

12 August 2019

The General Manager
Liverpool City Council
Locked Bag 7064
Liverpool BC, NSW 1871

Attention: Emmanuel Torres, Town Planning

Dear Emmanuel,

RE: SOCIAL IMPACT ASSESSMENT COMMENT ON DA – 681/2018 30-38 IRONBARK
AVENUE, CASULA

A Social Impact Assessment Comment has been prepared in accordance with Liverpool Council's Social Impact Policy, specifically in accordance with Appendix A – Social Impact Comment Initial Assessment Form which is provided within Council's Policy. In respect to the social impacts resulting from the proposed development, the following comments are made.

1. Population Change

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

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*

Comment:

Development in the vicinity of the site is typically characterised by low to medium density residential forms. In view of the R4 High Density Residential zone afforded to the site, the area will inevitably undergo a transition to higher density building types with the proposed development representative of this desired future character.

The population of the area will inevitably be increased given the land zoning and development controls afforded the subject site, which encourage a higher density urban form and residential population.

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The subject site is well serviced by large expanses of public green open space with Daruk Park located approximately 31m south of the site and Jardine Park also situated approximately 585m east of the site, each of which offer ample active and passive recreational opportunities within the community.

Lurnea High School, Casula High School and Prestons Public School are all proximately located to the site being within 600m to the north-west, west and south-west of the site, respectively.

Casula Mall is also located approximately 130m south-east of the site providing numerous and for a diverse array of services, amenities and commercial outlets. Casula Library and Casula Community Centre are situated approximately 220m south of the site, diversifying the availability of local amenities.

The site is adequately serviced by public transport with regular bus services operating along Kurrajong Road, providing connections to a more expansive public transport network and linking the subject site to nearby suburbs, local amenities and services.

The degree of services, amenities and local infrastructure within the locality are therefore deemed suitable in meeting the increased population and development density as is encouraged by Council's development controls.

2. Housing

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

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

Comment:

Housing affordability in Sydney is becoming increasingly difficult to achieve. Our client is a recognised social housing provider who strive to provide quality affordable housing developments.

It is important to acknowledge that SEPP (Affordable Rental Housing) 2009, requires that up to 50% of the dwellings be offered as affordable housing for a period of 10 years, whereas all of the proposed 63 units will be nominated as affordable housing to be managed by our client, St George Community Housing which is excess of the SEPP requirements.

The proposal will provide for 63 well designed units which will appeal to a range of different sized family groups. As part of the submitted application, the 2-bedroom layouts have been designed to demonstrate how 2 single beds could be incorporated to accommodate a family. In this regard, the proposal promotes flexible living conditions to accommodate different households.

The proposal therefore offers a social benefit to the community providing new, affordable accommodation.

3. Accessibility

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

Explanation: *'Access for all' is an essential component of a fair and equitable society. Accessible developments encourage inclusive communities, improve affordability of goods and services, maximise access to public transport, pedestrian and cycle networks and provide convenient and continuous paths of travel (thereby promoting healthy, sustainable lifestyles). Consideration must also be given to accessibility for people with a disability. Refer to Council's Disability Strategy 2012-2017 available for download from Council's website*

Comment:

The proposal will provide a positive response with respect to access to and from places, spaces and public transport.

The subject site is adequately serviced by public transport with regular bus services operating along Kurrajong Road in accordance with the accessible area criteria detailed under State Environmental Planning Policy (Affordable Rental Housing) 2009, linking the subject site to a more expansive public transport network, nearby suburbs, amenities and services.

An Access Review was also completed by Morris Goding Access Consulting and was submitted with this development application. This review had provided a response to the AS1428 series, DDA Access to Premises Standards which included the DDA Access Code along with the Building Code of Australia (BCA) and the Commonwealth Disability Discrimination Act. This review had ensured that the ingress and egress, path of travel, circulation areas and sanitary facilities comply with the relevant standards and guidelines.

It was concluded that compliance can be readily achieved with the relevant provisions to ensure appropriate access outcomes are attained for the proposal.

4. Community and recreation Services/Facilities

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

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

Comment:

The availability and proximity of recreational services within the locality are considered to be of an appropriate size and dimension in order to meet the demands of an increased population and density anticipated within the locality.

The subject site is well serviced by large expanses of public green open space with Daruk Park located approximately 31m south of the site and Jardine Park also situated approximately 585m east of the site, each of which offer ample active and passive recreational opportunities within the community. Casula Library and Casula Community Centre are situated approximately 220m south of the site, diversifying the availability of local amenities.

It is also important to note that Communal Open Spaces (COS) both at ground level and at level 4 within the site, have been designed to maximise function and usability as attractive areas for both passive and active recreation. They offer a dimension and location that maximises solar amenity and desirable recreation outcomes. These include spaces to enable a variety of experiences to be enjoyed by future residents including areas for active and passive play. A heightened residential amenity is therefore promoted.

5. Cultural and Community Significance

Will the development impact on any items or places of cultural or community significance?

Explanation: *There may be certain places, items or qualities that are culturally valuable or significant to the community. They provide significant meanings and reference points for individuals and groups.*

This may include specific sites of Aboriginal significance. The acknowledgement and protection of these places, items or qualities is a key element in building strong and resilient communities.

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

Comment:

There are no impacts that would result upon any items or places of cultural or community significance. The subject site has not been identified as an item of heritage nor is it located within a heritage conservation area. Furthermore, there are no items of aboriginal heritage that would be impacted by the proposed development as the site has not been identified to contain any items of significance.

6. Community Identity and Sense of Belonging

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

Explanation: *Social cohesion and integration requires places and spaces for informal and safe social interaction. Developments can increase or decrease these interaction opportunities through their provision (or otherwise) of safe and connected pathways and linkages and attractive gathering places (town centres, parks, squares / plazas, civic spaces and streets) Consideration should be given to incorporating principles of good urban design into the development proposal. Refer to the Creating Places for People: An Urban Design Protocol for Australian Cities, available for download from the Federal government's Urban Design website*

Comment:

The proposed development has been designed in a manner which promotes a high level of social cohesion and provides suitable opportunities for positive social interaction and integration within the local community. This is further promoted through the developments positive design.

This positive social outcome is largely expressed through the design of communal open spaces and links throughout the site. Notably, COS areas are diverse and unique in their nature and form which adds to a positive residential amenity.

Social interaction is encouraged within COS along Ironbark Avenue and nearby entrance areas of the built form. These spaces are well connected to the public domain and to the interior portions of the site.

Their location allows for an increased activation given residents would traverse through these spaces to either access the street or the building. The opportunity for social interaction is therefore created. Higher levels of pedestrian movement would be anticipated nearby building entrance points and so to the opportunity to meet with other residents or members of the public which is encouraged and facilitated through the design.

Spaces which are nearby entrance corridors and within the front setback along Ironbark Avenue, are of a generous and regularly shaped proportion to mitigate any opportunities for concealment. Thus, promoting visibility and opportunity for interaction in a safe and secure environment. With some spaces being located along Ironbark Avenue, the opportunity for social interaction among residents and the general public is encouraged. A positive interface between the public and private domain is created by this relationship.

Strong connections and site links are proposed which offers a positive activation of the Kurrajong Road frontage along with a visual and physical connection throughout the subject site. Principles of direct and legible access points, along with visual and physical site links assist in creating safe and secure environments including positive interactions with the public domain. Opportunities for connection and integration with the community are created.

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

Comment:

The proposed development will have no adverse impact upon opportunities for healthy lifestyles, healthy pursuits, physical activity or leisure activities. In fact, the proposal will promote these through the provision of well-designed and high-quality COS which are supported by the proximity of public green open space to the subject site.

COS both at ground level and at level 4, have been designed to maximise their function and usability as attractive areas for both passive and active recreation. They offer a dimension and location that maximises solar amenity and desirable recreation outcomes. Ground floor areas of COS, specifically those along the south-western portion of the site can facilitate a range of active physical pursuits. Passive recreational opportunities are also encouraged where seating is proposed to cater for social gatherings. These may occur in places with positive solar access obtainment. A range of leisurely activities that promote a healthy lifestyle can occur in a safe, secure, and embellished environment throughout the subject site.

As detailed earlier within this response, Daruk Park is located approximately 31m south of the site and Jardine Park also situated approximately 585m east of the site, each of which offer ample active and passive recreational opportunities within the community. Therefore, the subject site is within a location that promotes opportunities for healthy lifestyle pursuits and physical activity.

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

Comment:

The proposal will have a positive response with respect to crime and safety outcomes with it having been designed in accordance with Crime Prevention Through Environmental Design Principles.

The proposal has been designed in a manner which promotes a high level of safety and casual surveillance over the public and private domain. All external spaces will have clear sight lines without obstacles. A mixture of landscape treatments will accommodate for low shrub planting to reduce the availability of places to hide or areas that would be concealed. Paths throughout the site will be well lit in accordance with the relevant Australian Standards. CCTV will also be included in all common areas.

Casual surveillance of both the public and private domains, including entrances to and from units and the site are promoted through balconies which address the street and rear portions of the site. Corner balconies and windows offer a wide degree of causal surveillance over the street.

The proposed tenant mix for the site also supports a safe and viable community. The residents drawn from the social housing register will make up approximately 70 percent of the tenancies. SGCH operates a sensitive allocation policy which ensures tenant mix is appropriate for the building and location. In addition, under the Social and Affordable Housing Fund, SGCH is required to offer support to these tenants to assist them to maintain their tenancies and access any relevant support. The additional properties will be advertised as affordable housing and offered to local key workers who earn low to moderate incomes.

The submitted Traffic Report had examined the traffic implications of the proposed development at the subject site. The report had concluded that the proposed parking provisions at the site are appropriate, the proposed development will result in low traffic generation and this generation would not have a noticeable effect on the operation of surrounding networks and intersections.

To improve security and visual presentation to Ironbark Avenue, a roller door had been implemented since the Design Excellence Panel meeting held on 15 November 2018 with brickwork also introduced to visually relieve the perceived opening and entrance of the car park from Ironbark Avenue. A positive integration with the streetscape is promoted with landscaping proposed on either side of the car park entrance to provide a visual balance between natural and built elements.

9. Local Economy and Employment Opportunities

Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary or permanent)?

Explanation: *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)*

Comment:

The proposed development will have no adverse impact upon the number or diversity of employment opportunities within the locality. The residential nature of the subject site is maintained through this development application, with no other land uses being proposed. This remains consistent with the objectives of the R4 High Density Residential Land zoning.

The subject site is nearby Casula Mall which is situated at an approximate distance of 130m south-east of the site. Casula Mall is considered appropriate in offering a diverse array of employment opportunities within the community. Additionally, Casula Library and Casula Community Centre are located approximately 220m south of the site which not only diversifies the availability of local amenities, it further enhances employment opportunities for members of the community.

10. Needs of Specific Population Groups

Will the development increase or decrease inclusive opportunities (social, cultural, recreational, employment, governance) for groups in the community with special needs?

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.

Comment:

The proposed development will increase the capacity to provide inclusive opportunities for groups within the community who have special needs.

In terms of meeting and positively responding to the housing needs of the community, the proposed units have been designed to appeal to an array of family structures.

As demonstrated on the submitted architectural plans prepared by DKO, 2-bedroom layouts have been designed to demonstrate how 2 single beds could be incorporated to accommodate a family. Therefore, the proposal has promoted flexible living conditions to accommodate an array of households. Furthermore, an appropriate mix of accessible units are also provided throughout the development.

With housing affordability in Sydney becoming increasingly difficult to achieve, St George Community Housing is a recognised social housing provider who are committed to providing high quality affordable housing developments.

All of the proposed units will be used as affordable housing for a period of at least 10 years and will be managed by our clients St George Community Housing.

The site is adequately serviced by public transport with regular bus services operating along Kurrajong Road in accordance with the accessible area criteria detailed under State Environmental Planning Policy (Affordable Rental Housing) 2009, linking the subject site to a more expansive public transport network, nearby suburbs, amenities and services.

Social cohesion within the proposal and opportunities for social inclusion are promoted through the diverse areas of COS provided at the ground level and at Level 4 which encourage recreation at the site is a safe and secure environment.

The assessment above provides further details and justification with respect to the positive social aspects created by the proposed development, whilst demonstrating the positive response and sympathetic integration it will have upon the locality.

Should you have any questions, please do not hesitate to contact the undersigned.



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Gerard Turrisi
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