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SOCIAL IMPACT COMMENT

Proposed Residential Flat Buildings for Affordable Housing
61-65 Lucas Avenue, 36 Mckay Avenue & 31 Harvey Avenue
Moorebank NSW 2170

Project 16/007 | March 2018 | Rev B

Introduction

The subject site is known as 61-65 Lucas Avenue, 36 McKay Avenue and 31 Harvey Avenue, Moorebank. The proposed development is for the purposes of Infill Affordable Rental Housing as defined under SEPP (Affordable Rental Housing) 2009. The proposed development comprises 76 apartments and 37% of the gross floor area of the development is proposed to be dedicated to affordable rental housing.

This Social Impact Assessment Comment has been prepared in accordance with Liverpool City Council Social Impact Assessment Council given the proposed development comprises more than 20 apartments but less than 100 apartments. The proposal results in an increase in affordable housing for the area.

Council's Assessment template is completed on the following pages.

SOCIAL IMPACT ASSESSMENT POLICY

APPENDIX A – SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM

Instructions for completing this form

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

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

SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM			
Applicant's details:		Owner's details (if different to applicant):	
Name		Name	
A & K Engineering Pty. Ltd. Contact: Akram Masri or Abhishek Kashyap		Mounir Tamer, Rabick Tamer, Fouad Hebous, Ahmed Tabbah	
Postal address		Postal address	
117 Waterloo Road Greenacre NSW 2190 or PO Box 213 Greenacre NSW 2190		6 Jean Street Greenacre NSW 2190 or 22 Riga Avenue Greenacre NSW 2190	
Email		Email	
akram@ank.com.au or ab@ank.com.au		mounir@civicorp.com.au or fred@simplybuild.com.au	
Phone	Mobile	Phone	Mobile
02 8889 4066 (Akram) or 02 8889 4064 (Abhishek)	0415 199 317 (Akram) or 0434 390 721 (Abhishek)	02 9703 7081 (Mounir)	0421 225 503 (Mounir) or 0416 034 231 (Fred)
Proposal details:			
Lot number & Registered plan number			
Lots 20-24 DP 236405			
Site address			
61-65 Lucas Avenue, 36 McKay Avenue and 31 Harvey Avenue, Moorebank NSW 2170			
Brief description of development proposal			
Demolition of existing structures, site amalgamation and erection of an infill affordable rental housing development as defined under SEPP (Affordable Rental Housing) in the form of two residential flat buildings comprising 76 units and 103 parking spaces.			
1. Population change			
Will the development result in significant change/s to the local area's population (either permanently and/or temporarily)? <i>Explanation: Changes to the size, structure and capacity of the population can have significant implications for the provision and adequacy of community facilities, services, community cohesion and/or social sustainability</i>			

Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>If yes, briefly describe the impacts below</p> <p>The proposed development will result in minor increase in the local area's population. The increase in density is anticipated by the LEP R4 zoning which earmarks the precinct for increased housing supply.</p> <p>The site is well located in proximity to the Local B2 zone, with access to goods, services, employment and public transport, making it a strategically well-located site for increased densities and contributing to a more socially sustainable urban structure. Population projections for Liverpool indicate an increase in population of 116,900. The required number of 'implied dwellings' needed to meet demand from 2016 to 2036 is 43,650 dwellings. There will be an increase in an ageing population, but the area will maintain a relatively young age profile overall (25-44 year olds). Household sizes are expected to reduce from an average of 3.04 in 2016 to 2.92 in 2036.</p> <ul style="list-style-type: none"> • Based on the projected population, age profile and household size, the proposed development shall have a positive impact by contributing to housing supply for the LGA in a strategically located area. • Positive impacts shall occur based on the type of housing proposed which addresses changing household sizes and household profiles. • Positive impacts occur by providing affordable housing in an area with a population with a majority of people at a low or medium income. • Potential negative impacts shall occur with increased demand for social infrastructure such as schools, libraries, police, open space, etc. • Potential negative impacts include increased traffic arising from increased population density.
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	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <ul style="list-style-type: none"> • The development proposal responds to the anticipated population changes in the Liverpool LGA by providing housing types which fit with projected household sizes. • The proposed development provides a good level of amenity with access to affordable housing and good sized private and communal open spaces. The housing is well located to meet the day-to-day needs of future residents by being located next to Moorebank's B2 centre and having good access to public transport. This nexus of a local commercial centre and increased housing density allows the two areas to support and reinforce each other. The site is thus well located for accommodating increase residential density. • While the increase in housing will increase demand for goods and services, the proposal will contribute to local infrastructure through S94 contributions and new householders shall contribute to the tax base in the area. The proposed development shall increase affordable housing supply in the area, enhancing positive impacts which can arise from higher density housing. • The walkability of the site will also relieve pressure for allocated funds to road infrastructure, providing more opportunities for investing in social infrastructure for the community. • The proposed development provides large private and extensive communal open space on site mitigating potential demand for increase public open space. • While the proposed development will increase cars in the area, the site is well located to allow people to meet their day-to-day needs without relying on a private motor vehicle. This will generally reduce the overall negative impacts arising from having to rely on private motor vehicles which is generally the case in more suburban areas. When compared to "business as usual", impacts arising from cars will be reduced by virtue of the locational
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	<p>attributes of the site as well as reduced car parking provision.</p> <p>Overall the accessibility of the site is a major asset in mitigating potential adverse impacts and the provision of affordable housing with good private and common open spaces represents a more socially sustainable form of housing than “business as usual”.</p>
2. Housing	
<p>Will the proposal increase or reduce the quantity, quality, mix, accessibility and/or affordability of housing?</p> <p>Explanation: <i>A mix of housing types, sizes and costs is necessary for social diversity (in terms of age, family life cycles, income, cultural background) and social inclusiveness. Retention or expansion of affordable housing is necessary for social equity and to avoid displacement of individuals and families on lower incomes</i></p>	
<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>If yes, briefly describe the impacts below</p> <p>Overall, the proposed development will improve the quantity, quality, mix and accessibility to housing in the local area. The proposal provides a mix of dwelling sizes and types with well sized private open spaces consistent with the Apartment Design Guide and access to over 900 m² of communal open space. The provision of residential flat building with affordable housing is consistent with the objectives of the R4 zone. The increased density on the site has a generally positive impact as it is consistent with the strategic planning for the area as reflected in the LEP. The development is comprised of 15 studio units, 8 one bedroom units, 50 two bedroom units and 3 three bedroom units and 103 parking spaces. The site is within very close walking distance of bus stop and the shops, goods and services within the adjoining B2 zone. This allows people to have a reduced reliance on private motor vehicles. The proposal represents an expansion of affordable housing for the area.</p> <p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>Currently the site comprises 5 detached residential dwellings, several of which are in poor condition. The provision of a housing mix on the site shall contribute to greater housing choice in the local area. The profile of dwellings proposed on the site is aligned with future house sizes and household types which are projected to reduce in size with more singles, couples, and smaller families. The proposed development represents more affordable housing than single detached dwellings on large blocks of land. Improvements to housing affordability are further enhanced by the provision of affordable rental housing for 20% of the floor space of the development. The proposed development represents significant opportunities for improved social diversity and interaction through the provision of housing choice and good quality common spaces. The proposed development shall have a net positive social impact given the locational attributes of the site, the increased housing choice and the increased housing affordability arising from the housing types proposed.</p>
3. Accessibility	
<p>Will the development improve or reduce physical access to and from places, spaces and transport?</p> <p>Explanation: <i>‘Access for all’ is an essential component of a fair and equitable society. Accessible developments encourage inclusive communities, improve affordability of goods and services, maximise access to public transport, pedestrian and cycle networks and provide convenient and continuous paths of travel (thereby promoting healthy, sustainable lifestyles). Consideration must also be given to accessibility for people with a disability. Refer to Council’s Disability Strategy 2012-2017 available for download from Council’s website</i></p>	

Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>If yes, briefly describe the impacts below</p> <ul style="list-style-type: none"> • The subject site is located in an area which has a high degree of accessibility to goods and services. It is within close walking distance of the local B2 centre as well as schools, libraries, etc. It is within easy walking distance of public transport. Secure bicycle parking is proposed. • The site design itself ensures a good level of accessibility. Lobby entries are sited at a level to ensure universal access. Common lobbies and corridors are wide to facilitate disabled access. Disabled access is proposed to all common open spaces. Disabled parking is provided. Adaptable housing is proposed with the majority of these dwellings on ground floor. Liveable units are proposed (as defined in the Apartment Design Guide). Apartments that are not officially designated as accessible are designed to have open plan layouts with appropriate door widths and room sizes. • Potential negatives in regard to accessibility arise from the irregular sloping topography of the site.
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <ul style="list-style-type: none"> • The accessibility of the subject site to public transport, the local centre and employment opportunities and the positive social impact arising from this is crucial to the net positive social impact which arises from the proposed development. • Secure bicycle parking is provided for future residents. • The proposed development ensures that the positive impacts of the site's accessibility to the local centre and existing infrastructure are enhanced by making the subject site itself accessible and also including public domain improvements such as provision of footpaths around the site. • The proposal also increases casual surveillance of the public domain, provides a sense of direct street address and enhances the landscape character of the site which improves the quality of the public domain, having a net positive impact on the local area. • The proposal also reduces the number of footpath crossings further improving pedestrian amenity for the area. • The provision of accessibility throughout the site as described above, mitigates potential negative impacts of a sloping site. • The adaptable/liveable units proposed and accessibility principles which have been incorporated into the design, allow for people with disabilities to be more independent. Their ability to function in an environment that is adapted to suit their needs will enhance their quality of life and they will not need to rely as heavily on carers or supervision. It is anticipated that their ability to be more independent will lead to increased well being.

4. Community and Recreation Services / Facilities

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

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

Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>If yes, briefly describe the impacts below</p> <p>The increase in residential density will increase demand for community, cultural and recreation services and facilities. It is noted that the proposed form of development is permissible in the R4 zone and anticipated by the LEP. The area already provides a good level of access to open space and other community facilities.</p>
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	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <ul style="list-style-type: none"> • The proposed development mitigates negative impacts arising from demand by providing generous common open spaces on the subject site. A central landscaped open space is proposed at the centre of the site and a rooftop garden is proposed on each building roof. While this does not eliminate demand for local recreational facilities, it does ensure that the development does not rely on public open space alone for meeting resident's recreational needs. • The proposed development will pay S94 contributions to Council for the provision of needed community infrastructure. • As mentioned above, the local area does already have a range of open spaces and recreational facilities which cater to the local community which is currently low density and thus there is some capacity for increased demand; this is underpinned by Council's R4 zoning which anticipates increased densities in this particular pocket of Moorebank which benefits from its high level of accessibility.
<p>5. Cultural and Community Significance</p>	
<p>Will the development impact on any items or places of cultural or community significance? Explanation: <i>There may be certain places, items or qualities that are culturally valuable or significant to the community. They provide significant meanings and reference points for individuals and groups. This may include specific sites of Aboriginal significance. The acknowledgement and protection of these places, items or qualities is a key element in building strong and resilient communities. For information about Liverpool's cultural and linguistically diverse communities, refer to Council's LEAPS Multicultural Plan available for download from Council's website</i></p>	
<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>	<p>If yes, briefly describe the impacts below</p> <ul style="list-style-type: none"> • It is considered that the proposed development would not result in impacts to the cultural or community values or beliefs in the area. The site is not located within a heritage conservation area. It is not heritage listed and it is not in close proximity of a heritage item of European or Aboriginal significance. The proposed development is not known to be located on or near Aboriginal sites of significance. • The existing low density character of the area does not give rise to any particular significant cultural or community identity or value. The proposed development in providing more housing with greater housing diversity and choice and a quantum of affordable housing, does respond to a community need for housing to accommodate a growing and diverse population. The zoning of the site seeks high density forms of housing given the access to services.
<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <ul style="list-style-type: none"> • The proposed development shall generally cater to the underlying diversity and growing population by providing a development with a mix of dwelling types and sizes, improving housing choice in the local area. 	

<p>6. Community Identity and Sense of Belonging</p>	
<p>Will the development strengthen or threaten opportunities social cohesion and integration within and between communities? Explanation: <i>Social cohesion and integration requires places and spaces for informal and safe social interaction. Developments can increase or decrease these interaction opportunities through their provision (or otherwise) of safe and connected pathways and linkages and attractive gathering places (town centres, parks, squares / plazas, civic spaces and streets) Consideration should be given to incorporating principles of good urban design into the development proposal. Refer to the Creating Places for People: An Urban Design Protocol for Australian Cities,</i></p>	

available for download from the Federal government's [Urban Design website](#)

<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>If yes, briefly describe the impacts below</p> <ul style="list-style-type: none">• Large apartment complexes can be anonymous and impersonal places to live if poorly designed. The proposed development has been designed to avoid this by ensuring a certain level of quality and breaking up built form into two separate building with limited numbers of apartments per core along with high quality common areas.• The proposed development shall increase density in the area adding to the local population and increasing activity in the area. The area designated by Council for High Density residential is discrete and connected to the local B2 centre to achieve an urban form which fosters activity and diversity while not resulting in overcrowding.• The proposed development shall have a net positive benefit in regard to urban design elements which support social cohesion and interaction. The proposed built form addresses and defines the street and enhances the public domain. The proposed development creates good quality common open spaces which are legible and usable. The proposed development provides good quality lobbies and common circulation spaces with generous widths and access to natural light and air. The proposed buildings limit the number of apartments off a single core contributing to a sense of ownership over spaces.• The mixing of affordable housing and on-market dwellings also fosters diversity through having dwellings of different prices and tenures available in one development and represents a positive social impact.
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <ul style="list-style-type: none">• The proposed building layout creates two separate buildings with lobbies that directly address the street and with circulation cores which achieve a high level of amenity. These spaces provide opportunities for casual social interaction. Keeping the number of apartments off a single corridor to 8 means that people will be more likely to be familiar with their neighbours and have a sense of ownership over common spaces.• The heart of the development is a common open space shared by the two buildings. This open space includes quality landscape planting. Both rooftops are proposed for additional accessible common open space for the use of that particular building which will provide additional areas for social interaction.• The proposed common areas are provided with accessible pathways, achieving clear wayfinding and also achieving disabled access. The communal open space areas are secure and clearly delineated from the public domain.

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

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

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

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

Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>If yes, briefly describe the impacts below</p> <ul style="list-style-type: none"> • The proposed development is designed to support healthy living with access to community facilities and open spaces. The proposed development is located close to the local B2 centre, community centres, recreational green spaces and public transport linkages encouraging physical activity. Secure bicycle parking is provided in the basements and the number of cars proposed avoids an over reliance on the private motor vehicle. • The development is designed with a series of private open spaces around the perimeter of the building to provide a noise and visual buffer and good amenity. The proposed development includes high quality landscape. The proposed development is laid out to ensure that visual and acoustic privacy is protected within the high-density environment. • The proposed apartments are sited and design to achieve high levels of natural daylighting and ventilation in accordance with passive solar design principles, reducing reliance on mechanical heating and cooling. • The inclusion of healthy lifestyle principle and environmental amenity will contribute to the health and well-being of future residents.
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <ul style="list-style-type: none"> • The overall accessibility of the site, providing a real alternative to reliance on the private motor vehicle contributes significantly to a healthier lifestyle. The proximity to community centres and recreational green spaces serves to strengthen the opportunity for future residents to engage in physical and leisure activities, which in turn benefits their health and well being. • The provision of communal open spaces and landscape adds to a sense of well-being. The design of apartments to perform well environmentally contributes to health and well-being by reducing reliance on mechanical heating and cooling. • The careful design to ensure privacy is maintained in important to psychological well being.

8. Crime and Safety

Will the development increase or reduce public safety and opportunities for crime (perceived or actual crime)?

Explanation: Developments can increase or decrease perceived and actual safety. For example, through generating increased traffic, providing venues that may attract unruly behaviour. This can diminish social cohesion and integration however impacts can be mitigated by appropriate design, traffic controls and management.

Safer by Design principles should be considered in the development proposal. Refer to Council's Community Safety and Crime Prevention Strategy available for download on Council's website. The Crime Prevention Through Environmental Design (CPTED) Guidelines are available for download on the [NSW Police website](#)

Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p>If yes, briefly describe the impacts below</p> <p>The proposed development will increase traffic generation from the existing condition which could give rise to safety concerns.</p> <ul style="list-style-type: none"> • The proposed increase in population could give rise to increased crime risk given more people are located in a particular area. • At the same time the increase in population density will increase activity on the streets as well as "eyes on the street" which can have a crime deterrent effect.
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	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <ul style="list-style-type: none"> • The proposed development mitigates potential negative impacts of increased traffic generation by consolidating the driveway entry to the site from 5 driveways to one driveway and ensuring that sightlines are maintained and that the driveway and parking areas are designed to the applicable Australian standard. The driveway is positioned away from the corner to mitigate potential safety impacts near intersection. • The proposed development mitigates opportunities for increased crime by achieving high quality architectural design and public domain interface. The building and landscape design limit opportunities for vandalism. The proposed splitting of the development into two separate buildings and cores limits the number of people in any one area and makes it more likely that any intruder would be identified. The proposed development shall include electronic access to each building and an intercom system for visitors. The proposed basement car parking area is proposed to be physically secured as well. • Common open spaces are secured from the public domain. • A single clearly identifiable lobby entry is proposed for each building with direct sightlines maintained between the street and the lobby entry. • The design of the building ensures casual surveillance of the public domain and common open spaces by orienting living rooms and balconies to each street frontage and the ground level common open space. The increase in “eyes on the street” shall be a powerful crime deterrent. • The proposed development has been designed in accordance with CPTED principles of natural surveillance, natural access control, natural territorial reinforcement. • The strata shall be tasked with ongoing maintenance of the building to maintain its quality which shall reinforce the sense of ownership over the development.
<p>9. Local Economy and Employment Opportunities</p>	
<p>Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary or permanent)? Explanation: <i>Unemployment and low income are associated with poor health and reduced social inclusiveness and resilience. Accessible and diverse local jobs (suited to the capacities of local populations) reduce the risk of unemployment (and the associated poorer health and social sustainability outcomes)</i></p>	
<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>If yes, briefly describe the impacts below</p> <p>It is noted the site is zoned for residential purposes which limits the extent to which employment generating uses can be guaranteed for the site.</p> <ul style="list-style-type: none"> • The construction of the residential flat building will provide employment for construction workers, suppliers and sub consultants. Whilst working on site, construction workers and contractors will need to access goods and services in the local area, which supports the local economy. • An increase in population shall support increased activity in the B2 local centre and support a more diverse range of shops, goods and services. • The design of apartments is suitable for home offices and given the high level of accessibility of the site and proximity to the local centre, such opportunities could easily arise.

	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <ul style="list-style-type: none"> • The proposed development does not require mitigation or enhancements as there will likely be an induced multiplier effect with the construction activity. There could be potential issues with parking and vehicular access, but the area is of low density and street parking is generally available. The subject site is also well located in terms of public transport. • An indirect positive impact on the local B2 centre is likely to arise by the increase in housing density adjacent, providing more customers which is likely to support a more diverse range of employment in the centre itself.
<p>10. Needs of Specific Population Groups</p>	
<p>Will the development increase or decrease inclusive opportunities (social, cultural, recreational, employment, governance) for groups in the community with special needs? Explanation: Council has a Social Justice Policy, which promotes access to life opportunities (e.g. jobs, education, full participation in the cultural life of the community) and inclusiveness for all (including those with special needs – young people, aged population, CALD communities, Aboriginal community, people with a disability, children and women). Developments can increase inclusiveness through the provision of culturally appropriate facility design and programs, and the avoidance of communication barriers. Refer to Council's Community Strategic Plan, Growing Liverpool 2023, Social Justice Policy, LEAPS Multicultural Plan, Youth Strategy and Disability Strategy available for download on Council's website.</p>	
<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>If yes, briefly describe the impacts below</p> <ul style="list-style-type: none"> • High density living can have both positive and negative impacts on meeting the needs of specific population groups. • The development will have positive changes with regards to inclusive opportunities for special needs groups. • The development addresses mandatory disability access guidelines. • The increase of housing density together with an increase in housing diversity and choice will meet the community's need for greater housing stock and variety. It is anticipated that the proposed housing stock will cater to a more varied demographic, especially low to median income residents, which in turn will have an effect on the local economy and cultural setting. • The affordable housing component shall cater to more vulnerable and marginal groups which are generally lower income. • The mixture of affordable housing and market housing will contribute to socio-economic diversity on the site and in the area more widely.
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <ul style="list-style-type: none"> • The proposed development is consistent with SEPP 65- Apartment Design Guide to cater to people with disability and an ageing population. This is achieved through provision of adaptable housing and liveable units (silver level). In addition to this all common areas achieve universal access including rooftop common open spaces. • The proximity of the site to available public transport increases the ability of marginal groups to travel to meet their needs. • The proposed development also considers AHSEPP 2009 development guidelines to provide affordable housing for the local area. The developers will be required to • market the apartments to a broader socio-economic group by virtue of the affordability

criteria which are enforced by condition of consent. The mix of affordable and non-affordable housing on a single site also avoid the “ghettoization” of affordable housing which is significantly important to avoiding the stigmatisation of marginal groups. The provision of high quality communal spaces will also enhance the quality of life of residents.

- The provision of a setting for social inclusiveness is a necessary step in facilitating change in a community.

Conclusion

The proposed development in providing high density living in an accessible area which is bolstered by a local B2 centre results in a net positive social impact. The potential negative impacts which may arise in a high-density development are mitigated through quality site design. The provision of a mix of affordable housing and market-rate housing along with a range of dwelling types facilitates positive social interaction, integration and diversity.