the social infrastructure located within 800 metres of 26 Shepherd St, there is major social infrastructure located in the Liverpool City Centre as detailed in Table 9 below.

Community Facilities

Table 9 Additional major social infrastructure in Liverpool City Centre

Type	Facility Name	Geographic Distance
Shopping	Australia Post	910m
Education	Liverpool Public School	1.05km
Education	TAFE NSW South Western Sydney	1.1km
Police	Liverpool Police Station	1.15km
Sport and Recreation Centre	Whitlam Leisure Centre	1.15km
Library and Community Centre	Liverpool City Library	1.2km
Senior's Centre	Hilda M Davis Senior's Centre	1.2km
Community Centre	Dr James Pirie Community Centre	1.2km
Education	All Saints Catholic Girls High School	1.4km
Education	All Saints Catholic Primary School	1.45km
Shopping	Aldi Supermarket	1.45km
Shopping	Westfield Shopping Centre (including supermarkets, banks and other services)	1.45km
Cinema	Event Cinemas Liverpool	1.5km
Education	All Saints Catholic Boys High School	1.55km
Medical	Liverpool Hospital	1.65km
Medical	Sydney South West Private Hospital	1.75km

Type	Facility Name	Geographic Distance
Education	Liverpool Girls High School	1.8km
Education	Liverpool Boys High School	1.85km

Open Space

There is 142.33ha of open space in Liverpool suburb, of which 58% is in parks greater than 10ha¹⁶. The audit provided in Table 10 shows that in addition to the open space and recreation facilities within 800m of 26 Shepherd Street, within Liverpool suburb there are six additional sports grounds.

Table 10 Additional open space within Liverpool suburb

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

6.3. Social infrastructure demand analysis

6.3.1. Community Facilities

General community space

There are no community centres within 800m of the proposed development. Given the high proportion of people who will be living in apartments, there will be demand for a community space for residents to meet, participate in local programs, create local events, hold playgroups or store equipment. This should

¹⁶ Liverpool City-Wide Recreation Strategy 2020, adopted December 2003

be general community space should also be considered as a priority to provide at the early stages of the development for community development activities.

Communal internal spaces are becoming more common within private developments: providing spaces for neighbourhood gatherings, book clubs and children's parties. Best practice is to locate these spaces near high activity areas (such as near the pool or garden). A recent study by the I.B Fell Housing Research Centre¹⁷ identified the importance of quality and accessible community spaces within apartment buildings. The Social Isolation in Residential Flats study identified that communal facilities should be welcoming, activated and stimulating, as such spaces are more likely to be used.

CASE STUDY: Green Square Community Kiosk

The Green Square Community Kiosk is located in Joynton Avenue in Green Square. The Kiosk is located in the park and provides a small multipurpose community space including a kitchen, storage space and awning to support community and Council community development programs. The facility engages with outdoor seating and tables and is used for community meetings, the Infohub, English language classes and other community activities. The facility is compact and low cost. There is potential for a space like this to be located onsite while through the stages of redevelopment.



Children

Aged 0 to 4 years

An additional 13 to 15 children aged 0 to 4 years at 26 Shepherd Street will create demand for between 4 to 5 child care places. This is likely to have little impact on surrounding centres. A 2013 study¹⁸ indicated that at the time there was no undersupply of early education and care places in the suburb of Liverpool because of the very high vacancy rates in existing services. Currently, all services within 800m of the proposed development advertise vacancies on all days¹⁹.

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

¹⁷ Social Isolation in Residential Flats, Faculty of Architecture, Design and Planning, The University of Sydney, 2012

¹⁸ Childcare Viability Study, 20 Shepherd St Liverpool, Cred Community Planning

¹⁹ mychild.gov.au

Children aged 5 to 11 years

There are only expected to be between 5 to 7 children aged 5 to 11 living at 26 Shepherd Street. However, the cumulative development of the Shepherd Street Precinct will substantially increase the number of children living in the area. There are no public primary schools within 800 metres of the site. Nuwarra Primary School in Moorebank has capacity for two more classrooms, however, Liverpool Public School is nearing capacity²⁰.

The increased population of children will need access to open space, play equipment, pedestrian and bike paths to participate in healthy social and physical activities. All children will be living in high density apartments and may require access to a community venue to hold birthday parties and other events.

Young people aged 12 to 17 years

There are only expected to be around 4 to 5 young people aged 12 to 17 years living in the proposed development. However, over the years the higher number of younger children in the cumulative Shepherd Street Precinct will most likely remain living here and will need access to recreation space to gather with their friends and engage in positive activities. There are a number of high schools located nearby that have the capacity for additional students, however others are nearing capacity²¹.

Working aged people

One of the main age groups who will be living in the proposed development will be working age people. This includes single person households, couples without children, and single parent/couple households with children. This group will need community space outside of their homes to meet, participate in local health and wellbeing programs, form neighbourhood connections, hold club meetings, and have local get-togethers. The proposed communal and rooftop communal open space, the Paper Mill building and the proposed upgrades to Mill Park and community garden will be very convenient spaces to facilitate many of these social and health connectors. These open spaces will provide necessary neighbourhood parks in an area with a high supply of larger open space areas.

Older people

There is not expected to be a large incoming population of older people aged 60+ (5 to 7 people at the proposed development), however through good housing design there is potential for people to age in place and for proportion of older people in the population to increase. There is one senior's centre in the Liverpool City Centre. The nearby Liverpool Men's Shed caters particularly to men in retirement, however it is planned to be relocated at the end of its lease.

Health facilities

South Western Sydney Local Health District and Liverpool Hospital planning show that there is insufficient infrastructure in SWSLHD to meet current and future demand. Liverpool Hospital has recently undergone major redevelopment works and further work is required to meet demand to 2021. The Liverpool area faces challenging healthcare issues, with lower health status than the NSW average. 25% of Liverpool Hospital staff live within 5 km and 47% within 10km of the hospital indicating a need for affordable housing to support key workers.

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

²⁰ Based on interviews with school principals available for an interview at time of preparing this SIA

²¹ Based on interviews with school principals

6.3.2. Open space

Total population

Using the WHO benchmark of 9m² of open space per person, the proposed development will create demand for between 1,660.5m² and 2,029m² of open space. The proposed development includes communal rooftop open space of 438.6m². This is below benchmark provision.

The Liverpool suburb area is well serviced with large open space areas and there is not considered to be a gap in provision of open space in general. However, there will be a need for neighbourhood or local parks that support residents who will be living in significantly highly dense neighbourhoods. These areas should act as "living rooms" or "public backyards". Currently, existing public open space in the area is mostly unembellished local and district parks and native bushland. While some of these parks are in close proximity to the site, they will not provide the benefits and social connectors the incoming community will require. Some of these benefits include:

- A space for meeting/chance encounters with more immediate neighbours
- A space residents can associate with the new development
- Opportunities for informal sports and recreation, and
- A venue for local small-scale events and gatherings.

The proposed open space onsite is an opportunity to provide for these needs. The embellishments of Mill Park, planned as part of the Shepherd Street Precinct, also offer an opportunity to create a quality open space area that supports the needs of the high density community.

Children and youth

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

CASE STUDY: Outdoor ping pong, Eastwood, Sydney

Public space in Eastwood includes a popular outdoor ping-pong table.



CASE STUDY: Nature based play space

Natural, irregular and challenging play spaces provide health and learning benefits for children²².



²² Muñoz, S. A. (2009). Children in the outdoors: a literature review. Sustainable Development Research Centre. www.natureplaywa.org.au/library/file/Programs/playgrounds/Educationsynthesis_CNN%26N.pdf

Culturally diverse communities

Community consultation for the Liverpool City-Wide Recreation Strategy 2020 identified that with a culturally diverse population, there is also a need for space for a range of activities such as tai chi, table tennis, volleyball, basketball, and outdoor soccer, as well as family and community gatherings and BBQs. Recreation activities should be affordable. Multipurpose courts can act as a flat hard surface for basketball/tai chi and other activities. Consideration should also be given to access for people who do not speak English, as this group has a lower rate of participation in sport and recreation than other people from non-English speaking backgrounds and the broader community²³. Women from diverse cultural backgrounds also have lower participation rates in active recreation than the general population²⁴.

People with a disability

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

- More seating
- Good paving
- More footpaths
- Access to public toilets
- Access to information, and
- More community gardens.

Sports facilities, playing fields and courts

There are a range of sports facilities in the Liverpool suburb. The proposed development does not create demand for additional sports facilities, however the cumulative impact of the Shepherd Street Precinct on local sports facilities will require monitoring.

There is limited space for active informal recreation nearby to the proposed development, with College Park and Lighthouse Park located over 400m away. Sports facilities should be available in the evenings and on weekends for working age residents' use.

CASE STUDY: Multi-purpose courts, Box Hill, Victoria

The site is both a community space and provides and courts for multiple sport and recreation activities. There is also a 1km long path for walking and running.



²³ Australian Bureau of Statistics, Migrants and Participation in Sport and Physical Activity, 2006

²⁴ ibid.

Communal open space

Due to the height and density of the proposed development, there will be a requirement to utilise roof tops for passive and active recreation for tenants of buildings. This is becoming a common trend in many cities around the world including in Sydney and Melbourne. Semi-private/communal open space within medium and high-density developments is becoming more common, including passive green spaces, kick-about spaces, and community fruit, vegetable and herb gardens. In some apartment buildings, community gardens are an informal arrangement, with residents setting up committees to help keep the lawns and garden beds around their buildings in shape. But for an increasing number, communal gardens are being planted explicitly for residents to grow fruit, vegetables and herbs.

The proposed development includes rooftop open space of 438.6m², including a pool, decking area, and seating.

CASE STUDY: Signature apartments Redfern



Signature apartments are located in Redfern in Sydney. There are two common gardens at Signature apartments. The apartments also now have a community swap room where residents can leave goods they no longer want, or that they can borrow, and where bags of clothes can be left for a recipient family.

CASE STUDY: 1 Freshwater Place, Southbank, Melbourne

Freshwater Place is a residential complex containing 534 apartments, located on the Southbank side of Melbourne's Yarra River. The aim of the project was to provide residents with a functional outdoor space that would enhance their inner-city lifestyle and add value to the property. The green roof is part of the communal facilities, which include barbeque areas, pool, gym and function spaces. Residents and their guests have full access to the level 10 roof and it can be seen from most of the apartments as they extend many floors higher than the car park. Maintaining the green roof's aesthetic appeal is the priority for all maintenance activities. The green roof is an elevated landscape located on top of the nine-storey car park. It is made up of a series of garden mounds, a grass lawn, storage sheds and planter boxes for growing vegetables. A windbreak wall was added to protect the site from the strong southerly wind.



7. Social impacts and mitigation measures

This section looks at the potential social impacts of the proposed development and suggests mitigation measures to address identified impacts.

7.1. What are social impacts?

Impact assessment is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made. Social impact Assessment (SIA) refers to the assessment of the potential social consequences (positive, negative or neutral) of a proposed decision or action.²⁵ The International Association for Impact Assessment identifies social consequences or impacts as occurring in one or more of the following areas:

- People's way of life - how they live, work, play and interact with each other
- Their culture - their shared beliefs or customs
- Their community - its cohesion, stability, character, services and facilities
- The population - including increases or decreases in population numbers and population change
- Their political systems - the extent to which people are able to participate in decisions that affect their lives
- Their natural and built environment
- Their health and well-being
- Social equity and quality of life
- Access and mobility
- Their personal and property rights, and
- Their fears and aspirations and safety.²⁶

7.1.1. Social sustainability

Quality of life is a key concept within social sustainability and can be defined as the degree to which societies provide living conditions conducive to health and well-being (physical, mental, social, spiritual). In addition to the social or human elements of social sustainability, there are a number of physical characteristics of social sustainability that are current best practice²⁷:

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

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

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

⁷ RP Data, April 2015

²⁷ Based on the work of Jan Gehl

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

Victorian Government²⁸ research identified that quality of life in high density dwellings is affected by internal apartment amenity particularly:

- Daylight
- Space (including storage space)
- Natural ventilation
- Noise (including noise from internal spaces and services such as other apartments, garbage chutes, and external noise including traffic, trains and construction)
- Energy resources
- Sunlight
- Outdoor space

Research from the University of Newcastle identified a number of key success factors²⁹ in relation to achieving a socially sustainable community:

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

7.2. Summary of social impacts and mitigation measures

Table 12 provides a summary of social impacts including their likelihood and their impact type.

Mitigation measures are proposed and are in accordance with Liverpool City Council's SIA Policy (section 9.5.1), and meet the following criteria:

- a) Tangible – real, substantial, definite and capable of being assigned a value in monetary terms
- b) Deliverable – something that can be done and realistically expected
- c) Likely to be durably effective – longer-term lasting impact.

²⁸ Victoria State Government, 'Better Apartments Public Engagement Summary', December 2015

²⁹ Michael Y MAK and Clinton J Peakock, School of Architecture and Built Environment, The University of Newcastle Australia

Table 12 Potential Social impacts and Mitigation Measures

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Severe, Moderate, Minimal significance	Proposed Mitigation/enhancement Measure
Population Change				
Increase to population of Liverpool suburb by 185 to 226 residents. Higher proportion of student and working age residents aged 18 to 49.	Neutral	Permanent	Severe	Increased and improved access to social infrastructure services (as detailed in other mitigation measures). Improved pedestrian and cycle access to Liverpool Town Centre.
Higher density population than existing Liverpool suburb requiring access to social infrastructure and services nearby.	Negative	Permanent	Severe	Access to local social infrastructure (parks, meeting spaces, retail) from early stages of development to reduce impact on neighbouring areas. Delivery of community engagement and community building activities from early stages of development to connect new and existing residents. Access to restaurants and entertainment on weekends and evenings will be important to activate the area. The proposed village shops at the Paper Mill building are an opportunity to cater for this need with restaurants and late evening operating hours.

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Severe, Moderate, Minimal significance	Proposed Mitigation/enhancement Measure
Housing				
Liverpool suburb has high levels of housing stress and high demand for rental housing. A high proportion of key services workers, such as at Liverpool hospital live and work nearby. Urban renewal can increase land values and purchase and private rental costs can be pushed beyond the reach of low to moderate income households. There is a need to provide a mix of households including for mixed tenures and incomes through the provision of affordable housing.	Positive (increase stock and diversity) Negative (increase prices)	Cumulative	Moderate	Contribute to increased affordable rental housing to house key workers in the suburb of Liverpool.
Highly dense population requiring high-quality apartment design to enable a good quality of life. A significant proportion (18%) of apartments have less than 2 hours of direct solar access per day in winter.	Neutral	Permanent	Severe	Design apartments to ensure daylight and solar access, good ventilation, adequate storage space, energy efficiency and minimal noise including noise from the freight rail corridor. The majority of apartments receiving less than 2 hours of direct solar access per day in winter are oriented to capture views over the Georges River.

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Severe, Moderate, Minimal significance	Proposed Mitigation/enhancement Measure
Accessibility				
Increased population of older residents and people with a disability living in a high density environment requiring an accessible public domain nearby their homes to connect to community activities, services and facilities.	Positive	Permanent	Moderate	<p>Pedestrian walkways and open space should be universally designed including the upgrading of the pedestrian path to the Liverpool City Centre which will improve the pedestrian and cycle link along the river to transport to Liverpool Station, for residents and the general public.</p> <p>Housing should be designed in line with the Livable Housing Guidelines to allow for ageing in place.</p>
Community and recreation facilities/services				
The increased population and density of the proposed development, and the Shepherd Street Precinct, will create demand for a multipurpose community space for residents to meet, participate in local programs, create local events, or store equipment.	Neutral	Cumulative	Moderate	<p>A temporary or permanent community space should be delivered at the early stages of the development to support community connections and to access information about the development (see Green Square Community Kiosk).</p> <p>The permanent community room should be provided as part of the Paper Mill building to support community, social and recreational activities (eg. dance/yoga classes, tai chi, children's parties).</p> <p>Provide some communal indoor spaces connected to rooftop open space areas to support community</p>

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Severe, Moderate, Minimal significance	Proposed Mitigation/enhancement Measure
				events, parties, and social, cultural and recreational gatherings.
The forecast population indicates demand for around 1,660.5m ² to 2029.5m ² of open space. The proposal includes 438.6m ² of communal open space in a rooftop garden with pool. Additional demand will be catered for by the current supply of open space in the Liverpool area. However, given the high density of the site, there may be conflict between users if a range of users are not catered for.	Negative	Permanent	Moderate	<p>Open space should be designed to cater to a range of users including:</p> <ul style="list-style-type: none"> Play equipment for a range of ages Access for older people and people with disabilities and design including universal design principles, shade and seating Dog walking Space for a range of activities common in culturally diverse populations including Tai Chi, volleyball, table tennis, basketball, soccer and family gatherings and BBQs, and A space residents can associate with the new development. <p>Upgrade neighbouring Mill Park including an outdoor gym, informal ampitheatre, BBQs and picnic areas to provide a quality neighbourhood park for local residents.</p>

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Severe, Moderate, Minimal significance	Proposed Mitigation/enhancement Measure
				Communal open space area on rooftops should target range of uses at different sites including dog off leash area, bbqs, community gardens.
Community identity and sense of belonging				
In such a high density community, in a reasonably disconnected site with no existing activity, there is a potential for the area to be socially disconnected.	Negative	Temporary	Moderate	Provide a general community space as a priority at the early stages of the development for community development activities. Improve pedestrian and cycle connectivity along the Georges River and to Liverpool City Centre.
Health and wellbeing				
Small increased demand for local health services. Liverpool Hospital is currently at capacity.	Negative	Cumulative	Moderate	Monitor impact on Liverpool Hospital.
Crime and safety				
The proposed development provides an opportunity for better safety along the existing shared path to Liverpool City Centre, and along the proposed Riverfront	Positive	Permanent	Moderate	None required.

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Severe, Moderate, Minimal significance	Proposed Mitigation/enhancement Measure
boardwalk through increased use and surveillance from private spaces.				
Residents living at the development in the early stages will be relatively isolated	Negative	Temporary	Minimal	Activate the development at the early stages through night activation activities and community engagement activities in communal spaces such as the rooftop garden and Mill Park.
Needs of specific population groups				
Young people There will be a small impact on local high schools from the proposed development however, the cumulative impact of development in Shepherd Street Precinct and nearby may increase demand for places at already nearing capacity local high schools.	Neutral	Cumulative	Minimal	None required at this stage, but consideration should be given for future increased demand for high school places from increased local development.
Children Increased demand for places at local primary schools. There are no schools within walking distance of the site, and the	Negative	Cumulative	Moderate	Consideration should be given for future increased demand for a local primary school resulting from increased local development.

Potential Social Impact	Type Positive, negative, neutral	Frequency Cumulative/ Temporary/ Permanent	Level Severe, Moderate, Minimal significance	Proposed Mitigation/enhancement Measure
continued impact of local development may increase demand for a local school nearby.				
Increased demand for places for children to play and socialise given the high number of children and families living in apartments.	Neutral	Cumulative	Moderate	Incorporate universal design principles in the bike and pedestrian path to the Liverpool CBD, open space on site and the upgrade of Mill Park to create a child-friendly space.

7.3. Conclusion

Cred Consulting is an independent social planning consultancy. Cred was engaged by Coronation Property to prepare a Comprehensive Social Impact Assessment (SIA) looking at the potential social impacts of proposed residential development of 82 high density dwellings at 26 Shepherd Street, Liverpool. The proposed development is part of plans for a new high density residential neighbourhood, the "Shepherd Street Precinct".

The proposed development will increase the population of Liverpool by between 185 and 226 people. The population density of the local ABS Small Area will increase to 48.7 to 50.5 persons per hectare post development. The cumulative Shepherd Street Precinct will further increase the population and density of Liverpool. With this increase in population and density, the proposed development will have moderate negative social impacts on existing social infrastructure, services and sustainability within the suburb of Liverpool, most of which have capacity to accommodate growth. There is significant supply of open space within 800 metres of the subject site, although much of this is not high quality. However, given the significantly higher density of the proposed development and the Shepherd Street Precinct, there will be a need to support social sustainability for future residents of the development through the delivery of social infrastructure, such as the rooftop communal open space, neighbourhood park (Mill Park) and indoor community meeting places. Residents will also have access to a community room in the Shepherd Street Precinct through an adaptive reuse of the Paper Mill building. This social infrastructure should be provided at the development's early stages to create opportunities for community connection and engagement between new and existing residents.

The proposed development provides public benefits including increased housing stock and 436.5m² of semi-private communal open space including a pool. The Shepherd Street Precinct provides additional public benefits of upgraded open space in Mill Park, a new pathway along the Georges River and associated improvements to safety, and the adaptive reuse of the Paper Mill building. To ensure that residents do not become socially disconnected, or have to leave the area to access services, there are opportunities to enhance the positive impacts by: delivery of community building and community engagement activities from the early stages of development; and, universally designed, well lit and safe open space provided at the development's early stages. With very high levels of housing stress in the Liverpool suburb, opportunities to contribute to an increased supply of affordable rental housing for key service workers in the Liverpool suburb should be considered.

19 December 2016

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ADDENDUM TO SOCIAL IMPACT ASSESSMENT, STAGE 2, 28 SHEPHERD ST LIVERPOOL

Cred Consulting (Cred) is an independent social planning consultancy based in Sydney. Cred previously completed a Comprehensive Social Impact Assessment (SIA) for Stage 1 of a proposed development at 28 Shepherd St, Liverpool (dated 27 October 2015).

This report provides an addendum to that SIA, addressing any identified additional social impacts of Stage 2 of the proposed development at 28 Shepherd Street.

1. Proposed development

Stage 1 of the development proposed 140 dwellings on a 5,887m² site at 28 Shepherd St, Liverpool.

Stage 2 proposes an additional 150 dwellings, on levels 7 to 20 of the development.

The proposed development at 28 Shepherd Street includes semi-private communal rooftop gardens on all towers (3,172m²), and public open space at ground level (1,732m²). The site is well located for access to public transport, with Liverpool train station under 1km away, and bus stops within walking distance.

The forecast population of the proposed Stage 2 development is between 338 and 413 people, in a similar age profile to Stage 1, with a high proportion of working age people 18 to 49, and a slightly high proportion of children and babies aged 0 to 4 (refer to Section 4.5. of the SIA). In total, across both Stage 1 and 2 of the development at 28 Shepherd St, the forecast population is between 653 and 798 people.

2. Identified social impacts and mitigation measures

In general, there are no further social impacts resulting from Stage 2. However, the additional proposed population increases the need to provide access to quality neighbourhood open space and communal facilities. Stage 2 increases the population onsite by an additional 338 to 413 people in a significantly higher density than the existing Liverpool suburb. The total population of both Stage 1 and 2 will create demand for between 5,872.5m² and 7,177.5m² of open space. 4,904m² is proposed onsite. The Liverpool suburb area is well serviced with large open space areas and there is not considered to be a gap in provision of open space in general. However, there are opportunities to mitigate the below benchmark provision of open space through embellishments to nearby open space, such as that proposed for Mill Park as part of the Shepherd Street Precinct.

3. Conclusion

At 150 dwellings and between 338 to 413 residents at its completion, the proposed Stage 2 development at 28 Shepherd St will have minimal negative social impacts on existing social infrastructure, services and sustainability within the suburb of Liverpool. However, given the significantly high density of the proposed development, there will be a need to support social sustainability for future residents of the development through the delivery of social infrastructure and quality open space at the development's early stages that will provide opportunities for community connection and engagement, including the onsite public and communal open space, and the community facility in the Paper Mill building. As identified in Stage 1 SIA, the cumulative impact of the entire Shepherd Street Precinct also indicates there will be increased demand for primary school and secondary school places and medical facilities, including increased health facilities at the already at capacity Liverpool Hospital (as identified in Stage 1 SIA).

The development's proposed public benefits of 1,732m² of public open space and 3,172m² of communal open space and increased housing stock, and the embellishments to open space, river path and community facilities provided through the Shepherd Street Precinct, outweigh the negative impacts of increased density and population. To ensure that residents do not become socially disconnected, and reduce car trips leaving the area to access services, there are opportunities to enhance the positive impacts by: ensuring the Paper Mill reuse provides a multipurpose space that can service the wider neighbourhood and that is connected to outdoor space to use for family gatherings; delivery of community building and community engagement activities from the early stages of development; and, that the public domain is universally designed, well-lit and safe and provided at the development's early stages..

Yours Sincerely



Sarah Reilly

Director, Cred Consulting