



SOCIAL IMPACT ASSESSMENT

26 ELIZABETH STREET, LIVERPOOL

31 OCTOBER 2019
P%9360
FINAL
PREPARED FOR BINAH DEVELOPMENTS



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Report Number	Final

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EXECUTIVE SUMMARY

Urbis Pty Ltd (**Urbis**) was engaged by Binah Developments to prepare a Social Impact Assessment (SIA) to satisfy the request for information (RFI) from Liverpool City Council in relation to the submitted development application (DA 886/2018) for a mixed-use development and associated site works proposed at 26 Elizabeth Street, Liverpool.

The proposal involves the demolition of existing site structures and the construction of one mixed-use tower with commercial, residential and hotel uses, construction of basement parking, landscaping and public domain works.

POLICY REQUIREMENT

This report has been prepared in accordance with the Liverpool Social Impact Policy 2015 which states that a Comprehensive Social Impact is required for development applications for residential buildings with more than 100 units and for commercial development, including hotels.

ASSESSING SOCIAL IMPACT

An SIA is a specialist study undertaken to identify and analyse potential positive and negative social impacts associated with a development proposal. It also identifies mitigation measures and provides recommendations in accordance with professional standards and statutory obligations.

Social impacts are those that impact on people's way of life, their culture, community, environment, health and wellbeing, personal and property rights, and their fears and aspirations¹.

Social impacts are assessed by comparing the consequence (minimal to extreme) of the impact against the likelihood (rare to very likely) of the impact occurring, both prior to and after planned mitigations.

The following table provides a summary of the potential social impacts associated with the proposal:

Description of impact	Impacted groups	Overall impact
Access to housing and housing choice The proposal includes the provision of 194 apartments with 20 one bedroom, 151 two bedroom, 20 three bedroom and 3 four-bedroom apartments. The proposal will provide high quality and additional housing choice in a central location, close to transport, community facilities and open space.	<ul style="list-style-type: none">Local communityLiverpool LGA residents	Very high positive impact
Access to commercial, retail and hotel uses The proposal includes high-quality commercial, retail and hotel use in Liverpool and aligns with Liverpool City Council's draft Destination Management Plan to support Liverpool's growth as a thriving visitor economy. The proposal includes activated ground floor commercial/retail and food and beverage uses fronting Elizabeth Street. This will provide additional opportunities for high quality retail and commercial uses that are available for the wider community.	<ul style="list-style-type: none">Surrounding local residentsLiverpool LGA residentsAll Saints Catholic College employeesLiverpool Hospital employees,	Very high positive impact

¹ Adapted from the International Association for Impact Assessment (IAIA)

	patients and visitors	
<p>Improved public domain and ownership of the site</p> <p>The site is located in an area of high crime for some opportunistic crimes and is currently a vacant site with poor public domain activation. The proposed public domain improvements will increase the activation of the site and improve opportunities for casual surveillance along Elizabeth Street. The share way proposed at the eastern boundary will activate the site by encouraging the use of this space for seating and through-site access. The improvements to the public domain will minimise opportunistic crimes on the site. A public art strategy has been prepared which identifies the ground floor plaza and through-site link as opportunities for landscape and furniture artwork.</p>	<ul style="list-style-type: none"> Surrounding local residents All Saints Catholic Church All Saints Catholic College 	Very high positive impact
<p>Employment opportunities</p> <p>The proposal will provide direct short-term employment during the construction of the proposal and long-term employment opportunities in the professional, tourism and hospitality services. Indirect employment opportunities will also be generated through the need for goods and services as a result of an increased worker and visitor population. The additional employment opportunities are expected to contribute to reducing unemployment in Liverpool suburb and assist Liverpool City Council in reducing economic disadvantage in the LGA.</p>	<ul style="list-style-type: none"> Labour force participants in the local community, Liverpool LGA and south west Sydney region Liverpool City Council Local business 	High positive impact
<p>Pressure on open space</p> <p>The proposal is limited in its ability to provide large areas of open space due to site constraints. The plaza proposed at the ground floor level will provide some minor additional public open space to the local area. Liverpool is expected to experience growth in the resident, worker and visitor population which will likely place additional pressure on areas of open space. Further open space assessment would need to be undertaken to understand current and future supply.</p>	<ul style="list-style-type: none"> Local community Liverpool City Council Liverpool LGA residents 	Moderate negative impact
<p>Construction fatigue</p> <p>The proposal will contribute to additional development in Liverpool CBD which could potentially result in construction fatigue impacts on the local Liverpool community and nearby sensitive receivers. Concurrent or consecutive construction of buildings within the same</p>	<ul style="list-style-type: none"> Local community Local businesses 	High negative impact

geographic region can impact on the same group of receivers for an extended period of time. For this site, construction related impacts relate to increased noise and vibration, increased traffic and parking of trucks, reduced access to services, visual impacts and safety and health impacts.		
<p>Existing congestion and road safety impacts</p> <p>The proposal will generate additional pedestrian activity through the occupation of the residential uses, hotel uses and commercial uses. There will also be some additional vehicle generation associated with the development of the site.</p> <p>The two-way laneway proposed at the rear of the site is being constructed for the development so that vehicles can access the basement car park. A porte cochere is proposed for the hotel to allow hotel users to be dropped off and picked up on the proposed one-way laneway at the eastern boundary. The construction of the laneways will likely divert most of the traffic associated with the development off Elizabeth Street. The Traffic Assessment found that the proposed will generate minor impact on the surrounding network and therefore it is considered existing congestion and road safety impacts will have a neutral impact.</p>	<ul style="list-style-type: none"> • Local community • Local businesses • All Saints Catholic Church • All Saints Catholic College • Liverpool Hospital 	Neutral impact
<p>Changing community identity</p> <p>The site is currently vacant, however was previously occupied by an automotive centre. The proposed hotel, commercial and residential building will result in a change in land use, generate a higher activity use and change the visual appearance of the site. It is expected existing residents can adapt to the high-density development and various uses associated with the proposal in the long-term, resulting in an overall neutral impact.</p>	<ul style="list-style-type: none"> • Local community 	Neutral impact

RECOMMENDATIONS

Based on the assessment in this report, the following recommendations are recommended to reduce any potential negative impacts:

- Inclusion of Crime Prevention Through Environmental Design (CPTED) principles such as sensor lighting, surveillance, landscaping and ongoing management and maintenance of the site.
- Allow public access to the pedestrian plaza with consideration for an anchor commercial tenant available to the public to further generate activity on the site.
- Consideration of business partnerships within the local community to encourage diverse local employment. This could be during the construction phase and/or employment for the hotel.
- Ongoing consultation with Council to identify any opportunities for contributions made as part of the development to potentially contribute to open space embellishment in the Liverpool LGA.

- Implementation of vehicle safety management measures at the entry and exit of the car park. This could include a stop sign, or safety mirror to manage pedestrian safety along Elizabeth Street.
- Including a café at the ground floor will help activate the site for members of the public and users of the development which can contribute to positive perceptions of community identity.
- The plans for including public art at the site could include place-making ideas about Liverpool which can enhance community identity and feelings of connectedness within the community.
- Preparation of a Construction Management Plan to manage pedestrian safety, truck movements to and from the site and changed traffic conditions.
- Ongoing consultation with sensitive land uses (All Saints College and Church) and other local businesses in the immediate area to keep them informed on project status (i.e changing traffic conditions during construction).

1. INTRODUCTION

Urbis Pty Ltd. (**Urbis**) was engaged by Binah Developments to prepare a Social Impact Assessment (SIA) to satisfy the request for information (RFI) from Liverpool City Council in relation to the submitted development application (DA 886/2018) for a mixed-use development and associated site works proposed at 26 Elizabeth Street, Liverpool.

The proposal involves the demolition of existing site structures and the construction of one mixed-use tower with commercial, residential and hotel uses, construction of basement parking, landscaping and public domain works.

1.1. LEGISLATIVE REQUIREMENT

Under Section 4.15 of the *Environmental and Planning Assessment Act 1979* (EP&A Act), the likely impacts of a development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality are required to be considered and addressed as part of the planning process.

An SIA should also consider any locally produced guidelines or policies. This SIA has been prepared to fulfil the requirements within Liverpool Council's Social Impact Policy 2015.

1.2. ASSESSING SOCIAL IMPACT

An SIA is a specialist study undertaken to identify and analyse potential positive and negative social impacts associated with a development proposal. It involves a detailed and independent study to outline social impacts, identify mitigation measures, and provide recommendations in accordance with professional standards and statutory obligations.

Social impacts are those that impact on people's way of life, their culture, community, environment, health and wellbeing, personal and property rights, and their fears and aspirations. In line with international best practice guidelines, social impacts can involve changes to people's:

- Health and wellbeing;
- Economic livelihood;
- Safety and security;
- Community and belonging;
- Environment and surrounds; and
- Social equity.²

The significance of potential positive and negative social impacts occurring as a result of the proposal is assessed by comparing the consequence of the impact (minimal to extreme) against the likelihood of the impact occurring (rare to very likely).

² Adapted from the International Association for Impact Assessment (IAIA).

1.3. METHODOLOGY

The following key steps and tasks were undertaken as part of this SIA:

Background review	<ul style="list-style-type: none">• Site visit and review of surrounding land uses.• Review of relevant policies to assess key implications at local and state level.• Review of architectural plans.
Social baseline	<ul style="list-style-type: none">• Review of data from ABS Census, SEIFA, BOCSAR and Department of Planning and Environment.• Stakeholder mapping and consultation.
Impact scoping	<ul style="list-style-type: none">• Review of technical reports.• Identification of impacts.
Assessment and reporting	<ul style="list-style-type: none">• Assessment of social impacts prior to and after management measures.• Recommendation of management measures to enhance positive impacts, mitigate negative impacts and monitor ongoing impacts.

1.4. URBIS SOCIAL PLANNING

This SIA has been prepared by Urbis Social Planning, a team of specialist planners who assess the social outcomes and impacts of planning and development. Urbis Social Planning has prepared SIAs for various land uses and development types and are suitably qualified and experienced to prepare this SIA.

Urbis Social Planning has prepared SIAs for schools, liquor and gaming, housing, mixed use developments and commercial centres.

2. PROPOSAL

The proposed development for which consent is sought comprises:

- Demolition of existing automotive centre
- Erection of a 33-storey mixed-use building containing:
 - 5,783sqm of commercial floor area
 - 5,966sqm of hotel floor area including 109 hotel suites, food and beverage use and meeting rooms
 - 16,908sqm of residential floor area with 180 one, two, three and four-bedroom apartments
 - 2,667sqm of terrace space.
- Provision of 322 parking spaces (including 22 accessible bays) allocated across four basement levels and Level 1
- The basement will also include five service bays, one carwash bay, 19 motorcycle bays and 153 bicycle spaces
- Provision of 149 residential storage units within the basement
- Landscaping works and the creation of a rear two-way laneway and a on-way laneway along the eastern boundary to provide vehicle access to the basement and a dedicated drop-off and pick-up area for the hotel.

Figure 1 – Building perspective



Source: Rothe Lowman, 2019

3. SITE CONTEXT

The site is legally described as Lot 1 in DP 217460 and adjoining Lot 10 in DP 621840 and is located at 26 Elizabeth Street, Liverpool. The site is rectangular in shape and has a combined area of 3,082sqm.

The site is located within a relatively central location in the Liverpool City Centre, surrounded by a mix of land uses.

3.1. SURROUNDING LAND USES

The site has frontage to Elizabeth Street to the north. On the opposite side of Elizabeth Street is All Saints Catholic College and All Saints Catholic Church. Further to the north-west is Westfield Liverpool and the new Western Sydney University Liverpool Campus with frontages to Elizabeth, George, Campbell and Bathurst Streets. Directly east of the site is Bigge Park used for recreation purposes, as well as a Tennis Centre located at the southern portion of the park boundary. To the north-east is Liverpool Hospital and associated NSW Health facilities.

To the south of the site are various community and civic uses including Liverpool Court House, Liverpool Police Station, Liverpool Library, Liverpool City Church and Liverpool City Council Chambers. To the west of the site are various commercial, retail and health related services including restaurants, Edmondson VC Memorial Club, clothing retail stores, Macquarie Mall Medical Centre and NSW Refugee Health Service.

Figure 2 – Aerial image of site



Source: Six Maps, 2019

3.2. TRANSPORT

The site is serviced by bus and train services in close proximity to the site. Liverpool train station is a 650 metre walk from the site. Liverpool Train Station services the following Transport for NSW routes:

- T2: Parramatta or Leppington to the City and City to Parramatta or Leppington
- T3: Liverpool or Lidcombe to City via Bankstown

- T5: Leppington to Richmond and Richmond to Leppington.

Bus stops are also located directly in front of the site, along Elizabeth Street, and along George Street, all within 130m from the site. Bus services are operated by Transdev and Transport for NSW and include the following routes:

- | | |
|--|---|
| • 823: Liverpool to Warwick Farm | • 857: Narellan to Liverpool |
| • 851: Carnes Hill Marketplace to Liverpool via Greenway Drive & Cowpasture Road | • 865: Casula to Liverpool via Lurnea Shops |
| • 853: Carnes Hill to Liverpool via Hoxton Park Road | • 866: Casula to Liverpool |
| • 854: Carnes Hill to Liverpool via Greenway Drive & Hoxton Park Road | • 901: Holsworthy to Liverpool via Wattle Grove |
| • 855: Rutleigh Park to Liverpool via Austral & Leppington Station | • 902: Holsworthy to Liverpool via Moorebank |
| • 856: Bringelly to Liverpool | • 903: Liverpool to Chipping Norton |
| | • 904: Fairfield to Lansvale & Liverpool. |
| | • M90: Burwood to Liverpool |

The site is serviced by State Roads including Moore Street, Copeland Street, Hoxton Park Road and a number of other local roads managed by Liverpool City Council.

3.3. SITE VISIT

A site visit was conducted by Urbis on 5 April at 10:00am. The site visit was undertaken to understand the local context, how the site interfaces with surrounding land uses and to identify potential impacts. Key observations from the site visit are provided below:

- The site and the adjacent sites to the east and west are currently vacant, with evidence of construction fencing facing Elizabeth Street
- There are high pedestrian and vehicle movement along Elizabeth and Biggie Streets
- There is a mix of land uses along Elizabeth Street including the church, educational establishments and medium density dwellings
- The site is in close walking distance to Biggie Park, which is a large and well-maintained area of open space
- The site is to the south with Liverpool Library and multi-storey public car parking. A small vehicular laneway is also located at the rear of the site, providing access to the public car park.

Figure 3 – Site visit photos



Picture 1 – Biggie Street to the east of the site



Picture 2 – Warren Serviceway at the rear of the site



Picture 3 – Biggie Park



Picture 4 – Warren Serviceway looking west towards the Liverpool Library.

4. POLICY CONTEXT

A review of relevant state and local policies was undertaken to understand the strategic context of the proposed development and any potential impacts.

Greater Sydney Commission – Western City District Plan (2018)

The Greater Sydney Commission's District Plans divide Greater Sydney into five districts which represent their common locality and planning opportunities. The site is located within the Western District.

The *Western City District Plan (2018)* (the Plan) is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. The District Plan is guided by four key themes that represent the planning priorities for each district, with ten directions to guide delivery.

The priorities relevant to this proposal include:

- Providing services and social infrastructure to meet people's changing needs.
- Fostering healthy, creative, culturally rich and socially connected communities.
- Providing housing supply, choice and affordability, with access to jobs, services and public transport.
- Growing and strengthening the metropolitan cluster (includes Western Sydney Airport and Badgerys Creek Aerotropolis, Liverpool, Greater Penrith and Campbelltown-Macarthur).
- Growing investment, business opportunities and jobs in strategic centres.

The Plan recognises greater housing supply is required to meet the changing demographic needs of communities and states a five-year (2016-2021) housing target of 8,250 dwellings for Liverpool LGA. The Plan also recognises the important role of Liverpool CBD in delivering jobs. The 2016 estimate of jobs in Liverpool, as outlined in the Plan, is 29,000. The 2036 baseline target is 36,000 and higher target is 39,000.

Liverpool CBD is located in a Collaboration Area with the Warwick Farm Precinct and the under-construction Moorebank Intermodal Terminal. The Plan outlines a number of aims for the Collaboration Area. Relevant aims to the proposal are listed below:

- Increase housing diversity and provide affordable housing
- Improve the night-time economy, mixed-use and transport connections
- Improve urban liveability and Liverpool's sense of place
- Revitalise the Liverpool CBD.

Liverpool City Council Social Impact Assessment Policy (2015)

The Liverpool City Council Social Impact Assessment Policy (the SIA Policy) specifies that residential flat buildings greater than 100 units require a Comprehensive Social Impact Assessment (CSIA) to accompany a development application. Commercial development, including applications for hotels (bars, pubs and taverns) also requires a CSIA.

The assessment in this report has been undertaken in accordance with the requirements outlined in the SIA Policy.

Liverpool City Council – Our Home, Liverpool 2017-2027: Community Strategic Plan

Liverpool City Council's *Our Home, Liverpool 2017-2027: Community Strategic Plan* is a ten-year plan that outlines the vision and priorities of the local community. The community priorities are guided by the following four directions which aim to integrate with federal, state and regional plans and visions.

The directions are:

- Creating connection (social)
- Strengthening and protecting our environment (environment)
- Generating opportunity (economic)
- Leading through collaboration (civic leadership)

Liverpool City Council Draft Destination Management Plan 2019 – 2023 (2018)

Council's Draft Destination Management Plan 2019 – 2023 (DDMP) is a five-year strategy detailing the Council's priority for the development of the visitor economy in Liverpool. The exhibition of the draft DDMP ended on 1 March 2019.

The draft DDMP aims to build a thriving visitor economy and increase the economic benefits that flow from tourism to local businesses and communities through unique visitor experiences. The draft DDMP intends to stimulate the local economy through the injection of new dollars, creation of employment opportunities and increased demand for local goods and services.

Liverpool City Council Social Justice Policy (2018)

Council's Social Justice Policy provides a foundation and guiding principles for Council's commitment and actions to protect human rights and promote the social justice values of freedom, respect, equity and dignity.

The Social Justice Policy responds to changes faced by the fast-growing Liverpool LGA, including social disadvantage, managing a geographically large area, addressing issues around ageing social and physical infrastructure, and high rates of youth unemployment. Council applies its Social Justice Policy when developing strategies and policies and when planning and delivering services to the community.

5. SOCIAL BASELINE

The following community profile includes a demographic analysis of Liverpool, based on 2016 Australian Bureau of Statistics (ABS) data, Department of Planning and Environment and BOCSAR. The demographic characteristics of Liverpool LGA and Greater Sydney have been used for comparison purposes.

The complete demographic data set is contained in **Appendix A**.

5.1.1. Demographic profile

- In 2016 **Liverpool's population was 27,084** representing 5.5% of Liverpool LGA's population.
- **Liverpool is denser than the Liverpool LGA** as the average persons per household for the suburb is 2.8 compared with 3.2 for the LGA.
- The suburb of Liverpool is **characterised by young adults** as one third (33.5%) of the population are aged 20 to 39 years.
- Liverpool is a **culturally diverse suburb** as less than one third (31.1%) of the population were born in Australia compared with 51.7% for Liverpool LGA and 57.1% for Greater Sydney. The top three overseas countries of birth for Liverpool are Iraq (10.9%), India (6.4%) and Fiji (2.9%).
- Liverpool is also a **linguistically diverse suburb** as less than one quarter (22.2%) of the population speak English only. This is almost half the proportion of English only speakers in Liverpool LGA (41.4%).
- **Family households are the predominant household type** in Liverpool, representing 73.3% of households. Approximately half (49.7%) of households are couple families with children and almost one quarter (22.9%) of households are one parent families. This is higher than Liverpool LGA (18.2%) and Greater Sydney (15.2%).
- **Lone persons represent nearly one quarter** (23.3%) of households in Liverpool, which is higher than Liverpool LGA (15.7%) and Greater Sydney (21.6%).
- Liverpool is **characterised by high density dwellings** as over half (57.8%) of households live in flats or apartments. This is much higher than Liverpool LGA (13.2%) and Greater Sydney (28.1%).
- The top three occupation types in Liverpool are Professionals (16.0%), Technicians and Trades Workers (15.9%) and Labourers (13.4%).
- Liverpool is **relatively disadvantaged** as SEIFA data indicates the suburb is in the lowest 10% of all suburbs for advantage and disadvantage. This is evident by the median household weekly income of \$1,089 for the suburb compared with \$1,550 for Liverpool LGA and \$1,750 for Greater Sydney.

5.1.2. Crime and safety

- BOCSAR data indicates that the site is in a hotspot for the following crime types:
 - Steal from Motor Vehicle
 - Break and Enter Non-Dwelling
 - Motor Vehicle Theft
 - Malicious Damage to Property
 - Non-domestic assault.
- Two-year crime trends for Liverpool indicate that all relevant crime types are stable, with the exception of steal from dwelling which has declined by 21.9%.

6. STAKEHOLDER AND COMMUNITY CONSULTATION

6.1. STAKEHOLDER IDENTIFICATION

Identifying stakeholders who may be impacted by a proposal is an essential process to understand and assess the level of impact generated by the proposal. Potential stakeholders are summarised in **Table 1** and were identified through a desktop analysis and consultation activities.

Table 1 – Stakeholder identification

Stakeholder group	Stakeholders	Potential impact
Local community	<ul style="list-style-type: none"> Surrounding local residents Liverpool LGA residents 	<ul style="list-style-type: none"> Traffic congestion, parking availability and pedestrian safety management. Potential disruption to the local amenity during construction. Construction fatigue as a result of multiple new developments occurring in Liverpool CBD. Increased access to diverse housing. Access to additional commercial and retail services.
Neighbouring sensitive land uses	<ul style="list-style-type: none"> All Saints Catholic Church All Saints Catholic College Liverpool Hospital 	<ul style="list-style-type: none"> Traffic congestion, parking availability and pedestrian safety management. Potential disruption to local amenity during construction and school operation. Potential increased student enrolments and church attendees. Access to additional commercial and retail services.
Neighbouring businesses	<ul style="list-style-type: none"> Liverpool Westfield Local businesses Liverpool Chamber of Business and Commerce 	<ul style="list-style-type: none"> Traffic congestion, parking availability and pedestrian safety management. Potential disruption to local amenity during construction. Increased activation of the local area.
Government	<ul style="list-style-type: none"> Liverpool City Council 	<ul style="list-style-type: none"> Changing character of Liverpool CBD and potential change to community profile.

6.2. CONSULTATION

As part of the SIA, Urbis undertook stakeholder consultation to gain an understanding of the potential positive and negative impacts associated with the proposal.

Requests for phone interviews were sent to the following stakeholders in May 2019:

- All Saints Catholic College
- All Saints Catholic Church
- Liverpool City Council Social Planner
- Liverpool Chamber of Business and Commerce
- Liverpool Westfield.

Responses were received from All Saints Catholic College, All Saints Church and Liverpool City Council's Social Planner. Phone interviews were conducted with these stakeholders at the end of May and beginning of June 2019.

Key themes which emerged from the consultation are summarised in **Table 2**.

Table 2 – Stakeholder and community consultation

Themes	Feedback
Traffic and parking	<ul style="list-style-type: none"> • Concern that Elizabeth, Biggie and George Streets are already heavily congested, especially during weekday school pick up and drop off. • The Church also has approximately 1,700 people attending masses throughout the day on a Sunday which already causes congestion issues. • Comment was made that All Saints College is currently working with Council to implement a 'kiss and ride' dedicated zone, as well as improved parking restrictions on surrounding streets to alleviate some congestion issues.
Amenity Impacts	<ul style="list-style-type: none"> • Concern for potential noise generated from the hotel, food and restaurant and/or commercial uses. • Comment made to consider the construction timeframes – i.e avoiding late night construction as this impacts on residents who live in or at the periphery of Liverpool CBD. • Comment made that Elizabeth and George Street are in need of an amenity upgrade to improve the experience of the many pedestrians who walk along these streets. • Comment made that weekend All Saints Church users and staff from All Saints College would benefit from a coffee shop across the road proposed as part of the proposal.
Construction fatigue	<ul style="list-style-type: none"> • At an immediate scale, construction fatigue may be experienced by residents and users of services and facilities near the site. • Concern also for the wider Liverpool suburb to experience construction fatigue.

Themes	Feedback
	<ul style="list-style-type: none"> Concern about the potential impact of three construction sites at the same time, as a result of the proposal being a vacant site adjacent to two other vacant sites.
Change to local area	<ul style="list-style-type: none"> A view that the community needs time to get used to the new scale of developments in Liverpool, as well as the types of uses being proposed. Potential for change to the local community to be positive for Liverpool's external reputation. Comment that there could be potential for change to the demographic profile of Liverpool, especially since the opening of the new Western Sydney University Campus (Ngara Ngura Building) on Macquarie Street.
Improved activation of the site and Liverpool CBD more broadly	<ul style="list-style-type: none"> A high-quality establishment, such as the proposed, could have positive implications for the local area in terms of activation and the reputation of Liverpool. Comment made that Liverpool CBD is in need of higher quality retail, food and beverage uses. Positive comments made in relation to the public plaza and pedestrian laneway as a way to further activate this site. Comment made to encourage the public plaza to promote an 'inclusive' environment and avoid the local community from the feeling that this is an 'exclusive' space.
Safety and privacy	<ul style="list-style-type: none"> Pedestrian safety concerns as a lot of families walk to All Saints College, especially students in years 7 to 10. Comment made that improved lighting and surveillance is needed more generally in the local area. Concern from All Saints College that there are potential overlooking and privacy concerns as a result of the height of the proposal. Some concern from All Saints College about the potential for the proposal to have a licensed venue in close proximity to their site.
Employment and economic benefits	<ul style="list-style-type: none"> Comment made that the unemployment rate is high in Liverpool. Comment that there should be consideration of a local employment strategy during construction to generate local employment and maintain economic benefit within the local community. Comment made to, where possible, utilise local resources that can benefit the local community. This could be opportunities to collaborate with local hospitality students to work in the hotel or restaurant.
Highly diverse community	<ul style="list-style-type: none"> Comment made that there is a high representation of refugees in Liverpool who potentially have different needs to the other people – such as anxieties about noise and lack of open space.

Themes	Feedback
	<ul style="list-style-type: none"> • Comment made that Liverpool is a home to people of many different cultural backgrounds and is often the first place of settlement for immigrants. • Suggestion that Liverpool's highly diverse community should be celebrated, which may be through public art at the plaza that celebrates the characteristics of the local community.

7. REVIEW OF TECHNICAL STUDIES

The following section provides a summary of the technical studies that were reviewed to inform this SIA.

Acoustic Report, Sebastian Giglio Acoustic Consultant (Sep 2018)

An Acoustic Report was prepared by Sebastian Giglio Acoustic Consultant to consider noise the development will generate that has the potential to impact on nearby and adjoining properties, as well as existing ambient noise that has the potential to impact on the development itself.

The report states that the proposal is able to comply with established acoustic criteria for both noise emission and noise impacts on the development itself. Sound-rated façade construction has been recommended for all facades and has been specified for the commercial, hotel and residential apartments.

Other acoustic recommendations

The following acoustic items should be considered at Design Stage and/or C Stage:

- Detailed design for mechanical services noise emission from the building
- Vibration-isolation of the indoor swimming pool
- Compliance with Part F5 of the BCA or Building Code of Australia.

Traffic Impact Assessment, PTC Consultants (Nov 2018)

A Traffic Impact Assessment was prepared by PTC Consultants to determine the traffic activity associated with the development proposal and the adequacy of the surrounding road network, assessment of parking provision and assessment of the proposed car park, vehicular access and internal circulation arrangements.

The site is currently a Toyota service centre and therefore there is no existing traffic generation from this site. The expected trip generation of 116 trips in the PM peak is anticipated to have a minor impact on the surrounding road network and intersections.

A SIDRA analysis was conducted at four key intersections based on survey data collected on 25 July 2018. The post-development level of service for each intersection is outlined below.

- **Elizabeth Street and George Street:** Approximately 30% spare capacity for the AM peak and 25% for the PM peak. The impact at this intersection is considered to be minor.
- **Elizabeth Street and Bigge Street:** Approximately 10% spare capacity for the AM peak and 40% for the PM peak. The impact at this intersection is considered to be reasonable.
- **Moore Street and Bigge Street:** Approximately 50% spare capacity for the AM peak and 40% for the PM peak. The impact at this intersection is considered to be minor.
- **Moore Street and George Street:** Approximately 40% spare capacity for the AM peak and 43% for the PM peak. The impact at this intersection is considered to be minor.

Overall, the proposal is expected to generate a minor impact on the surrounding road network, and there will be existing AM and PM capacity at the four key intersections.

Public Artwork Opportunities Report, Baber Studio (Sep 2018)

The Public Artwork Opportunities Report prepared by Baber Studio identifies the most suitable artwork types with proposed locations for artwork integration that benefit the wider Liverpool community. A contribution of approximately 0.05% to 0.25% of the construction cost will be contributed towards public artwork for the project. The overall Curatorial Rationale is centred on the idea of *Flourish*, further defined by three concepts for artists to further fine tune their artwork, these being *growth*, *positive exchange* and *opportune environment*.

The ground floor plane plaza fronting Elizabeth Street and the through site link have been identified as an opportune environment for the inclusion of landscape and furniture artwork. The most eastern side of the pedestrian through site link has been identified as an opportune location for vertical plane artwork. These locations are considered most appropriate for the inclusion of public art as these areas will take advantage of sight lines and visual access by the wider community.

8. SOCIAL IMPACT ASSESSMENT

SIA is the process of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions which may include policies, programs, plans and projects.³ The significance of potential impacts is assessed by comparing the consequence level of impact against the likelihood of the impact occurring.

			Consequence level				
			1	2	3	4	5
			Minimal	Minor	Moderate	Major	Extreme
Likelihood	A	Very likely	A1	A2	A3	A4	A5
	B	Likely	B1	B2	B3	B4	B5
	C	Possible	C1	C2	C3	C4	C5
	D	Unlikely	D1	D2	D3	D4	D5
	E	Rare	E1	E2	E3	E4	E5

Low		Moderate		High		Very high	
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8.1.1. Consequence

The following criteria are used to assess the consequence level of a potential social impact:

- Duration – The timeframe over which the impact occurs or the frequency of potential impacts
- Extent – The geographical area or the number of people affected
- Severity – Scale or degree of change from the existing condition as a result of an impact
- Sensitivity – The extent to which people or an environment can adapt to or mitigate the impact.

8.1.2. Likelihood

The following scale outlines the likelihood of a potential impact occurring throughout the project lifecycle, without mitigation.

- Rare – Extremely unlikely that the impact will occur, at any stage throughout the project lifecycle
- Unlikely – Unlikely that the impact will occur, at any stage throughout the project lifecycle
- Possible – Possible that the impact will occur, at any stage throughout the project lifecycle
- Likely – Likely that the impact will occur, at any stage throughout the project lifecycle
- Very likely – Very likely that the impact will occur, at any stage throughout the project lifecycle.

8.1.3. Management measures and overall impact of the proposal

Identified impacts are assessed both prior to and after the implementation of management measures. Management measures are designed to reduce negative impacts and to enhance positive impacts. These measures can take different forms and may be incorporated in the planning, construction or operation stage of the proposal. This SIA concludes with an overall impact level of the proposal. This is informed by the sum

³ International Association for Impact Assessment

of all identified impacts and considers the likely impact on the status quo, depending if the proposal does or does not proceed.

8.2. IMPACT SCOPING

A proposal may cause a range of direct and indirect impacts which can have a positive, negative or neutral impact on the existing environment and community.

The following section outlines the potential impacts of the proposal and assesses their level of significance without management measures. Impacts which have an impact level of **low (negative), moderate or higher** are considered as significant for this proposal and are assessed in further detail in **Section 9**. The impacts assessed have been identified in the technical studies and are informed by our understanding of the local context, as provided in **Sections 1-5**.

Table 3 – Impact scoping

Potential impacts	Overall consequence level	Likelihood	Impact level (without mitigation)	Further assessment needed	Impact level post assessment
Positive impacts					
Access to housing and housing choice	Moderate	Very likely	Very high positive impact	Yes	Very high positive impact
Access to commercial and retail uses	Moderate	Very likely	Very high positive impact	Yes	Very high positive impact
Improved public domain and ownership of the site	Moderate	Very likely	Very high positive impact	Yes	Very high positive impact
Employment opportunities	Moderate	Likely	High positive impact	Yes	High positive impact
Negative impacts					
Pressure on open space	Moderate	Possible	High negative impact	Yes	Moderate negative impact
Construction fatigue	Moderate	Likely	High negative impact	Yes	High negative impact
Neutral impacts					
Existing road congestion and safety impacts	Minimal	Possible	Low negative impact	Yes	Neutral impact
Changing community identity	Minimal	Possible	Low negative impact	Yes	Neutral impact

9. ASSESSMENT OF SIGNIFICANT IMPACTS

The following section provides a detailed assessment of the significant impacts to the proposal, as identified in **Section 8**. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level.

9.1. POSITIVE IMPACTS

9.1.1. Access to housing and housing choice

Description of impact	Impacted groups
<ul style="list-style-type: none"> An increase in housing supply, type and choice 	<ul style="list-style-type: none"> Local community Liverpool LGA residents
Current housing environment	
<p>Liverpool CBD is undergoing a period of rapid growth and transformation. The population is projected to grow by 181,000 people from 2016 to 2036.</p> <p>Liverpool suburb has a high number of households in rental stress (31%). This is almost double Liverpool LGA (14.5%) and Greater Sydney (14.2%). Over half (57.8%) of the existing dwellings in Liverpool suburb are apartments which is higher than Liverpool LGA (13.2%) and Greater Sydney (28.1%).</p> <p>The Western City District Plan 2018 recognises greater housing supply is required to meet the changing demographic needs of communities and states a five-year (2016-2021) housing target of 8,250 for Liverpool LGA.</p>	
Proposal	
<p>The proposal includes the provision of 194 apartments with 20 one bedroom, 151 two bedroom, 20 three bedroom and 3 four-bedroom apartments. The proposal will provide high quality and additional housing choice in a central location, close to transport, community facilities and open space.</p>	
Summary of impact	
<p>The provision of two-bedroom apartments will predominately cater for the younger population aligning with the current demographic profile as one third (33.5%) of the Liverpool population are aged 20 to 39 years. The provision of predominately two-bedroom apartments may also cater for smaller households meeting the needs of Liverpool's smaller household size (2.8). The increase in housing supply, type and choice will have a very high positive impact for the local community and wider Liverpool LGA residents.</p>	
Impact level (without management measures)	
Very high positive impact	
Planned enhancement measures	
<ul style="list-style-type: none"> Access to a pool and pool lounge area, gym, media room and resident's lounge available for use by residents will contribute to a higher quality housing type. 	

Residual impact (considering management measures)	
Consequence level: Major	Likelihood: Likely
<p>The proposal will contribute to meeting the housing targets for Liverpool LGA as outlined in the Western City District Plan. The provision of predominately two-bedroom apartments will cater for the current and future community, which is and will continue to be, characterised by a younger population and small households. The proposal is a high-quality development, with the inclusion of other amenities available for residents as identified above as an enhancement measure. It is expected that access to housing and housing choice will continue to have a very high positive impact after this enhancement measure.</p>	

9.1.2. Access to commercial, retail and hotel uses

Description of impact	Impacted groups
<ul style="list-style-type: none"> An increase in commercial, retail and hotel uses 	<ul style="list-style-type: none"> Surrounding local residents Liverpool LGA residents All Saints Catholic College employees Liverpool Hospital employees, patients and visitors
Current commercial and retail environment <p>The current commercial and retail environment of Liverpool CBD includes Westfield Liverpool with retail, food and beverage and entertainment uses and high street retail and commercial uses. While there is an existing commercial and retail environment, parts of Liverpool CBD are tired and outdated. Consultation with stakeholders also identified that Liverpool needs higher quality retail, food and beverage uses and high-quality mixed-use developments.</p> <p>Desktop studies show that there is one existing hotel located in Liverpool CBD. Liverpool City Council's draft DDMP places importance on the need to build a thriving visitor economy and increase the economic benefits that flow from tourism to local businesses and communities through unique visitor experiences.</p>	
Proposal <p>The proposal includes activated ground floor commercial/retail and food and beverage uses fronting Elizabeth Street and commercial uses at levels two to four. This will provide additional opportunities for retail and commercial uses at the ground floor that are available for the wider community. At ground floor level, a future bar or restaurant use may be included as part of the development, subject to operator interest which has not been determined at this stage. The serving of alcohol at a future bar or restaurant will be done in accordance with relevant licenses and regulatory requirements and opening hours will comply with Council's conditions of consent.</p> <p>The commercial uses proposed in the building also provide additional access for commercial space in Liverpool CBD for existing local businesses or new businesses seeking commercial space in Liverpool CBD. The proposal also includes hotel uses within the building at levels five to eight. Ancillary hotel uses including a function space and meeting rooms are provided at level one.</p>	
Summary of impact	

The proposal includes retail and hotel use in Liverpool and aligns with the draft DDMP to support Liverpool's growth as a thriving visitor economy. There is an identified need for high-quality retail and commercial uses available for residents and employees in the local vicinity of the site which the proposal will provide.

There is only one other hotel located in Liverpool CBD and therefore the inclusion of hotel use at this site will provide additional accommodation opportunities. The proposal is close to Liverpool Hospital, a major hospital in Sydney, generating the need for local accommodation available for patients, families and carers.

Therefore, it is considered that additional access to commercial, retail and hotel uses will have a very high positive impact for the local community and wider Liverpool LGA residents.

Impact level (without management measures)

Very high positive impact

Planned enhancement measures

- None identified

Residual impact (considering management measures)

Consequence level: Moderate

Likelihood: Very likely

There are no planned enhancement measures identified. The proposed commercial use will provide Liverpool CBD with high quality space and generate additional employment activity. The inclusion of a hotel use is aligned with the strategic vision for Liverpool CBD to enhance the visitor economy through the development of more accommodation opportunities. The implementation of the recommendation below will further enhance this impact. Overall, it is considered that this impact will continue to have a very high positive impact.

Recommendations

- Allow public access to the pedestrian plaza with consideration for an anchor commercial tenant available to the public to further generate activity on the site.

9.1.3. Improved public domain and ownership of the site

Description of impact	Impacted groups
<ul style="list-style-type: none"> • An enhancement to the sense of ownership, activation and perceived safety of the site 	<ul style="list-style-type: none"> • Surrounding local residents • All Saints Catholic Church • All Saints Catholic College
Current public domain environment	
<p>Currently the site is a vacant, as the previous buildings associated with the former use of the site as a car yard dealership have been demolished. The site is located adjacent to two other large vacant sites to the east and west which creates a poor public domain outcome. This is a result of a lack of activated street frontages and presence of people on site, as well as the large fences surrounding the site that create a negative safety perception.</p>	

On the opposite side of the proposed site is All Saints College and Church. Elizabeth Street is therefore highly activated (with both pedestrians and cars) at peak school times and for Sunday church services. There are also other local retail and commercial businesses and Westfield Liverpool located at the western side of Elizabeth Street, resulting in a generally high activation of pedestrians in the public domain.

BOCSAR data also indicates that the site is in a hotspot for crimes relating to theft and property damage, which is likely due to its former use as a car dealership with an outdoor car yard.

Proposal

The proposal will activate the site through the development of a mixed-use development with a variety of uses that will activate the site throughout the day. The proposal will result in a permanent resident population, as well as visitor population from the hotel, commercial and food and beverage uses.

At the ground floor level, the proposal aims to activate the public domain through inclusion of a public plaza fronting Elizabeth Street and public plaza and shared way at the eastern boundary with landscaping and seating. The proposal also incorporates CPTED principles at the ground floor plane to provide opportunities for passive surveillance towards the street and share way. These opportunities include open glass walls, and security/building manager offices at the ground floor level.

The ground floor provides three separate entrance lobbies for the residential, hotel and commercial uses which helps to manage space activity. Parking is also provided for residents, visitors and the commercial and hotel uses in a secured basement. Access to the car park is proposed via a new two-way laneway at the rear (south) of the building to alleviate traffic impacts on Elizabeth Street. The laneway will include appropriate lighting to manage pedestrian safety at night-time.

Summary of impact

The site is in an area of high crime for some opportunistic crimes and is currently a vacant site with poor public domain activation. The proposed public domain improvements will increase the activation of the site and improve opportunities for casual surveillance along Elizabeth Street. The share way proposed at the eastern boundary will further activate the site itself by encouraging the use of this space for seating and through-site access. The uses proposed will activate the site at various times of the day contributing to enhanced passive surveillance of the site and surrounds. Therefore, the improved public domain and ownership of the site will have a very high positive impact on the surrounding street network.

Impact level (without management measures)

Very high positive impact

Planned enhancement measures

- A Public Artwork Opportunities Report, prepared by Baber Studio, has been prepared for the site which states that 0.05% - 0.25% of the construction costs will be contributed towards public artwork for the proposal. The ground floor plaza and through-site link have been identified as opportune spaces for landscape and furniture artwork.

Residual impact (considering management measures)

Consequence level: Moderate

Likelihood: Very likely

The implementation of the planned enhancement measure and the additional recommendation made below of will further enhance the public domain of the site and street network. Based on this it is considered that the improved public domain and ownership of the site will continue to have a very high positive impact.

Recommendations

- Inclusion of Crime Prevention Through Environmental Design (CPTED) principles such as sensor lighting, surveillance, landscaping and ongoing management and maintenance of the site.

9.1.4. Employment opportunities

Description of impact	Impacted groups
<ul style="list-style-type: none">• Provision of accessible and diverse local jobs that are suitable to the capabilities of the local population	<ul style="list-style-type: none">• Labour force participant in the local community, Liverpool LGA and south west Sydney region• Liverpool City Council• Local businesses
Current employment environment	
<p>According to ABS Census data Liverpool has a high unemployment rate of 11.5% compared with 7.5% for Liverpool LGA. SEIFA data also indicates that Liverpool suburb is in the lowest 10% of all suburbs for advantage and disadvantage.</p> <p>The Western City District Plan provides employment targets for Liverpool, with an additional 6,400 jobs expected between 2016 and 2036. Reducing socio-economic disadvantage across the LGA is also an initiative for Liverpool City Council as supported by their Social Justice Policy.</p>	
Proposal	
<p>The commercial, retail, and food and beverage component of the proposal will increase long-term employment opportunities in professional, tourism and hospitality services. It is also expected that the proposal will create short-term jobs in the construction of the site.</p> <p>The proposal will also result in indirect increased employment opportunities. The proposed commercial space and hotel use is expected to increase the worker and visitor population of the Liverpool CBD which will further enhance demand for goods and services, including local food and beverage, retail stores, gyms and entertainment.</p>	
Summary of impact	
<p>The proposal will provide direct short-term employment during the construction of the proposal and long-term employment opportunities in the professional, tourism and hospitality services. Indirect employment opportunities will also be generated through the need for goods and services as a result of an increased worker and visitor population. The additional employment opportunities are expected to contribute to reducing unemployment in Liverpool suburb and assist Liverpool City Council in reducing socio-economic disadvantage across the LGA.</p>	
Impact level (without management measures)	
High positive impact	
Planned management measures	
<ul style="list-style-type: none">• None identified	
Residual impact (considering management measures)	

Consequence level: Moderate	Likelihood: Likely
There are no planned enhancement measures identified, however a recommendation is made below to further enhance this impact. It is expected that employment opportunities will continue to have a high positive impact on employment in Liverpool LGA.	
Recommendations	
<ul style="list-style-type: none"> Consideration of business partnerships within the local community to encourage diverse local employment. This could be during the construction phase and/or employment for the hotel. 	

9.2. NEGATIVE IMPACTS

9.2.1. Pressure on open space

Description of impact	Impacted groups
<ul style="list-style-type: none"> Pressure on Biggie Park and other surrounding open space areas as a result of the incoming resident, visitor and worker population 	<ul style="list-style-type: none"> Local community Liverpool City Council Liverpool LGA residents
Current open space environment	
<p>The site is located near Biggie Park, a high-quality area of passive and active recreation including water paly, tennis courts, outdoor exercise park, climbing structures, picnic tables and walking paths. The park received a \$5 million upgrade in 2015 and is in good condition.</p> <p>Whitlam Leisure Centre, Hillier Oval and Bulldog Park are also located approximately 1km from the site and provide formal and informal recreation open space areas.</p>	
Proposal	
<p>Based on the average household size of 2.8 the expected resident population is 504 people. There will also be an additional worker and visitor population associated with the commercial and hotel uses which may place pressure on areas of open space, most notably Biggie Park as this is located very close to the site.</p> <p>The proposal is limited in its ability to provide large areas of open space due to site constraints. The plaza proposed at the ground floor level will provide some minor additional public open space to the local area. Private open space is provided in the form of private balconies and communal terraces located at level nine to serve the future residents.</p>	
Summary of impact	
<p>Liverpool is expected to experience growth in the resident, worker and victor population which will likely place additional pressure on areas of open space. However, the inclusion of private open space, terraces and a resident's lounge will alleviate some pressure on public open space.</p>	
Impact level (without management measures)	
High negative impact	
Planned management measures	

<ul style="list-style-type: none"> Communal terraces, pool and pool lounge, residents' lounge and a gym are provided and accessible for residents of the proposal. 	
Residual impact (considering management measures)	
Consequence level: Minor	Likelihood: Possible
Based on the implementation of the above planned management measure and the recommendation made below, it is expected that the pressure on open space will have a moderate negative impact on local open space.	
Recommendations	
<ul style="list-style-type: none"> Ongoing consultation with Council to identify any opportunities for contributions made as part of the development to potentially contribute to open space embellishment in the Liverpool LGA. 	

9.2.2. Construction fatigue

Description of impact	Impacted groups
<ul style="list-style-type: none"> Construction fatigue as a result of this proposal and other developments currently under construction in Liverpool CBD 	<ul style="list-style-type: none"> Local community Local businesses
Current environment	
Currently, Liverpool CBD is experiencing significant growth with multiple construction projects. At an immediate scale, the site is in the middle of two vacant sites which are subject to separate development applications.	
Proposal	
The proposal will contribute to additional development in Liverpool CBD which could potentially result in construction fatigue impacts on the local Liverpool community and nearby sensitive receivers.	
Summary of impact	
Concurrent or consecutive construction of buildings within the same geographic region can impact on the same group of receivers for an extended period of time. Construction fatigue can relate to increased noise and vibration, increased traffic and parking of trucks, reduced access to services, visual impacts and safety and health impacts. Overall, it is expected that construction fatigue will have a high negative impact, however this is likely to be over a short period of time.	
Impact level (without management measures)	
High negative impact	
Planned management measures	
<ul style="list-style-type: none"> The Acoustic Report does not address construction noise; however a Construction Noise Report will be prepared at Construction Certificate stage to provide further details on construction methodology, and noise management. 	
Residual impact (considering management measures)	

Consequence level: Moderate	Likelihood: Likely
<p>The Acoustic Report does not address construction noise at this stage of the project, however, notes that this will be completed at CC stage. Therefore, the impact level remains unchanged. With the implementation of the detailed acoustic assessment at CC stage and the implementation of recommendations below, the impact level can be reduced.</p>	
Recommendations	
<ul style="list-style-type: none"> Preparation of a Construction Management Plan to manage pedestrian safety, truck movements to and from the site and changed traffic conditions. Ongoing consultation with sensitive land uses (All Saints College and Church) and other local businesses in the immediate area to keep them informed on project status (i.e changing traffic conditions during construction). 	

9.3. NEUTRAL IMPACTS

9.3.1. Existing congestion and road safety impacts

Description of impact	Impacted groups
<ul style="list-style-type: none"> Perceived congestion impacts related to traffic and parking, resulting in negative perceptions of road safety 	<ul style="list-style-type: none"> Local community Local businesses All Saints Catholic Church All Saints Catholic College Liverpool Hospital
Current congestion and safety environment	
<p>Consultation identified that Elizabeth Street is an existing thoroughfare due to the diverse land uses located in the area, including All Saints Catholic College and Church, local businesses, residential uses and Liverpool Hospital. Congestion and concern for the safety of students is especially noted at the morning and afternoon school drop-off peak times.</p>	
Proposal	
<p>The proposal will generate additional pedestrian activity through the occupation of the residential, hotel and commercial uses. There will also be some additional vehicle generation associated with the development of the site.</p> <p>The basement car parking will be accessed via the proposed two vehicle laneway at the rear of the site. To alleviate some pressure associated with the hotel use, this laneway is also extended along the eastern boundary (one way only) and will include a porte cochere for vehicles dropping off and picking up hotel users. The construction of the laneways will likely divert most of the traffic associated with the development off Elizabeth Street.</p> <p>Shared car parking has been proposed for the residential and hotel components of the building with a letter of support supplied by GoGet for five car share vehicles to be located at the site.</p>	
Summary of impact	

Overall, the proposal is expected to generate a minor impact on the surrounding road network, as identified in the Traffic Assessment prepared by PTC consultants. The two-way laneway proposed at the rear of the site will enable access to the basement car park, minimising the need to use Elizabeth Street to access the site. The proposed one-way laneway and porte cochere will enable a safer pedestrian environment for Elizabeth Street, as vehicles will not be stopping and picking up hotel users along this street.

Impact level (without management measures)

Low negative impact

Planned management measures

- Proposed laneway and porte cochere for hotel drop off and pick-up
- Proposed two-way laneway at the rear of the site, providing access into the basement car park which will alleviate vehicle pressure on Elizabeth Street
- Letter of support from GoGet and the confirmation of five car share vehicles to be located at the site

Residual impact (considering management measures)

Consequence level: Minimal

Likelihood: Possible

There are existing negative perceptions of road congestion and safety on Elizabeth Street and the surrounding network. However, the traffic report found that the surrounding road network is able to cater for the proposed vehicles associated with the development. The construction of the two-way laneway at the rear of the site and the one-way laneway at the eastern boundary are enhancement measures that will alleviate congestion on Elizabeth Street. Therefore, overall existing congestion and road safety is considered to have a neutral impact.

Recommendations

- Implementation of vehicle safety management measures at the entry and exit of the car park. This could include a stop sign, or safety mirror to manage pedestrian safety along Elizabeth Street.

9.3.2. Changing community identity

Description of impact		Impacted groups
<ul style="list-style-type: none"> Change to the existing fabric of the community which can impact on social cohesion and an 'us and them' mentality between existing and future residents 		<ul style="list-style-type: none"> Local community
Current community profile environment		
Liverpool is currently undergoing rapid change from low density to high-density living in the CBD and an increasing population.		
Proposal		
The site is currently vacant and was previously occupied by an automotive centre. The proposed hotel, commercial and residential building will result in a change in land use, generate a higher activity use and change the visual appearance of the site. The diverse uses on site will result in different people moving through the immediate local area at different times of the day. This is especially noted for the commercial and hotel use as it is likely there will be an increased visitor population moving through this area.		
Summary of impact		
Overall, changing community identity is likely to have a low negative impact for the short-term. It is expected that existing residents can adapt to the high-density development and various uses associated with the proposal in the long-term.		
Impact level (without management measures)		
Low negative impact		
Planned management measures		
<ul style="list-style-type: none"> Provision of safe and connected pathways and linkages to enhance opportunities for incidental interaction and gathering spaces. High quality architectural development to contribute to the improved future vision of Liverpool CBD as a destination centre. 		
Residual impact (considering management measures)		
Consequence level: Minimal		Likelihood: Possible
Based on the implementation of the above management measures and recommendation provided below, it is expected that changing community identity will have a neutral impact in the long-term.		
Recommendations		
<ul style="list-style-type: none"> Including a café at the ground floor will help activate the site for members of the public and users of the development which can contribute to positive perceptions of community identity. The plans for including public art at the site could include place-making ideas about Liverpool which can enhance community identity and feelings of connectedness within the community. 		

10. CONCLUSION

This report addresses Liverpool Council's SIA requirements to assess the positive and negative social impacts associated with the proposed development.

This assessment has found that the proposal will generate additional access to housing, commercial, retail and hotel uses, improve the public domain and community ownership of the site and generate employment opportunities. The assessment also found that the incoming resident, worker and visitor population may place pressure on open space and there is likely to be perceived congestion and road safety impacts associated with the proposal. Liverpool CBD is currently undergoing significant development and therefore there is potential for local residents to experience construction fatigue and a change in community identity as a result of the proposal contributing to cumulative development in Liverpool.

Overall, it is considered that the proposal is aligned with the growth vision for Liverpool CBD and will deliver a positive impact long-term. However, there are some recognised short-term negative impacts identified in this report that can be managed with recommendations provided below.

DISCLAIMER

This report is dated 31 October 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Binah Developments (**Instructing Party**) for the purpose of Social Impact Assessment (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A DEMOGRAPHICS

Data item	Liverpool suburb	Liverpool LGA	Greater Sydney (GCCSA)
Population	27,084	204,326	4,823,991
Median age	34	33	36
Average people per household	2.8	3.2	2.8
Age distribution (%)			
Aged 0-4	8.5%	7.6%	6.4%
Aged 5-9	6.7%	7.7%	6.4%
Aged 10-14	5.8%	7.4%	5.8%
Aged 15-19	5.3%	7.3%	6.0%
Aged 20-24	7.3%	7.1%	7.1%
Aged 25-29	8.8%	7.0%	7.9%
Aged 30-34	9.2%	7.6%	8.1%
Aged 35-39	8.2%	7.3%	7.4%
Aged 40-44	6.7%	7.2%	7.1%
Aged 45-49	5.9%	6.7%	6.7%
Aged 50-54	5.8%	6.5%	6.3%
Aged 55-59	5.3%	5.7%	5.8%
Aged 60-64	4.6%	4.5%	5.0%
Aged 65-69	3.7%	3.6%	4.4%
Aged 70-74	2.8%	2.6%	3.3%
Aged 75-79	2.4%	1.9%	2.4%
Aged 80-84	1.6%	1.2%	1.8%
Aged 85+	1.4%	1.1%	2.0%
Country of birth and Indigenous identification (%)			
Australia	31.1%	51.7%	57.1%
Born overseas country #1	Iraq: 10.9%	Iraq :4.8%	China: 4.7%
Born overseas country #2	India: 6.4%	Vietnam: 3.3%	England: 3.1%

Data item	Liverpool suburb	Liverpool LGA	Greater Sydney (GCCSA)
Born overseas country #3	Fiji: 2.9%	Fiji: 3.2%	India: 2.7%
Aboriginal or Torres Strait Islander	0.9%	1.5%	1.5%
Language spoken at home (%)			
English only	22.2%	41.4%	58.4%
Language other than English #1	Arabic: 18.1%	Arabic: 11.4%	Mandarin: 4.7%
Language other than English #2	Serbian: 7.4%	Vietnamese: 4.9%	Arabic: 4.0%
Language other than English #3		Hindi: 4.0%	Cantonese: 2.9%
Family composition (%)			
Couple family without children	25.1%	23.2%	33.4%
Couple family with children	49.7%	57.0%	49.5%
One parent family	22.9%	18.2%	15.2%
Other family	2.3%	1.5%	1.8%
Household composition (%)			
Family households	73.3%	82.6%	73.6%
Lone person households	23.3%	15.7%	21.6%
Group households	3.4%	1.8%	4.7%
Dwelling structure (%)			
Separate house	30.4%	75.5%	56.9%
Semi-detached	11.2%	10.5%	14.0%
Flat or apartment	57.8%	13.2%	28.1%
Other dwelling	0.2%	0.2%	0.6%
Employment (%)			
Labour force participation	57.4%	61.5%	61.6%
Unemployed	11.5%	7.5%	6.0%

Data item	Liverpool suburb	Liverpool LGA	Greater Sydney (GCCSA)
Occupation (%)			
Professionals	16.0%	17.0%	26.3%
Technicians and Trades Workers	15.9%	14.6%	11.7%
Clerical and Administrative Workers	12.6%	16.1%	14.6%
Managers	6.7%	10.0%	13.7%
Sales Workers	8.8%	9.2%	9.0%
Labourers	13.4%	10.4%	7.5%
Community and Personal Service Workers	11.7%	10.0%	9.6%
Machinery Operators and Drivers	12.0%	10.4%	5.6%
Income (\$)			
Median personal weekly income	\$466	\$584	\$719
Median family weekly income	\$1,188	\$1,663	\$1,988
Median household weekly income	\$1,089	\$1,550	\$1,750
Level of highest educational attainment (%)			
Year 9 or below	11.2%	9.9%	7.1%
Year 10	9.0%	11.6%	9.4%
Year 11	3.4%	4.0%	3.1%
Year 12	19.3%	20.1%	17.3%
Certificate level I-IV	10.9	14%	12.2%
Advanced Diploma and Diploma level	8.7%	9.0%	9.3%
Bachelor Degree level and above	15.2%	15.7%	28.3%
Motor vehicles (%)			

Data item	Liverpool suburb	Liverpool LGA	Greater Sydney (GCCSA)
None	17.1%	7.7%	11.1%
1 motor vehicle	44.7%	28.8%	37.1%
2 motor vehicle	24.0%	36.5%	32.8%
3 or more vehicles	9.1%	23.0%	15.7%

Source: 2016 ABS Census

Socio Economic Indexes for Areas (SEIFA)

The Socio-Economic Indexes for Areas (SEIFA) has been developed by the Australian Bureau of Statistics (ABS) to provide an overview of social and economic wellbeing and welfare of communities across a range of spatial scales. Four indices have been developed:

- Index of Relative Socio-Economic Disadvantage: focuses primarily on disadvantage, and is derived from Census variables like low income, low educational attainment, unemployment, and dwellings without motor vehicles.
- Index of Relative Socio-Economic Advantage and Disadvantage: is a continuum of advantage (high values) to disadvantage (low values), and is derived from Census variables related to both advantage and disadvantage.
- Index of Economic Resources: focuses on financial aspects of advantage and disadvantage, using Census variables relating to residents' incomes, housing expenditure and assets.
- Index of Education and Occupation: includes census variables relating to the educational attainment, employment and vocational skills.

Scores: A lower score indicates that an area is relatively disadvantaged compared to an area with a higher score. The area with the lowest score is given a decile of 1, the area with the second lowest score is given a decile of 2 and so on, up to the area with the highest score is given the highest decile.

	Advantage and Disadvantage	
	Score	Decile
Liverpool (suburb)	882	1
Liverpool LGA	972	6

APPENDIX B POPULATION PROJECTIONS

Table 4 – Population projections for Liverpool LGA

Liverpool	Year						
	2016	2021	2026	2031	2036	% of 2036 population	% change 2016 - 2036
Aged 0 to 4	17,100	19,350	21,350	22,850	24,200	7.3%	41.5%
Aged 5 to 9	15,650	18,400	21,000	22,350	24,050	7.3%	53.7%
Aged 10 to 14	15,200	16,600	19,550	21,650	23,200	7.0%	52.6%
Aged 15 to 19	15,050	16,200	18,000	20,500	22,750	6.9%	51.2%
Aged 20 to 24	15,600	16,550	18,150	19,500	22,250	6.7%	42.6%
Aged 25 to 29	16,050	17,400	18,900	19,600	21,550	6.5%	34.3%
Aged 30 to 34	16,800	18,300	19,950	20,450	21,750	6.6%	29.5%
Aged 35 to 39	15,300	18,150	20,100	20,800	21,700	6.6%	41.8%
Aged 40 to 44	15,100	16,350	19,550	20,900	21,800	6.6%	44.4%
Aged 45 to 49	14,300	15,800	17,350	20,100	21,650	6.5%	51.4%
Aged 50 to 54	13,750	14,700	16,350	17,650	20,550	6.2%	49.5%
Aged 55 to 59	11,900	13,600	14,700	16,150	17,500	5.3%	47.1%
Aged 60 to 64	9,550	11,650	13,400	14,300	15,800	4.8%	65.4%
Aged 65 to 69	7,750	9,200	11,300	12,850	13,850	4.2%	78.7%
Aged 70 to 74	5,650	7,450	8,950	10,850	12,400	3.7%	119.5%
Aged 75 to 79	4,100	5,250	7,050	8,400	10,250	3.1%	150.0%
Aged 80 to 84	2,750	3,550	4,700	6,250	7,500	2.3%	172.7%
Aged 85 +	2,550	3,400	4,500	5,950	8,100	2.4%	217.6%
Total persons	214,100	241,900	274,800	301,100	331,000	-	54.6%
Change	26,000	27,800	32,900	26,300	29,900	-	-
Growth rate (%)	2.6%	2.5%	2.6%	1.8%	1.9%	-	-

Source: 2016 ABS Census data, Department of Planning and Environment

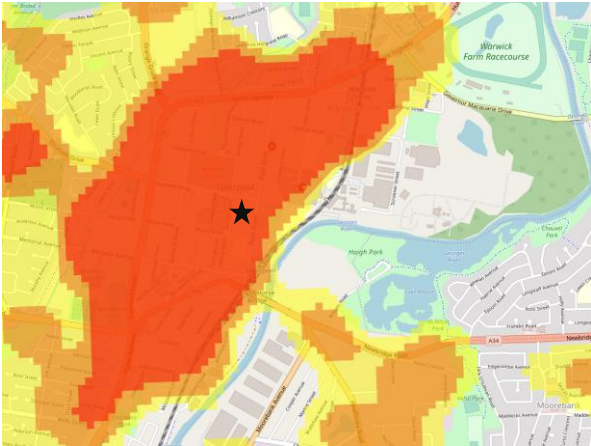
Table 5 – Liverpool LGA household projections

Household type	Year				
	2016	2021	2026	2031	2036
Family households	58,600	66,600	75,700	82,850	90,950
Non-family households	10,950	12,950	15,500	17,800	20,550
Group households	950	1,050	1,200	1,300	1,450
Lone person households	10,000	11,900	14,250	16,500	19,100
Total households	69,550	79,550	91,150	100,700	111,500

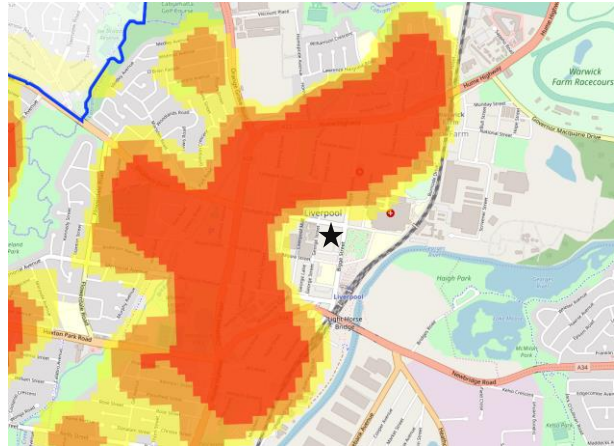
Source: 2016 ABS Census data, Department of Planning and Environment

APPENDIX C CRIME DATA

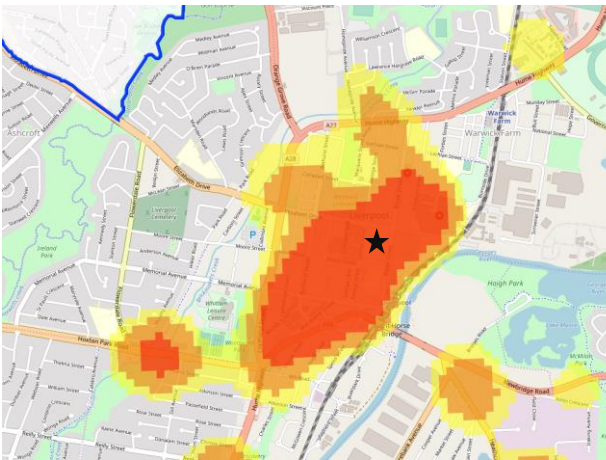
Figure 4 – Crime hotspots, January 2018 to December 2018. Site indicated by black star. Source: BOCSAR



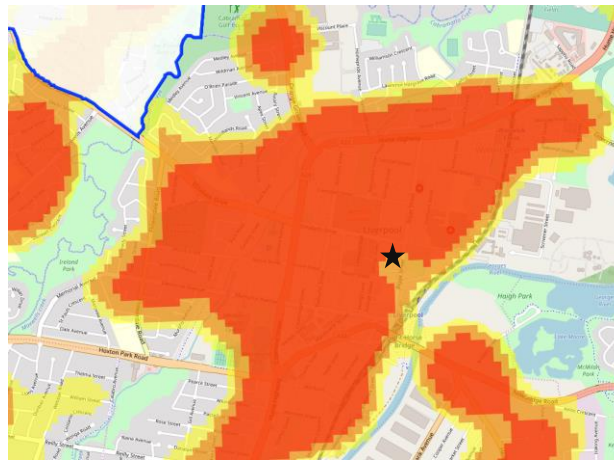
Picture 5 – Steal from motor vehicle



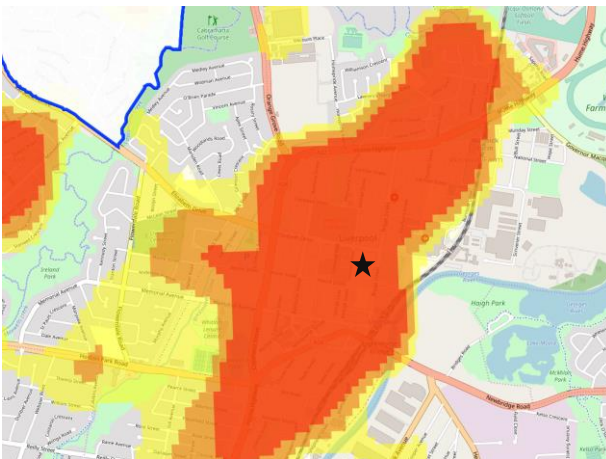
Picture 6 – Break & enter dwelling



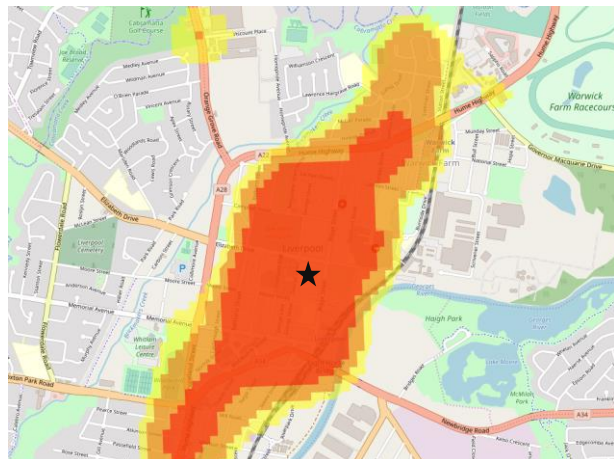
Picture 7 – Break & enter non-dwelling



Picture 8 – Motor vehicle theft



Picture 9 – Malicious damage to property



Picture 10 – Non-domestic assault

The following table contains the two year crime trends for Liverpool LGA and NSW. BOCSAR does not calculate crime trends at a suburb level.

Table 6 – Two year crime trends (January 2017 to December 2018)

Crime type	Liverpool LGA	NSW
Non domestic assault	Stable	Stable
Break and enter dwelling	Stable	- 4.7%
Break and enter non-dwelling	Stable	Stable
Motor vehicle theft	Stable	Stable
Steal from motor vehicle	Stable	Stable
Steal from dwelling	-21.9%	Stable
Malicious damage to property	Stable	Stable

Source: BOCSAR

