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## Executive Summary

### Social Impact Assessment for Stage 2 DA for Phase B/C of Liverpool Civic Place

This Social Impact Assessment is submitted to Liverpool City Council (Council) on behalf of Built Development Group in support of a Stage 2 Development Application (DA) for Phase B/C of the Liverpool Civic Place development located at 44 Scott Street, Liverpool.

It follows the approval of a Concept Proposal / Stage 1 DA (DA-585/2019) for the broader Liverpool Civic Place master plan that has determined land uses, building envelopes, public domain and a multi-level common basement across the site.

The Liverpool Civic Place mixed-use precinct is an ambitious joint \$400 million development being undertaken by Liverpool Council and Built Development Group. The development will provide significant new social infrastructure clustered at the heart of the Liverpool CBD, along with commercial development and accommodation, and car parking provision.

Built has lodged a Stage 1 Masterplan Development Application for a complementary mix of uses as fundamental to creating Liverpool's new Civic Place. The detailed development applications for the mixed-use precinct are separated into three separate phases, as follows:

- Phase A: Council Assets including Public Library, Council commercial office building, basement and partial public domain.
- Phase B/C: Developer Assets including commercial office building, short term accommodation, basement and remainder of the public domain.

This Social Impact Assessment and Strategy has been prepared to support of a detailed Development Application (DA) for Phase B/C of the proposed development, i.e. developer assets.

### Assessment prepared according to NSW DPIE SIA Guideline and Liverpool City Council SIA Policy

The Social Impact Assessment has been undertaken in accordance with the NSW Government's *Social Impact Assessment Guideline* (DPIE, 2017) and *Social Impact Assessment Policy* (Liverpool City Council, 2015). Impacts have been appraised across a suite of defined factors, including community connections and sense of place, with the significance of the impact based on the likelihood, consequence and social risk rating.

### Assessment outcomes and community benefits

The assessment indicates that the impacts arising from the development – both during construction and operation – range from low to moderate, with no major significant negative impacts identified in relation to the proposal, and a wide range of significant community benefits. Key challenges identified with the proposed development relate to:

- Temporary impacts to amenity and surroundings during the construction phase of Liverpool Civic Place – Phase B/C. Changes to amenity may relate to environmental factors such as noise, traffic and parking, vibration, views and air quality. These impacts will be managed in accordance with legislation and regulation, through a Construction Management Plan to be developed in consultation with the contractor
- Permanent loss of businesses currently located at this site, which may be accessed by workers and visitors to the Liverpool CBD. These users will need to identify alternative premises and businesses to meet their needs.

The most significant social benefits of the proposal relate to:

- Improvements to way of life and daily routines for future residents of co-living facilities and workers in the commercial offices on the site associated with the provision of housing and employment options co-located with public transport, planned social infrastructure and major employment hubs associated with Liverpool Innovation Precinct (e.g. Liverpool Hospital)
- Supporting the planned transformation of Liverpool CBD into a major metropolitan centre for Greater Sydney, by providing increased housing choice and employment opportunities in a highly accessible location. This would

contribute towards achieving the Greater Sydney Commission's vision of a "30-minute city" where employment, social infrastructure, retail services and other daily living needs are highly accessible

- Supporting the planned expansion of Liverpool Hospital by providing high quality, accessible and comparatively affordable co-living facilities accessible to hospital staff, visiting health professionals and patients. The planned growth of the hospital will drive demand for increased accommodation options for staff, patients and their families to support the effective functioning of the facility
- Improvements to way of life and community cohesion for residents of co-living facilities associated with the mix private and shared spaces within the facility to encourage social interaction. Co-living offers a range of spaces where people can meet, interact, or simply come across each other. Emerging evidence suggests that co-living is effective in decreasing social isolation, fostering mutual support networks and improving overall sense of community
- Improvements to way of life and wellbeing for workers within commercial offices at the site, associated with delivery of high quality commercial floorspace at this location, which would support worker wellbeing
- Positive impacts to amenity associated with increased activation and improved streetscape at the site, as the design of Phase B/C of Liverpool Civic Place aims to make an outstanding contribution to the urban realm of Liverpool CBD. The high architectural quality of the development has the potential to contribute positively towards sense of place and community identity

The overall long-term benefit of the proposed development is considered to be positive, and potential negative impacts can be mitigated through implementation of a robust Construction Management Plan and development of a Plan of Management for the site based on ongoing consultation with the local community and relevant stakeholders.

### **Social strategy directions**

The outcomes of the Social Impact Assessment have been synthesised a suite of strategic directions to guide the development. The purpose of the social strategy is to align the development process and outcomes with the social vision and directions for the project – as established through relevant strategic policies and plans, stakeholder and community engagement outcomes and the outcomes of the community needs analysis.

This strategy draws on the perspectives and aspirations expressed through government policy and community and stakeholder engagement to guide the project's delivery of ensure the proposed scheme delivers social outcomes for the existing, emerging and future community of Liverpool Civic Place.

The following social strategy directions are suggested to guide the development:

- Delivering on the vision for a revitalised Liverpool City Centre
- Clustering a mix of uses to create a dynamic environment
- Enhancing workforce wellbeing and resilience
- Encouraging social connections between neighbours in high density through delivery of shared spaces.

These key themes and directions for the social strategy are explored in further detail below, and will inform subsequent refinement of the proposed planning and contributions framework for the precinct.

## 1.0 Introduction

This Social Impact Assessment supports a Stage 2 Development Application (DA) for Phase B and C of the Liverpool Civic Place development located at 44 Scott Street, Liverpool. The development comprises a co-living facility and commercial office tower, as well as basement levels, landscaping and public domain works. The report has been prepared by Ethos Urban on behalf of Built to accompany the Statement of Environmental Effects.

### 1.1 Overview

This Social Impact Assessment (SIA) report has been prepared in accordance with the *Liverpool Social Impact Assessment Policy* (Liverpool City Council, 2015) requiring the preparation of a social impact assessment which identifies and analyses the potential positive and negative social impacts of the development. The assessment of social impacts in this report has also been informed by the NSW DPIE *Social Impact Assessment Guideline for state significant mining, petroleum production and extractive industry development*, September 2017, which is currently recommended to be adaptively applied for all development types, as a best practice approach.

This report provides an assessment and identifies the significance of the potential impacts, both positive and negative, during construction and upon operation of Phases B and C of the Liverpool Civic Place development at this site. It sets out the:

- Strategic policy context, including relevant state and local government strategies
- Local social context, including the population profile of the area, and social infrastructure context
- Relevant local social issues and trends impacting on the delivery of the development
- Community perspectives of relevance to the proposed development, gathered through prior community engagement
- Forecast social impacts of delivering the proposed development at this location, and mitigation and enhancement measures to respond to these impacts.

The outcomes of this analysis have informed the preparation of social strategy directions for the future delivery of this important civic precinct.

### 1.2 Liverpool Civic Place

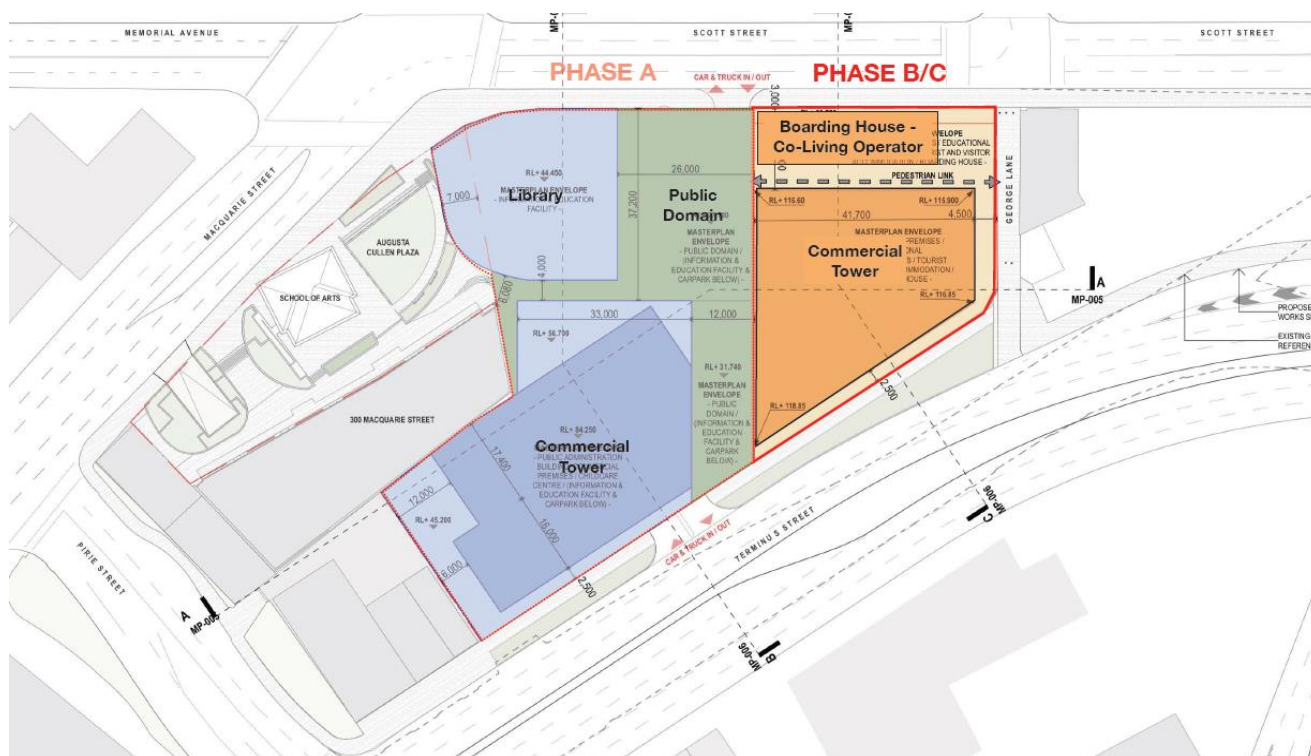
This Stage 2 Development Application (DA) for Phase B and Phase C of the Liverpool Civic Place development located at 44 Scott Street, Liverpool follows the approval of a Concept Proposal / Stage 1 DA (DA-585/2019) for the broader Liverpool Civic Place master plan that has determined land uses, building envelopes, public domain and a multi-level common basement across the site.

The full Liverpool Civic Place site, subject to the Concept Proposal / Stage 1 DA approval is illustrated at **Figure 1** over page, however the scope of this Stage 2 DA is limited to Phase B and C, (refer to **Figure 2** over page) with the exception of embellishments to the Terminus Street pocket park.



**Figure 1** Liverpool Civic Place Master Plan site

Source: FJMT



**Figure 2** Liverpool Civic Place Phase B/C site (subject site)

Source: FJMT



### 1.3 Proposed development application

This Stage 2 DA seeks approval for:

- Construction and use of a nine (9) storey boarding house to be operated as a co-living facility, comprising;
  - ground floor lobby and retail tenancies;
  - eighty-four (84) rooms;
  - communal facilities including living, kitchen and dining areas, a gym, rooftop terrace and a laundry.
- Construction and use of a twenty-two (22) storey commercial office building, comprising:
  - ground floor lobby and retail tenancies;
  - nineteen (19) commercial office levels; and
  - mid level and rooftop plant.
- Construction and use of four basement levels;
- Landscaping and public domain works including:
  - provision of a pocket park fronting Scott Street and George Lane;
  - embellishment of the elevated pocket park fronting Terminus Street; and
  - provision of a through-site link, connecting George Lane to the central public plaza.
- Extension and augmentation of services and infrastructure as required.

Further details of the proposed co-living arrangements are provided in Appendix C.

This DA reflects the staged planning approval pathway for the Liverpool Civic Place redevelopment which has included two previously approved DAs and a third DA currently under assessment, as outlined below.

#### Concept DA DA-585/2019:

The planning approval pathway for the Liverpool Civic Place development commenced in 2019, with the submission of a Concept Proposal / Stage 1 DA for the Liverpool Civic Place master plan. On 31 August 2020, the Concept Proposal / Stage 1 DA (DA-585/2019) was approved by the Sydney Western City Planning Panel. The Concept Proposal / Stage 1 DA consent sets out the future development concept of the site, including the approved land uses, building envelopes, an expanse of public domain and a common basement. The Concept Proposal / Stage 1 DA did not approve any physical works.

#### Early Works DA DA-906/2019:

DA-906/2019 was approved by the Sydney Western City Planning Panel on 29 June 2020. The development consent relates to demolition of all structures, select tree removal and bulk earthworks including shoring through the use of piles. Early works commenced on site in September 2020 and are scheduled for completion in August 2021.

#### Phase A Stage 2 DA DA-836/2020:

DA-836/2020 was submitted to Council on 8 October 2020 and is currently under assessment (at the time of writing). The proposed development relates to Phase A of the Liverpool Civic Place redevelopment for the construction and use of a public library, as well as a mixed use building containing commercial office floor space, and public administration floor space to be occupied by Council. The proposal also comprises significant public domain works, including a public plaza and part of the site's five level common basement.

## 2.0 Objectives and scope of the assessment

### 2.1 Social Impact Assessment

The purpose of this Social Impact Assessment (SIA) is to assess the impacts of the development, both positive and negative, for all stages of the project lifecycle for the community and stakeholders. This report supports Development Application (DA) for Built's component of Liverpool Civic Place development (Phase B and C). The assessment has been prepared by Ethos Urban on behalf of Built to accompany the Statement of Environmental Effects.

Social Impact Assessment involves the analysis of social changes and impacts on communities that are likely to occur as a result of a particular development, planning scheme, or government policy decision.

### 2.2 Methodology and assessment framework

The SIA involves a number of steps, including the scoping of issues; identifying and assessing potential social impacts; determining the significance of these impacts, and identifying measures to manage or mitigate potential negative impacts and enhance potential benefits.

The methodology employed in preparing this SIA is designed to ensure that the social environment of communities potentially impacted by a project are properly accounted for and recorded, and anticipated impacts are adequately considered and assessed.

The assessment of social impacts in this report has been based on two guidelines:

- *Social Impact Assessment Guideline for state significant mining, petroleum production and extractive industry development* (NSW Department of Planning, Industry and Environment, September 2017),
- *Social Impact Assessment Policy* (Liverpool City Council, 2015).

#### Social Impact Assessment Guideline (NSW DPIE, 2017)

The assessment of social impacts has been based on the NSW DPIE *Social Impact Assessment Guideline for state significant mining, petroleum production and extractive industry development*, September 2017, which is currently recommended to be adaptively applied for all development types, as a best practice approach. It also draws on guidelines published by the International Association for Impact Assessment (IAIA), *International principles for social impact assessment* (Vanclay 2003), which defines Social Impact Assessment as:

*'The process of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.'* (2003, p.5)

The DPIE Guideline classifies social impacts in the following way, which forms the basis for this assessment:

- Way of life, including:
  - how people live, for example, how they get around, access to adequate housing
  - how people work, for example, access to adequate employment, working conditions and/or practices
  - how people play, for example, access to recreation activities
  - how people interact with one another on a daily basis
- Community, including its composition, cohesion, character, how it functions and sense of place
- Access to and use of infrastructure, services and facilities, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or volunteer groups
- Culture, including shared beliefs, customs, values and stories, and connections to land, places, and buildings (including Aboriginal culture and connection to country)
- Health and wellbeing, including physical and mental health

- Surroundings, including access to and use of ecosystem services, public safety and security, access to and use of the natural and built environment, and its aesthetic value and/or amenity
- Personal and property rights, including whether their economic livelihoods are affected, and whether they experience personal disadvantage or have their civil liberties affected
- Decision-making systems, particularly the extent to which they can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms
- Fears and aspirations related to one or a combination of the above, or about the future of their community.

As outlined in the IAIA *Social Impact Assessment Guideline* (2015), the assessment recognises that social impacts vary in their nature and can be: positive or negative; tangible or intangible (perception based); direct (caused by planned development itself), indirect (occurring as a result of a direct impact) interdependent (affecting each other) and/or cumulative (as a result of the incremental and combined impacts of one or more projects, including the current and foreseeable future projects); experienced differently by different individuals or groups within a community, and experienced differently at the local, regional, state or national level.

Stages in the preparation of the social impact assessment are as follows:

- Baseline analysis of the existing socio-economic environment, involving:
  - Study area definition, including primary and secondary geographic areas likely to be impacted
  - Review of relevant background studies and technical reports, along with relevant local and state policy frameworks
  - Demographic analysis, including current and forecast communities
  - Review of the social context, including social infrastructure provision, and scoping of social issues and trends with a bearing on the development
- Stakeholder and community engagement: Findings of stakeholder and community engagement undertaken in relation to the proposal have been reviewed to identify community aspirations and values [information to be provided]
- Scoping of issues: Analysis of potential impacts during and post-construction, with each of the directly affected communities and other stakeholders identified in relation to the way they may be affected; both positive and negative potential issues are identified
- Identification of impacts as per DPIE Guideline parameters: The social impact assessment ultimately appraises the significance of each identified impact based on its duration, extent and sensitivity of impact 'receivers'; this results in a social risk rating for impacts, as per the social risk matrix shown in **Figure 3** below

			Consequence Level				
			1	2	3	4	5
			Minimal	Minor	Moderate	Major	Catastrophic
Likelihood Level	A	Almost certain	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
Social Risk Rating							
Low		Moderate		High		Extreme	

**Figure 3 Social risk matrix**

Source: NSW Department of Planning and Environment 2017 *Social Impact Assessment Guideline* (based on matrix used in Vancley, F., et al. (2015) p.49)

## Social Impact Assessment Policy (Liverpool City Council, 2015)

Liverpool City Council's SIA Policy identifies the importance and rationale for Social Impact Assessment (SIA) in the Liverpool LGA. The policy sets out when a SIA is required, the methodological approach required and how the outcomes arising from a SIA are to be mitigated and enhanced.

The objectives of Council's SIA Policy are to:

- *Ensure social impacts of Council's development applications, policy decisions and planning tools are considered*
- *Enhance consistency and transparency in assessing and commenting on the social impacts of development applications, policy decisions and planning tools*
- *Ensure that the opportunity for positive impacts of these proposals are maximised and that potential negative impacts are avoided, minimised or mitigated*
- *Ensure community needs are met in an equitable and inclusive way and that the environmental, social and economic qualities of the local area are enhanced as a result of the development*
- *Facilitate better community engagement and community feedback*
- *Create opportunities for greater understanding of certain planned development within the community.*

The SIA Policy specifies the type of development that require an SIA. As the proposed development that is the subject of this development application is comprises commercial development and co-living facility, a Social Impact Comment is required.

A Social Impact Comment requires the applicant to:

- *Identify all potential social impacts*
- *Assess whether the impacts are likely to be significant, for each identified social impact*
- *Describe the nature of the impact*
- *Describe any enhancement measures (for positive impacts) and/or mitigation measures (for negative impacts) proposed to be undertaken.*

Community consultation is also required to determine the stakeholders most likely to be affected, and the significance of potential social impacts, as well as to identify opportunities to mitigate and enhance the negative and positive social impacts arising from the development.

Liverpool City Council has identified the following social factors for consideration in a Social Impact Comment:

- *Population change - Will the development result in significant change/s to the local area's population (either permanently and/or temporarily)?*
- *Housing - Will the proposal increase or reduce the quantity, quality, mix, accessibility and/or affordability of housing?*
- *Accessibility - Will the development improve or reduce physical access to and from places, spaces and transport?*
- *Community and recreation services/facilities - Will the development increase, decrease or change the demand or need for community, cultural and recreation services and facilities?*
- *Cultural and community significance - Will the development impact on any items or places of cultural or community significance?*
- *Community identity and sense of belonging - Will the development strengthen or threaten opportunities social cohesion and integration within and between communities?*
- *Health and wellbeing – Will the development strengthen or threaten opportunities for healthy lifestyles, healthy pursuits, physical activity and other forms of leisure activity?*
- *Crime and safety – Will the development increase or reduce public safety and opportunities for crime (perceived or actual crime)?*

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

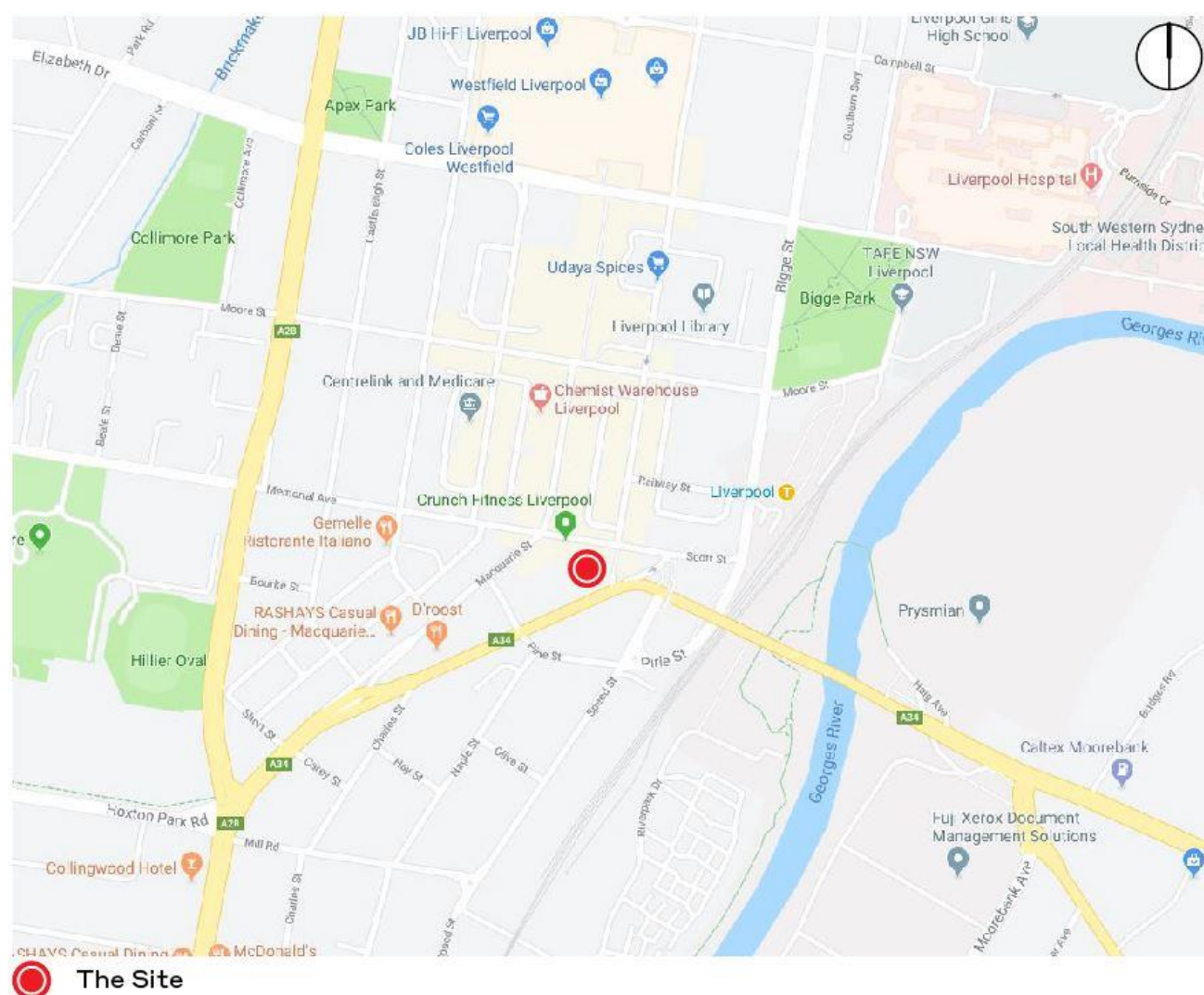
These social impact matters have been addressed in **Section 8.0**.

### 3.0 Site context

The following section provides a description of the existing site context, including location, existing development on the site and surrounding development context.

#### 3.1 Site location and context

The site is located at 44 Scott Street, Liverpool within the Liverpool City Council Local Government Area, as illustrated in **Figure 4**. The site is located approximately 300m south west of Liverpool Railway Station and is also in the vicinity of a number of regionally significant land uses and features including Liverpool Hospital, Westfield Liverpool, Western Sydney University Liverpool Campus, the Georges River and Biggie Park public open space as illustrated in **Figure 4**.



**Figure 4 Site location**

Source: Google Maps and Ethos Urban

#### 3.2 Site description

The Phase B and C site to which this DA relates is identified within the Liverpool Civic Place overall boundary in **Figure 5**, with the 12 lots constituting Phase A and Phase B/C summarised in **Table 1**. The overall Liverpool Civic Place site (the subject of the wider Concept DA approval) is irregular in shape, and comprises 12 lots, as shown in **Figure 5**.



**Table 1 Summary of lot details**

Phase A		Phase B and C (the subject site)
<ul style="list-style-type: none"> <li>Lot 100 in DP 877435</li> <li>Lot 22 in DP 441010</li> <li>Lot 1 in DP 229979</li> <li>Lot 3 in DP 229979</li> <li>Lot 1 in DP 514817</li> </ul>	<ul style="list-style-type: none"> <li>Lot 1 in DP 507070</li> <li>Lot 23 in DP 441010</li> <li>Lot 2 in DP 229979</li> <li>Lot 201 in DP 1224084</li> </ul>	<ul style="list-style-type: none"> <li>Lot 17 in DP 81842</li> <li>Lot 11 in DP 522284</li> <li>Lot 12 in DP 657056</li> <li>Lot 3 in DP 229979</li> <li>Lot 1 in DP 507070</li> </ul>



**Figure 5 Site lot boundaries**

Source: Sixmaps and Ethos Urban

The overall Liverpool Civic Place site has a total area of 9,189.5m<sup>2</sup> and has three primary road frontages including a primary frontage to Scott Street (98m frontage) to the north, George Lane (40m frontage) to the east and Terminus Street (115m frontage) to the south. The site boundary also extends along Macquarie Street.

The Phase B and C site to which the DA relates comprises a total site area of 4002.5m<sup>2</sup>. The Phase B and C site has three primary road frontages, including a primary frontage to Scott Street (32m frontage) to the north, George Lane (40m frontage) to the east and Terminus Street (26m frontage) to the south. An aerial photograph of the site is shown at **Figure 6**.

The following sections of this site analysis will describe the Phase B and C site, to which the subject DA relates.



**Figure 6** Site aerial

Source: Nearmap & Ethos Urban

### 3.2.1 Existing development

At the time of writing, the following elements described in this section exist on site, however the Early Works DA approved under DA-906/2019 approves the demolition of existing structures on site. The site is largely occupied by two vacant lots with scattered grass cover and immediately east of these lots, a two storey retail building (**Figure 7**) with an adjoining car park at the rear (**Figure 8**). Photographs of the existing development are provided at **Figure 7** and **Figure 8** below.



**Figure 7** Existing development



**Figure 8** Existing development



### 3.3 Surrounding development

The surrounding development context of the site comprises a mix of retail, commercial and residential development:

- **North:** Development to the north of the site, on the opposite side of Scott Street, includes retail and commercial buildings of two to three storeys, primarily containing retail and commercial uses.
- **East:** The site is located at the intersection of Scott Street and Terminus Street and the Golden Fleece Hotel is located on the eastern boundary of Terminus Street.
- **South:** To the south of the site, and on the opposite side of Terminus Street, is the Telstra Exchange building that has a height of approximately four storeys and various retail stores front Terminus Street. The area transitions to a residential character with a number of four to five storey residential flat buildings.
- **West:** Immediately to the west is Phase A of Liverpool Civic Place. West pf Phase A site is a nine-storey mixed use development at 300 Macquarie Street, ground floor retail uses and low scale automotive service tenancies to the west.

Surrounding development is shown in **Figure 9** and **Figure 10**.



**Figure 9 Surrounding development**

Source: Ethos Urban



**Figure 10 Existing development within the Phase A site**

Source: Ethos Urban

## 4.0 Strategic policy context

There are a number of key plans and strategies which provide policy for the provision of social and community infrastructure in the Liverpool LGA. The following key documents have been reviewed:

- *Western City District Plan* (Greater Sydney Commission, 2018)
- *Liverpool Place Strategy* (Greater Sydney Commission, 2019)
- *NSW Government Housing Discussion Paper* (NSW Department of Planning, Industry and Environment, 2020)
- *Better Placed* (Government Architect NSW, 2017)
- *Our Home Liverpool 2027 - Community Strategic Plan* (Liverpool City Council, 2017)
- *Connected Liverpool 2050 – Draft Local Strategic Planning Statement* (Liverpool City Council, 2019)
- *Liverpool Local Housing Strategy* (Liverpool City Council 2020)
- *Liverpool Civic Centre Public Domain Masterplan* (Liverpool City Council 2020)
- *Social Impact Assessment Policy* (Liverpool City Council 2015)
- *Liverpool Development Control Plan 2008* (Liverpool City Council 2008).

A detailed review of these policies and how they align with the delivery of Liverpool Civic Place is provided in **Appendix A**.

### 4.1 Key policy themes and drivers

The key policy themes of this review relevant to Liverpool Civic Place are summarised in **Table 1** below.

**Table 2 Key policy drivers**

Policy theme	Key implications for social impact assessment	Relevant documents
<b>Population growth supported by diverse housing options</b>	<ul style="list-style-type: none"> <li>• The population of Liverpool LGA is expected to growth to almost 380,085 by 2036. Older persons (65-84 years) and school aged students are projected to experience the greatest growth to 2036. The 5-year housing target (2016-21) for Liverpool is 8,250, the second greatest housing target followed by Camden LGA.</li> <li>• It is a NSW Government priority to provide housing supply, choice and affordability with access to jobs, services and public transport. In the short-medium term, Liverpool Council is investigating opportunities for new homes close to transport and services.</li> <li>• It is a state and local government priority to increase the diversity and affordability of housing available in Sydney. Ensuring a range of housing types and sizes to enhance housing choice in local areas will also support increased affordability.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Western City District Plan</i> (Greater Sydney Commission, 2018)</li> <li>• <i>NSW Government Housing Discussion Paper</i> (NSW Department of Planning, Industry and Environment, 2020)</li> <li>• <i>Connected Liverpool 2050 - Draft Local Strategic Planning Statement</i> (Liverpool City Council, 2019)</li> </ul>
<b>Encouraging innovative housing models to enhance housing choice</b>	<ul style="list-style-type: none"> <li>• Co-living is an innovative housing model where smaller private spaces (i.e. studios) are co-located with communal services and spaces. Tenants in co-living facilities often have extended leases to allow people to save for a home while living near work and lifestyle areas.</li> <li>• It is a state government priority to support innovative housing models, such as built to rent, rent to buy, shared equity, co-housing and co-living models to meet a range of community needs and support tenants to save for a deposit.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>NSW Government Housing Discussion Paper</i> (NSW Department of Planning, Industry and Environment, 2020)</li> </ul>
<b>Employment growth and transformation of the Liverpool CBD</b>	<ul style="list-style-type: none"> <li>• Liverpool CBD is identified as a Collaboration Area. Planned growth in the number of students, workers and residents, as well as investment in public and private infrastructure in the Liverpool CBD will require a coordinated effort from diverse stakeholders. Liverpool CBD is forecast to grow significantly, from 29,000 jobs in 2016 to between 36,000 and 39,000 jobs by 2036.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Western City District Plan</i> (Greater Sydney Commission, 2018)</li> <li>• <i>Liverpool Place Strategy</i> (Greater</li> </ul>

Policy theme	Key implications for social impact assessment	Relevant documents
	<ul style="list-style-type: none"> <li>The future vision for Liverpool is that the city centre offers diverse and residential and employment opportunities. Major health, education and retail precincts, open space networks, public spaces, shops, entertainment and diverse housing is needed to support this growth.</li> <li>To enable the effective functioning of Liverpool's health and education precinct and other employment uses in the city centre, a diverse range of housing will need to be provided, including for key workers.</li> <li>The site is located in the Liverpool City Centre – Core precinct of the Liverpool Collaboration Area. The character of this precinct is identified as “the primary commercial centre for Liverpool and a mixed use central business district accommodating high-order retail, commercial office, government services, schools and TAFE, and residential apartments”. It plays an important role in supporting access to jobs and commercial activity for the broader Western City District.</li> </ul>	<ul style="list-style-type: none"> <li><i>Sydney Commission, 2019)</i></li> <li><i>Connected Liverpool 2050 - Draft Local Strategic Planning Statement (Liverpool City Council, 2019)</i></li> </ul>
<b>Creating a rejuvenated and revitalised civic domain</b>	<ul style="list-style-type: none"> <li>A component of the vision in the Liverpool City Centre Public Domain Masterplan is to “create a rejuvenated and revitalised river city which is vibrant and active and aspires to achieve high quality public realm for the community”. Diverse activities, walkability and amenity support day and night activation.</li> </ul>	<ul style="list-style-type: none"> <li><i>Liverpool City Centre Public Domain Masterplan (Liverpool City Council, 2020)</i></li> <li><i>Better Placed (GANSW, 2017)</i></li> </ul>
<b>Improving public domain to support population and jobs growth</b>	<ul style="list-style-type: none"> <li>The Liverpool City Centre Public Domain Masterplan aims to “establish a more coherent, cohesive and integrated urban core which is greener, healthier, inclusive and accessible for the city's residents, businesses and visitors”.</li> <li>This focus aligns with the GSC's focus on place-based planning for centres that improve walking and cycling connections through the Greater Sydney Green Grid.</li> <li>The community has identified they want an area where connection is created between all people in the community, and the proposed Liverpool Civic Place development will respond to this need. Delivering new public domain at the southern edge of the CBD will maximise connectivity in the CBD and activate links between facilities benefiting community.</li> </ul>	<ul style="list-style-type: none"> <li><i>Liverpool City Centre Public Domain Masterplan (Liverpool City Council, 2020)</i></li> <li><i>Liverpool Community Strategic Plan (Liverpool City Council, 2017)</i></li> <li><i>Connected Liverpool 2050 - Draft Local Strategic Planning Statement (Liverpool City Council, 2019)</i></li> </ul>
<b>Supporting community wellbeing and liveability</b>	<ul style="list-style-type: none"> <li>It is a Council priority to deliver safe places that support individual and community wellbeing, by ensuring that spaces are welcoming, inclusive and diverse.</li> <li>The delivery of a new civic hub for Liverpool CBD, including a new central Liverpool City Library and community hub, a child care centre, new Civic Plaza are needed to improve lighting, sightlines and passive surveillance to improve perceptions of safety in the area and revitalise sense of place.</li> </ul>	<ul style="list-style-type: none"> <li><i>Liverpool Community Strategic Plan (Liverpool City Council, 2017)</i></li> <li><i>Liverpool City Centre Public Domain Masterplan (Liverpool City Council, 2020)</i></li> </ul>

## 5.0 Local social context

The following section provides an overview of the local social context of this development, including the current and forecast demographic profile and local social infrastructure context within walking distance of the site.

### 5.1 Key findings

The review of the local social context of the development has highlighted the following key findings relevant to the proposed development:

- The population of Liverpool CBD is growing and by 2036, an additional 13,560 people are forecast, increasing the population to 30,950. The existing and forecast community of the study area is likely to be culturally and linguistically diverse, young and potentially experiencing socio-economic disadvantage, such as low incomes.
- The site is located in the heart of the Liverpool CBD, surrounded by social infrastructure, including schools, community facilities, universities and a hospital, as well as Liverpool Station and multiple bus routes.

### 5.2 Study area definition

For the purposes of the Social Impact Assessment, the study areas have been chosen taking into consideration the need to factor in both local social impacts and those likely to occur on a broader scale. Social impacts are likely to be greater in short term, relating to the immediate surrounds, for example impacts associated with the demolition and construction of the sports facility (i.e. amenity values, access, noise, air quality etc) will be very localised. Longer term impacts such as visual amenity, traffic, connectivity, crime and safety and community sense of place, are also anticipated to occur within the close proximity to the project.

The study area represents the local community within the immediate area. This area has been defined using the boundaries of the Liverpool City Centre, as defined within the Liverpool City Centre Public Domain Masterplan. Accordingly, a Primary Study Area has been defined for this analysis using Statistical Area One (SA1) boundaries which best represent the Liverpool City Centre.

As new commercial floorspace and co-living facilities are planned for Liverpool Civic Place and likely to attract employees and visitors from across the Liverpool LGA or even broader Western City District, an analysis of demographic trends and patterns at Liverpool LGA geography is relevant to this SIA. Therefore, in much of the analysis undertaken, the relevant characteristics of the Study Area are compared to Liverpool LGA and/or the Greater Sydney benchmark.

The demographic data has been primarily sourced from the Australian Bureau of Statistics, 2016 Census. Population counts have been sourced from the DPIE's population projections 2019.

A map showing the designated Study Areas for this assessment is provided in **Figure 11** over page.





**Figure 11 Study Area and Liverpool CBD**

Source: Google Map and Ethos Urban

### 5.3 Summary of demographic trends

Key demographic trends of relevance to Liverpool Civic Place are summarised in the table below.

**Table 3 Summary of key demographic trends relevant to proposed development**

Key drivers and trends	What this means for the site
<b>Liverpool CBD population is growing</b> <ul style="list-style-type: none"> <li>The population of Liverpool CBD is growing and by 2036, an additional 13,560 people are forecast, increasing the population to 30,950.</li> </ul>	<p>A growing population in Liverpool CBD will place pressure on housing supply and new jobs. Growth will also mean demand community facilities is expected to increase.</p> <p>Consideration of the type of people the future community will comprise of is important to understand to ensure the type of housing product meets certain needs and levels of affordability.</p>
<b>Significant population of lone person households</b> <ul style="list-style-type: none"> <li>Liverpool CBD features a significant population of lone person households (26.1%), significantly higher than those seen in Greater Sydney (21.7%). The number of lone person households is expected to increase into 2036.</li> </ul>	<p>The high population of lone person households within the CBD indicates the risk of social isolation, loneliness and depression, of which all remain relevant issues for consideration in the provision of social infrastructure and shared indoor and outdoor spaces for community interaction.</p> <p>In this context, the site is delivering co-living spaces which include communal spaces, co-located with social infrastructure. This plays a vital role in supporting social sustainability and connecting people with services, groups and activities that enable social connectedness and participation in daily life, and foster social capital building among diverse individuals and communities.</p>
<b>Young and culturally diverse study area population</b> <ul style="list-style-type: none"> <li>In the Study Area, the largest age cohort is 35-49 years, accounting for 23.1% of the Study Area population. This is followed by persons aged 25-34 years (22.8%).</li> <li>The Study Area also has a considerably high proportion of children with children aged 5-17 years make up 13.9% of the study area. Children aged 5 years and below account for 9.8% of the Study Area population.</li> <li>Top two ancestry populations in the Study Area were Australian (3.4%) and Indian (12.4%). At an LGA level, the top two include Australia (55.9%) and Iraq (5.2%).</li> <li>Other than English, the top two languages spoken at home in the Study Area were Arabic (15.6%) and Serbian (8.5%). Across the LGA, the top two languages spoken at home other than English are Arabic (12.2%) and Vietnamese (5.2%).</li> </ul>	<p>The LGA is home to a relatively young population, with a high volume of family households.</p> <p>It is culturally diverse with varying social needs and levels of support required, particularly for settling migrants. Consideration of the needs of culturally diverse communities, such as prayer rooms or spaces for cultural gatherings can be considered for inclusion within the co-living facilities.</p>
<b>A relatively socially disadvantaged LGA</b> <ul style="list-style-type: none"> <li>The LGA is amongst the most disadvantaged in the country.</li> <li>At the time of the 2016 Census, 7.5% of the Liverpool LGA population was unemployed, greater than the Greater Sydney rate of 6%.</li> </ul>	<p>As Liverpool LGA features a high level of disadvantage, the Provision of comparatively affordable housing in the form of co-living facilities may support housing choice at a range of price points within the Liverpool CBD.</p> <p>Unemployment rates within Liverpool LGA are comparatively high, and provision of new commercial floorspace and employment opportunities accessible to Liverpool LGA residents would support workforce participation.</p>
<b>Increasing housing stress</b> <ul style="list-style-type: none"> <li>The proportion of households with a mortgage decreased from 39.9% to 37.5% between 2011 and 2016 and the proportion of households renting increased to 30.1%, which is greater than Greater Sydney (29.1%).</li> </ul>	<p>The increasing cost of housing is placing pressure on the cost of living for households in the LGA. Housing diversity, new jobs close to home, co-located with social infrastructure that is centrally located, enables households to access affordable means of stimulation, social connection and entertainment.</p>

## 5.4 Current community profile (2016)

The following section provides an overview of the existing demographic profile of the study area, Liverpool LGA and Greater Sydney regions as relevant. The key LGA demographics and statistics relevant to the study of social infrastructure needs are summarised below.

### Population and age profile

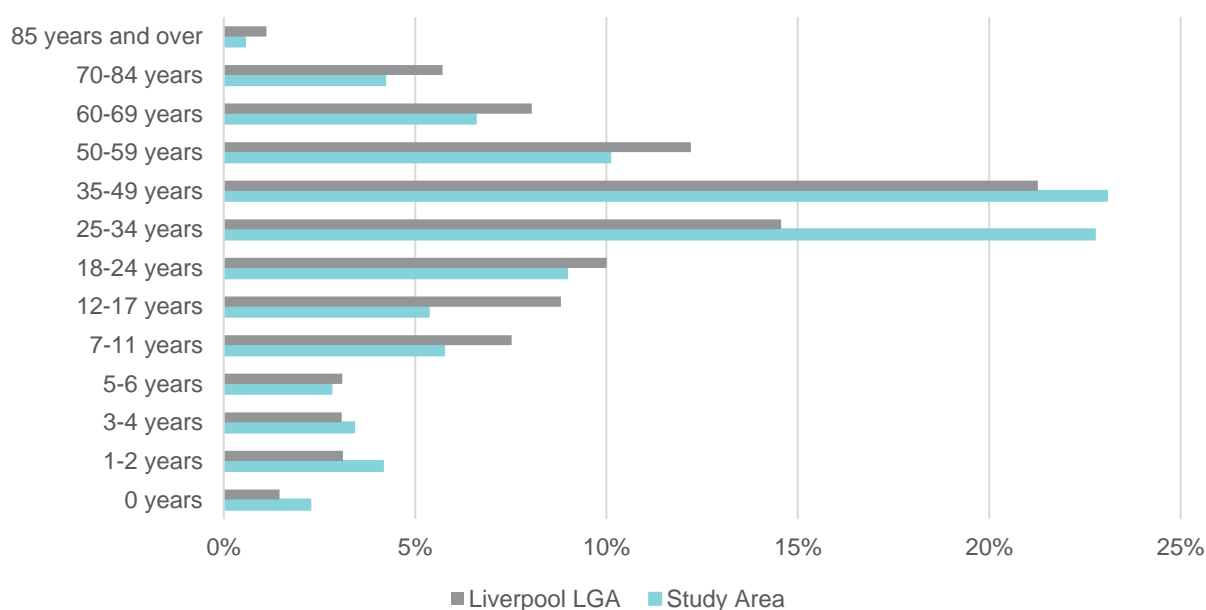
In 2019, the study area had an Estimated Resident Population (ERP) of 19,125 residents, growing at a historical average annual rate of 4.1% since 2011. The current study area population accounts for 8.4% of the total 2019 Liverpool ERP of 227,585.

Of study area residents, persons aged 35-49 years account for 23.1% of the total population. Persons aged 25-34 years which represent 22.8% of the study area population, which is comparatively high when compared to the Liverpool LGA and Greater Sydney benchmarks for this age group at 14.6% and 16.2% respectively.

There is a considerable share of children living in the study area, where infants aged below 5 years account for 9.8% of total residents, suggesting that there would likely be modest demand for childcare services and facilities within Liverpool City Centre. School aged children aged 5-17 years make up 13.9% of study area residents, respectively.

Elderly cohorts aged 60 and over have lower representation in the study area when compared to Liverpool LGA and Greater Sydney.

The large share of young persons aged 25-49 and children aged below 18 years indicates that the PSA is largely characterised by families with children, and young students or professionals/workers residing within the town centre. A breakdown of the study area and Liverpool LGA age profile is shown in **Figure 12**.



**Figure 12 Study area age profile (2016)**

Source: ABS 2016 Census of Population and Housing, Ethos Urban

### Household composition and tenure

Family households are the prominent household type within the study area, making up 69.5% of total households. This is comparatively lower than the share of family households in Liverpool LGA (82.6%) and Greater Sydney (73.7%). Of family households, 33.9% are couples with children compared to 18.4% without children. Most notably, the study area has a high proportion of lone person households (26.9%), particularly when compared to Liverpool LGA (15.7%).



There is a higher share of homes rented than owned (outright or with a mortgage), with 70.7% of PSA residents renting their home. By comparison, their share of renters in Liverpool LGA is much lower at 33.1%

The high proportion of residents renting their home and living in lone person households is likely driven by the large young adult population living in the study area and suggests that housing affordability is a key social and economic issue for local residents.

### Cultural and linguistic diversity

The study area is culturally and linguistically diverse. Only 30.4% of study area residents were born in Australia, while the remaining 69.4% of residents were born overseas. This is comparatively high when compared to the share of residents born overseas in Liverpool LGA (44.1%) and Greater Sydney (38.1%).

Of study area residents born overseas, 12.4% were born in India, 9.5% in Iraq, 4.2% in Fiji and 3.2% in the Philippines. Accordingly, a large proportion of residents speak languages other than English at home. Other than English, Arabic is the second most spoken language at home with 15.6% of residents speaking this as their primary language. Serbian (8.5%) and Hindi (5.9%) are also commonly spoken within study area households respectively.

The top five countries of birth and languages spoken at home are shown below in **Table 4**.

<b><u>Top 5 Countries of Birth</u></b>	<b><u>Study Area</u></b>	<b><u>Liverpool LGA</u></b>
1	Australia (30.4%)	Australia (55.9%)
2	India (12.4%)	Iraq (5.2%)
3	Iraq (9.5%)	Vietnam (3.5%)
4	Fiji (4.2%)	Fiji (3.5%)
5	Philippines (3.2%)	India (2.8%)
<b><u>Top 5 Languages Spoken at Home</u></b>	<b><u>Study Area</u></b>	<b><u>Liverpool LGA</u></b>
1	English (21.8%)	English (26.3%)
2	Arabic (15.6%)	Arabic (12.2%)
3	Serbian (8.5%)	Vietnamese (5.2%)
4	Hindi (5.9%)	Hindi (4.3%)
5	Indo Aryan - other (4.4%)	Spanish (2.7%)

**Table 4 Top five countries of birth and languages spoken at home – study area and Liverpool LGA**

Source: ABS 2016 Census of Population and Housing, Ethos Urban

### Income

The median household income for study area residents in 2016 was \$56,830 per annum, which is 38.4% lower than the Greater Sydney median of \$92,200, and 29.7% lower than the median income for Liverpool LGA of \$80,850. This data indicates that the study area is a predominately low income area, not only within the context of Greater Sydney, but also within Liverpool LGA.

### Aboriginal and Torres Strait Islander residents

A small portion (0.7%) of study area residents identify as being of Aboriginal and/or Torres Strait Islander descent. This is lower than the proportion of indigenous persons living in Liverpool LGA (1.5%) or Greater Sydney (1.4%).

### Dwelling type

Flats, units and apartment are the primary housing typology in the study area, accounting for 95.0% of all dwellings. In comparison, only 13.3% of total dwellings across Liverpool LGA are flats, units or apartments while 75.9% are separate houses. The high percentage of flats, units and apartments reflects the PSA's role as an activity and transit-oriented centre, characterised by high density living and ongoing urban consolidation.



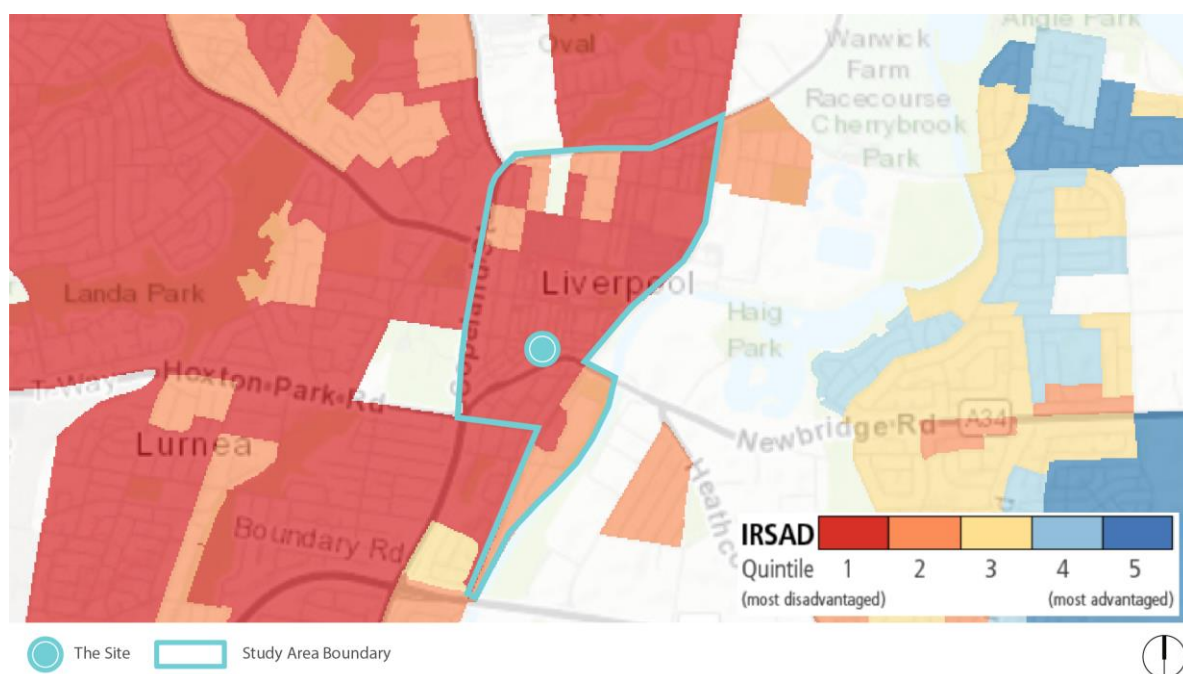
## Educational attainment

In 2016, an estimated 21.2% of study area residents were attending formal education. Of those residents, 51.9% were attending primary or secondary school, and 21.5% were studying at a tertiary institution. A large share of residents have post school qualifications, and are typically more educated when compared to the educational attainment levels of Liverpool LGA. Of post school qualifications, 33.5% of residents hold a bachelor's degree, and 12.7% have post graduate qualifications.

## Relative socio-economic advantage and disadvantage

The ABS Socio-Economic Indexes for Areas (SEIFA) provides an indication of the socio-economic conditions of residents in different regions. SEIFA summarises information about the economic and social conditions of people and households. Generally, a higher score indicates a relative lack of socio-economic disadvantage and a greater socio-economic advantage.

As shown in **Figure 13** below, whilst there is significant disadvantage within the study area, featuring pockets of both moderate and extreme disadvantage. The site is located in an area in the highest quintile of disadvantage.



**Figure 13** IRSAD score for Liverpool CBD

Source: Australian Bureau of Statistics SEIFA 2016 & Ethos Urban

## Employment profile

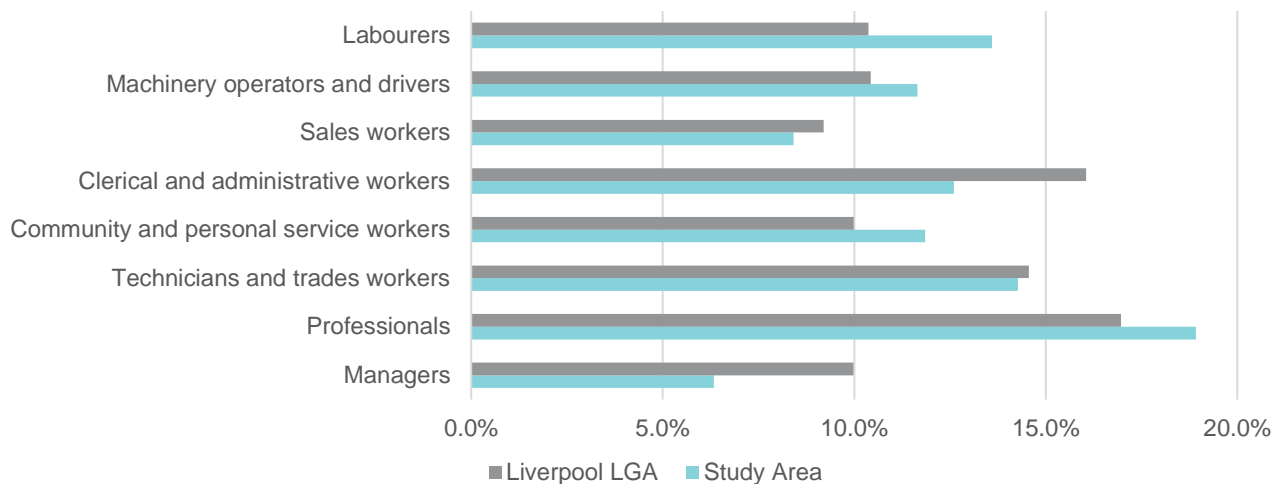
This section highlights the employment profile of study area and Liverpool LGA residents. A breakdown of occupational groups and employment by industry are shown in **Figure 14** and **Figure 15**.

### Occupation

The study area has a strong mix of occupational groups, with high representation of local residents working in both blue and white collar sectors. In 2016, study area residents working in professional occupations accounted for 18.9% of workers, followed by technicians and trades workers (14.3%) and labourers (13.6%). When compared to Liverpool LGA, the study area has a lower representation of managers (6.3%) and clerical and administrative workers (12.6%), however, the share of workers in all other occupations is relative to Liverpool LGA.

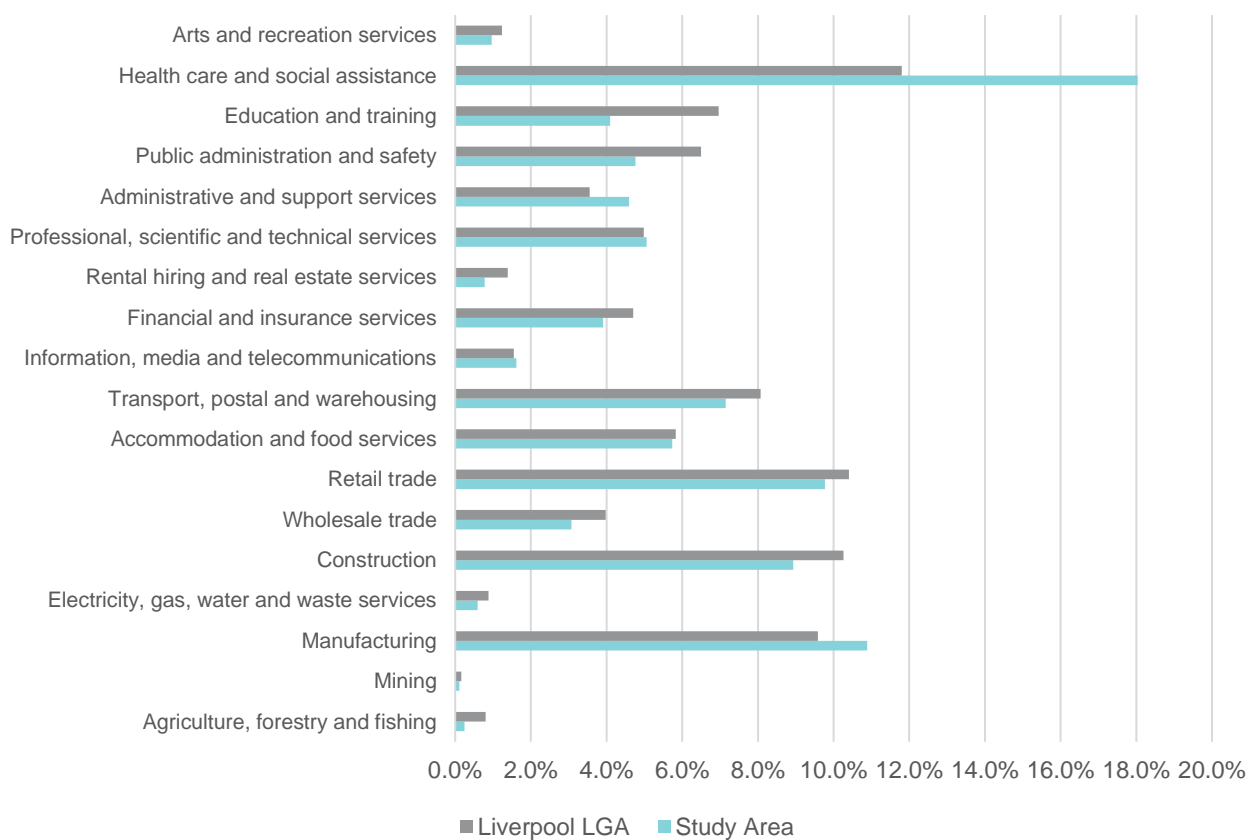
### Employment by industry

In 2016, the most prominent industry of employment in the study area was health care and social assistance, employing 18.0% of local residents. Manufacturing also had relatively high representation at 10.9%, while all other industry groups had rates below 10.0% including retail trade (9.8%) and construction (8.9%).



**Figure 14 Occupation breakdown 2016**

Source: ABS 2016, Ethos Urban



**Figure 15 Employment by Industry 2016**

Source: ABS 2016, Ethos Urban

## 5.5 Forecast population profile

For the purposes of this assessment, population forecast estimates for the study area (Liverpool suburb) have been collated using forecast.id growth rates and reviewing active development applications within the study area from Cordell Connect. Forecast estimates for Liverpool LGA have been sourced from Forecast.id.

Population findings show that the study area is forecast to maintain relatively strong and consistent population growth over the projected period, with the total number of residents growing by an additional +11,826 persons. By 2036, the study area population of 30,950 will account for 8.6% of the total Liverpool LGA population of 358,871.

Growth in the study area is predominately forecast to occur over the short to medium term, particularly between 2021-26 where the population is projected to increase at an average annual of 4.4% or +1,022 residents per annum. By comparison, Liverpool LGA is forecast to grow over the same period at an annual compounding rate of 2.7%.

The rate of future population growth, particularly over the near to medium term reflects the ongoing urban intensification of Liverpool CBD. This largely driven by the emerging Collaboration Area which aims to increase housing diversity and provide affordable housing, improve transport infrastructure to support job growth, develop smart jobs around the health and education precinct, improve the night-time economy, improve urban liveability and Liverpool's sense of place and revitalise Liverpool CBD.

More broadly, Liverpool LGA will maintain high levels of population growth, attributed to the development and intensification of the southwest growth corridor.

The population estimated for the study area and Liverpool LGA are shown below in **Table 5**.

**Table 5 Recent and forecast population growth – study area and Liverpool LGA**

Category	2016	2019	2021	2026	2031	2036
<b><u>Population</u></b>						
Study Area	17,390	19,130	21,060	26,170	28,960	30,950
Liverpool LGA	212,232	227,312	242,817	276,970	319,304	358,871
<b><u>Average Annual Change (no.)</u></b>						
		<b><u>2016-19</u></b>	<b><u>2019-21</u></b>	<b><u>2021-26</u></b>	<b><u>2026-31</u></b>	<b><u>2031-36</u></b>
Study Area		+580	+965	+1022	+557	+399
Liverpool LGA		+5,027	+7,753	+6,831	+8,467	+7,913
<b><u>Average Annual Growth (%)</u></b>						
		<b><u>2016-19</u></b>	<b><u>2019-21</u></b>	<b><u>2021-26</u></b>	<b><u>2026-31</u></b>	<b><u>2031-36</u></b>
Study Area		3.2%	4.9%	4.4%	2.0%	1.3%
Liverpool LGA		2.3%	3.4%	2.7%	2.9%	2.4%

Source: ABS 2019, Forecast.id, Cordell Connect, Ethos Urban

### 5.5.1 Forecast worker and resident population arising from the proposed development (preliminary)

The table below provides a breakdown of the estimated number of workers at Liverpool Civic Place. Note that these are estimates only.

The workspace ratios have been adopted from the City of Sydney's employment floorspace survey, for the City of Sydney LGA. There are no established workspace ratios for childcare or boarding houses, and these reflect assumptions. As such, these figures are preliminary estimates.

In respect to the number of residents of the co-living development, based on the assumption that there will be one resident per room, this equates to 93 residents.

As such, there is estimated to be a up to 2,573 persons (workers and residents) on the site (Phase A and B/C) at full occupancy.

Land Use	GFA	Workspace Ratio	Number of workers
<b>Phase A</b>			
Commercial	4,914m <sup>2</sup>	16.2	303
Childcare	1,478m <sup>2</sup>	50.0	30
Public administration	10,297m <sup>2</sup>	16.2	636
Information and education facility (public library)	5,000m <sup>2</sup>	33.3	150
<b>Phase B/C</b>			
Commercial	21,660m <sup>2</sup>	16.2	1,337
Boarding house	2,960m <sup>2</sup>	500.0	6
Retail	542m <sup>2</sup>	30.2	18
<b>TOTAL WORKERS</b>			<b>2,480</b>

## 5.6 Local social infrastructure context

A review of the existing local social infrastructure has been undertaken to inform the Social Impact Assessment and establish a baseline for the assessment of existing facilities.

An overview of the local social infrastructure context is provided below, identifying key social infrastructure within a local 800m catchment of the site (a distance equivalent to a 10-15-minute walk).

The following categories of social infrastructure are identified as being within walking distance of the site:

- Recreational facilities and open space
- Community facilities and libraries
- Schools
- Hospitals
- Places of worship.

The social infrastructure context of the site is shown in **Figure 16** over page. As the site is located in Liverpool CBD, there is a significant concentration of social infrastructure in the study area that serves both the broader LGA and residents and visitors to the Liverpool CBD.

The proposed infrastructure to be delivered as part of the broader Liverpool Civic Place development will significantly add to these existing infrastructure networks, creating a vibrant and dynamic civic cluster providing a range of community facilities, services and amenities.

### Recreational facilities and open space

There are several open spaces within walking distance of the site, including Augusta Cullen Plaza (adjacent to the site), Lighthorse Park and Bigge Park, as well as Woodward Park, a major recreational facility that includes Hiller Oval, Whitlam Leisure Centre and basketball/netball courts. Woodward Park is the subject of a masterplan to deliver “world-class facilities to support a healthy, connected and diverse population.”

### Community facilities and libraries

There are five local community facilities, within walking distance of the site, including Dr James Pirie Community Centre, Liverpool Early Childhood Health Centre, Bigge Park Building, Liverpool City Pipe Band Hall and Liverpool Community Centre. The existing Liverpool City Library is within walking distance of the site; this will be replaced by the planned new library at Civic Place.

#### 5.6.1 Demand for social infrastructure generated by the proposed development

As identified above, there is forecast to be up to 93 residents and 2,480 workers on the Liverpool Civic Place site (Phases A and B/C) upon completion and operation of the proposed development. This additional population is likely to use surrounding social infrastructure, which raises the following considerations:

- **This proposal for increased worker and residential density is aligned with the strategic future vision for Liverpool City Centre:** Liverpool City Centre has been identified as a strategic centre by the Greater Sydney Commission and Liverpool City Council, and as such, has been earmarked for increased commercial and residential uses to support the growth of the area as “*a rejuvenated river city, offering diverse and growing residential and employment opportunities. Major health, education and retail precincts, and a network of open spaces and parklands alongside the Georges River, create a rich mix of jobs and workplaces, public spaces, shops and entertainment.*”<sup>1</sup>
- **Liverpool City Council has undertaken extensive social infrastructure planning to identify priorities for the broader network:** Council have prepared a *Recreation, Open Space and Sports Strategy 2018-2028* and a *Community Facilities Strategy* which identify the key priorities for social infrastructure across the network, taking into account forecast population growth across the LGA. These documents set the future direction for responding to demand for social infrastructure.

<sup>1</sup> Greater Sydney Commission 2018, *Liverpool Place Strategy*, p.9 < <https://gsc-public-1.s3.amazonaws.com/s3fs-public/gsc-collaboration-area-ca2018-liverpool-place-strategy-1812.pdf> >

- **Workers and residents generate demand for social infrastructure:** However, workers and residents' patterns of social infrastructure use are different. For example, residents may be more likely to use community centres and localised community facilities such as scout halls, while workers may be more likely to access open space and recreation facilities for lunchtime sport. Industry benchmarks have identified that workers' place approximately 30% of demand on social infrastructure compared to residents.
- **Workers and residents may use social infrastructure differently:** Workers at the site are more likely to access social infrastructure close to work during the day, Monday to Friday, particularly at lunchtime (or during break times), before and after work. In comparison, residents are more likely to access these facilities after work and on weekends.

Worker and resident demand generated by the proposed development may place pressure on social infrastructure accessible to the site. However, the majority of worker and resident needs for social infrastructure will be met by adjacent social infrastructure which is accessible to the precinct, including Bigge Park, Lighthorse Park and Woodward Park and the future Liverpool CBD Library to be delivered on this site. Bigge Park and Lighthorse Park have recently undergone upgrades to enhance their capacity, while Woodward Park is subject to a long term masterplan to deliver an "iconic lifestyle precinct".

## 5.7 Transport and access

The site is highly accessible by public transport – both bus and rail services. It is 350m, or approximately four minutes' walk, to Liverpool Station, which is connected to surrounding centres via the T2 Inner West & Leppington, T3 Bankstown and T5 Cumberland lines.

The site is also accessible to a number of local and district bus routes including:

- T80 Liverpool to Parramatta via T-Way
- 854 Carnes Hill to Liverpool via Greenway Drive and Hoxton Park Road
- 855 Rutleigh Park to Liverpool via Austral and Leppington Station
- 870 Campbelltown to Liverpool
- 872 Campbelltown to Liverpool via Macquarie Fields
- 901 Holsworthy to Liverpool via Wattle Grove
- 902 Holsworthy to Liverpool via Moorebank.



Source: Ethos Urban

## 6.0 Social issues and trends

The following section provides a summary of local social issues and trends relevant to the proposal.

### Key findings

The review of the local social context of the development has highlighted the following key findings relevant to the proposed development:

- Liverpool CBD has been identified as a key centre for public and private investment, connecting people across the Western City District with jobs, education, retail, services and infrastructure. There are a number of initiatives underway to revitalise the Liverpool CBD, support increased commercial and residential uses and develop the area into a walkable, active river city with attractive open spaces and increased transport connections.
- The site is located within the Liverpool Innovation Precinct, which is centred on major health and education assets, including Liverpool Hospital, three major universities and TAFE within Liverpool CBD. It is Council's priority for the Precinct to grow, providing high-value health, education, research and advanced manufacturing jobs for the local community.
- The proposed scheme includes a co-living facility, which offers an innovative housing model comprising a mix of private and shared spaces, where small apartments are co-located with common areas and shared facilities for tenants that aim to encourage social connection, while providing affordable housing choices in high amenity urban areas. Communal spaces within co-living facilities play an important role in fostering social networks within high density development.
- Liverpool Hospital is undergoing a planned expansion, which is likely to drive demand for increased accommodation for hospital workers, patients and their families, and visiting health professionals. Provision of affordable, well-located housing is important to the effective functioning of hospital precincts.

### 6.1 Local social issues and trends

The following section provides an overview of local social issues and trends in the Liverpool LGA that will have a bearing on the delivery of Liverpool Civic Place Phase B and C.

#### Transformation of Liverpool CBD

Currently, the Liverpool CBD plays a key role in providing metropolitan scale services for the broader area, including education and health services. The established Liverpool City Centre plays a critical role in supporting the future of the Western Sydney Airport and Badgerys Creek Aerotropolis, which will drive new investment and commercial activity in the area. State and local governments are working together to consolidate Liverpool CBD as a strategic centre. There are a number of initiatives underway to revitalise the Liverpool CBD, support increased commercial and residential uses and develop the area into a walkable, active river city with attractive open spaces and increased transport connections.

The Greater Sydney Commission has identified a vision for Liverpool Collaboration Area:

*By 2036, Liverpool is a rejuvenated river city, offering diverse and growing residential and employment opportunities. Major health, education and retail precincts, and a network of open spaces and parklands alongside the Georges River, create a rich mix of jobs and workplaces, public spaces, shops and entertainment.*

The LSPS identifies the following vision for Liverpool:

*A vibrant place for people that is community focused, walkable, public transport-oriented, sustainable, resilient and connected to its landscape. A place that celebrates local diversity and history, and is connected to other Sydney centres. A jobs-rich city that harnesses health, research, education, innovation and growth opportunities to establish an inclusive and fair place for all.*



Recent public and private investment in social infrastructure and commercial development will continue to drive growth in the city centre, for example the expansion of Liverpool Hospital and the establishment of a new University of Wollongong campus.



**Figure 17** University of Wollongong South West Sydney campus

Source: University of Wollongong, 2020.

### Realising the potential of Liverpool Innovation Precinct

The site is located within the Liverpool Innovation Precinct, which is centred on major health and education assets, including Liverpool Hospital, three major universities and TAFE within Liverpool CBD. It is Council's priority for the Precinct to grow, providing high-value health, education, research and advanced manufacturing jobs for the local community. The Precinct is projected to attract more than 15,000 health and knowledge workers by 2036. Liverpool City Council's aim is to leverage the Precinct's close access to a train line, diverse population and availability of commercial land in order to become a global leader in health, education and research.

The Liverpool Innovation Precinct will be developed around a number of existing anchors such as Liverpool Railway Station, the Ingham Institute, Liverpool Westfield, Healthscope Private Health and several primary and secondary schools. Planning for the Precinct will be led by a multi-agency Liverpool Innovation Precinct Steering Committee. Council has outlined a vision for the Precinct in their Land Use Analysis and Precinct Strategy (2019) which states that:

*The education and research hub has the potential to realise a vision for the future of tertiary education with a campus that interfaces students with the hospital, research institutions, start-ups, community organisations and social enterprise in what would be a true integration of education and industry.*

The boundaries of the Precinct are shown in **Figure 18** over page.



## LEGEND

- Investigate grade separated pedestrian crossing
- Investigate linking open space & green corridor
- Retain Industrial Zonings
- Bulky Goods and Retail
- Investigate flexible employment
- Investigate cross river links
- Investigate railway station redevelopment
- Masterplan Woodward Place (including RE2 zone)
- Liverpool Innovation Precinct
- Work with State Government to investigate residential development at Hargrave Park precinct
- Investigate residential/mixed use at Moore Point to support CBD and Innovation precinct (River Precinct)
- Health and Education
- Commercial Core/Mixed Use
- Prepare structure plan and planning proposal to rezone the Warwick Farm racing precinct to a mix of uses, including B4
- Review residential development in odour buffer to Water Recycling Plant

**Figure 18** Liverpool City Centre, including Innovation Precinct

Source: Liverpool City Council, LSPS, p.22.

## Redevelopment and expansion of Liverpool Hospital

Due for completion in 2026, the redevelopment of Liverpool Hospital will include a comprehensive and integrated cancer centre, an expanded emergency department and enhanced neonatal intensive care, maternity and critical care.

The expansion of Liverpool Hospital will be enhanced by strong public and private collaboration across the Innovation Precinct and attract further investment in the region. Additionally, there are existing opportunities to accommodate the construction of a new private hospital development with close connectivity to key functions of Liverpool Hospital.

The expansion of Liverpool Hospital is likely to create new job opportunities for health workers, many of whom will be moderately paid key workers seeking affordable accommodation close to work. In addition, an expanded hospital is also likely to attracting consultants, locums and other visiting health professionals.



**Figure 19** Future Liverpool Hospital Precinct

Source: Health Infrastructure NSW, 2020.

## 6.2 Contextual social issues and trends

The following section provides an overview of relevant trends that will have a bearing on delivery of the proposed Liverpool Civic Place development.

### The emerging market for co-living

The proposed development includes an 84-room co-living facility. Co-living offers an alternate housing solution which serves to improve housing choice and affordability, while also offering increased opportunities for social interaction and improved environmental and social sustainability.

Co-living models generally consist of a mix of private and shared spaces, where small apartments are co-located with common areas and shared facilities for tenants that aim to encourage social connection. Co-living developments often offer additional services to tenants such as community gardens, cleaning services, communal bicycles, and a 'host' who works to organise optional social events.



Co-living models aim to promote social capital and interaction between residential communities of like-minded people who share similar interests or lifestyles. It offers “a balance between private, personal space and common spaces, where people can meet, interact, or simply come across each other”<sup>2</sup>. Emerging evidence suggests that co-living is effective in decreasing social isolation, “positively impact[ing] inhabitants’ quality of life and benefit[ing] physical and mental health”. Additionally, co-living is effective in creating mutual support networks and improving overall sense of community<sup>3</sup>. This is particularly important considering the changing landscape of work on account of COVID-19, as well as the growth of the digital labour market and the gig economy.

Co-living also encourages affordability by providing smaller footprint private dwellings, and sharing the cost of shared amenities. This meaning that tenants are able to access higher quality amenities and services at a more affordable price – without having to split the cost among other roommates..

Examples of co-living in Sydney include UKO and Zuu Living which offer all-inclusive, fully furnished and flexible rentals with high-quality communal spaces and amenities:

- UKO currently occupies five locations in Sydney – Stanmore, Paddington, Paddington Village, Newtown and West Ryde – and intends to create a “collaborative village culture where residents share similar interests and values and feel connected to their local community”. Each UKO residence is managed by a host who oversees resident well-being and organises community events such as movie nights and yoga classes. UKO is the proposed operator of the co-living facility on the site.
- Zuu Living is located in Surry Hills and seeks to enhance city living through the creation of “a network of affordable and beautifully designed co-living spaces” which emphasise a sense of community. Zuu Living also provides residents with co-working spaces and a professional cleaning and maintenance team.

### **Communal facilities within high density living as “third places” that foster community connection**

Research suggests that high-density developments often lack suitable spaces for socialisation – as events and gatherings are not scheduled between neighbours, and developments are not designed to enable “affordance for lingering”. This means that social interactions in high density development are often no more than incidental. This suggests high-density developments require more spaces for social connection in order to facilitate a cohesive community.

To enable increased social interaction within high density development, communal spaces are increasingly encouraged. These communal spaces function as “third places” – places for informal community gatherings that are local, accessible and inclusive. They help to bring people together, enhancing community cohesion, enabling people to form weak and/or bridging social ties, and strengthening the social fabric of the local community. “Third places” facilitate “social connection, social capital, sense of community and social sustainability”, and represent space which is outside of the home and the workplace.

Researchers have suggested that “third places” are more likely to flourish when they are: <sup>4</sup>

- Located on accessible and neutral ground
- Encouraging of intentional and extended use
- Affordable and/or publicly funded
- Supportive of a diverse variety of activities, and use by a diverse range of social groups.

Private developers are increasingly providing these communal spaces within co-living developments and other innovative housing models.

### **Diversifying accommodation options near hospital precincts**

As the Liverpool Innovation Precinct continues to grow, there will be increased demand for housing appropriate for workers at the hospital, as well as accommodation for patients and their families accessing services.

<sup>2</sup> Burgess, G & Quinio, V, 2019. ‘Is co-living a housing solution for vulnerable older people?’

<sup>3</sup> Carrere, J, Reyes, A, Oliveras, L *et al.* 2020. ‘The effects of cohousing model on people’s health and wellbeing: a scoping review’

<sup>4</sup> Thompson, S 2019, ‘Supporting encounters and casual social ties in large apartment complexes and their surroundings: The role of people, planning, design and management,’ UNSW Thesis, <http://unsworks.unsw.edu.au/fapi/datastream/unsworks:61597/SOURCE02?view=true>

Liverpool Hospital is South-Western Sydney's major health facility, providing health services to people from diverse cultural, religious and linguistic backgrounds across the region, and attracting employees from across South West Sydney. Liverpool Hospital also hosts a range of educational programs such as the Graduate Health Management Program (GHMP). The GHMP is a two-year program which commences in February each year and attracts graduates from all over Australia.

While some Local Health Districts (e.g. Western Sydney LHD) currently provide short and long-term accommodation options for all employees in the form of "motel-style" self-contained units, South Western Sydney LHD does not currently provide an equivalent resource to its employees. Short-term accommodation within walking distance to Liverpool Hospital includes Quest Liverpool (39 Scott Street, Liverpool), Astra Apartments (73 Elizabeth Drive, Liverpool) and the El Toro Motor Inn (6 Homepride Avenue, Warwick Farm). It is likely that visiting health professionals and patients at the hospitals currently use these facilities.

A report commissioned by the Liverpool Health, Education, Research and Innovation Precinct Committee has identified that there is a large demand for greater high-end accommodation for strategic attraction and retention of staff.<sup>5</sup> Ensuring a sufficient and diverse range of housing to meet demand from diverse groups with varied lifestyles, aspirations and income levels is important to the functioning of the Precinct as a whole.

The expansion of Liverpool Hospital, including an enhanced Cancer treatment centre and neonatal, maternity and intensive care units, will drive further requirements for housing and visitor accommodation in and around the precinct. The precinct's commitment to integrating high-quality health education will also attract a greater number of students requiring accommodation.

### Key workers and housing affordability

Key workers are essential to the productivity and effective functioning of health and education precincts such as Liverpool. Moderately paid key workers form a significant part of the workforce of Liverpool, including nurses, cleaners, laundry workers, ambulance workers and others.

However, decreased housing affordability is displacing key workers from inner metropolitan areas close to their workplaces as they seek more affordable housing. A recent report completed by University of Sydney's Urban Housing Lab<sup>6</sup> found that between 2006 and 2016, the ratio of housing affordability to the median income of key workers had risen from 5:1 to 8:1. The report found that:

*"A growing spatial mismatch between where key workers live and work. Although key worker jobs are situated throughout the metropolitan region, and particularly in inner Sydney, the majority of the metropolitan region's key workers reside in outer ring suburbs.*

*There is evidence to suggest that high house prices and rents are 'pushing out' some of Sydney's key workers. Since 2006, some inner and middle ring subregions of metropolitan Sydney have experienced a net loss of key workers meaning that more key workers left the subregion than moved in, while outlying areas including the Illawarra, Newcastle and the Hunter Valley have experienced net gains."* (2018, p.4)

For key workers, the mismatch between their place of residence and workplace leads to increased commuting time, with associated social and financial costs. For central metropolitan locations that rely on key workers, such as the Liverpool Innovation Precinct, a lack of affordable and appropriate housing can mean that they struggle to attract and retain the workforce required.

### Commercial office design and workforce wellbeing

Workplace design can play a significant role in influencing levels of work stress, which is associated with ill health, including cardiovascular disease and mental illness. Increasingly, businesses, are placing greater emphasis on workplace amenity including "zen rooms" and "wellness hubs" where employees can restore, relax and concentrate without distraction.

<sup>5</sup> <https://www.pwc.com.au/agendas/cities/reimagining-liverpool-aug17.pdf>

<sup>6</sup> Gurran, N., Gilbert, C., Zhang, Y., Phibbs, P. 2018 "Key worker housing affordability in Sydney", Report prepared for Teachers Mutual Bank, Firefighters Mutual Bank, Police Bank and My Credit Union, The University of Sydney, Sydney < <https://www.tmbank.com.au/~media/community/news/pdf/2018/tmb-key-worker-housing-affordability-report-part-1.ashx> >

Office design, materials and layout can also have both positive and negative outcomes. For example, the use of natural materials such as wood and stone, rather than concrete and laminates, has been shown to increase creativity, and the integration of indoor plants and views of greenery can improve perceptions of air quality, concentration, satisfaction and productivity in the workplace.<sup>7</sup>

The commercial office building at this site will be aligned with contemporary standards for workforce wellbeing and office design. Redevelopment of this site to include facilities, spaces and design elements to support worker wellbeing and satisfaction will enhance the health, productivity and resilience of the workers at this site.

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<sup>7</sup> Sander, L 2018, "Why good design alone won't attract millennials to your company," in *The Conversation* <<https://theconversation.com/why-good-design-alone-wont-attract-millennials-to-your-company-87505>>

## 7.0 Community and stakeholder perspectives

The following section explores the perspectives of key stakeholders and communities, which have a bearing on the proposed development.

### 7.1 Community and stakeholder engagement undertaken to inform this development (2017-2020)

Liverpool City Council has undertaken community engagement to communicate with a broad range of stakeholders about the Liverpool Civic Place project and obtain their views about the project.

#### 7.1.1 Engagement activities

Council engaged Cred Consulting to undertake community engagement with a broad range of stakeholders in 2016-2017 (Stage 1) and 2019 (Stage 2).

Stage 1 of community engagement aimed to gain feedback from the community and stakeholders about the proposed scheme. The scheme was then revised following community engagement. Stage 2 focused on communicating those changes to the proposed scheme and seeking feedback.

Finally, in 2020, Council presented ratepayers in the Liverpool LGA with information about Liverpool Civic Place in a May/June 2020 survey via mailout and online.

A summary of engagement activities is included in the table below.

**Table 6 Summary of engagement activities**

Source: Cred Consulting.

Engagement completed	Details	Results
<b>Stage 1 (2016-2017)</b>		
Liverpool Listens page on Council's website	Liverpool Listens page with information about the project including timeline, artist's impressions, information about engagement opportunities and frequently asked questions.	There were 762 visits to the Liverpool Listens project page.
Council Facebook	Opportunities to provide feedback on the Liverpool Civic Place project were provided on Council's Facebook Page.	There were: 272 likes on Facebook, 41 Share and 56 comments.
Letter box drop	A flyer promoting all consultation opportunities was letter box dropped to all households neighbouring the site.	1,000 flyers promoting the consultation opportunities were letterbox dropped to residents within proximity to the proposed development.
Online and intercept surveys	Online survey available through Liverpool Listens and promoted in advertising collateral. 3 x Intercept surveys completed by survey team at Macquarie Street kiosks between 1 to 4pm on Thursday 1 December and Thursday 8 December 2016 and 6 to 7.30pm on Thursday 8 December 2016.	101 surveys received. 75 people spoken to at kiosks. 87% of survey respondents live or work in Liverpool LGA. 54% of survey respondents were female. The age profile of respondents reflected the Liverpool LGA population.
Advertisement including Liverpool City Champion, flyers and posters	Opportunities to participate in consultation activities were promoted in local papers, Council newsletters and Council's Facebook Page and website.	
Presentation at Council committees	Presentation and discussion at the Access Committee, 2:30pm Thursday 8 December 2016. Presentation to the Regional/and or Urban Forum	5 committee members present.

Engagement completed	Details	Results
Community drop in session	Community drop in session held at the Liverpool Soldier's Memorial School of the Arts, between 6pm and 8pm, Thursday 8 December 2016.	4 people attended
Submissions	Community members were provided with the opportunity to respond via submission.	1 submission objecting to the proposal was received by Council. 1 late email responding to the proposal was received by Council.
<b>Stage 2 (2019)</b>		
Online poll	Online community poll available through Liverpool Listens between 15 April and 26 May 2019.	191 responses and 85 comments.
Community information street stalls	2 x community information street stalls to deliver the online poll and distribute information about the revised scheme held at Macquarie Mall kiosks between 5pm to 7pm on Thursday 16 May 2019 and 11am to 1pm on Friday 17 May 2019.	Around 35 polls conducted with community members and additional flyers handed out.
Letterbox drop fliers	Flyers were delivered to households and businesses directly surrounding the Civic Place site with the purpose of providing information about changes to the revised scheme, and inviting people to provide feedback via the online poll or by visiting a community information street stall.	Approximately 1,000 flyers were delivered.

### 7.1.2 Engagement outcomes

The engagement activities outlined in the section above identified the following key findings relevant to the development proposal:

- Stage 1 consultation during 2016 and 2017 highlighted:
  - Overall, there was strong support for the project from 83% of survey respondents (56% strongly supporting and 27% somewhat supporting the proposal).
  - Support particularly related to the design and aesthetics of the proposal; the educational and employment benefits; and the potential to revitalise the Southern end of the City Centre and “put Liverpool on the map”.
  - While there was high support for the proposal, some concerns were raised. These mostly related to traffic and parking implications; the location of the library; and impacts of more residential accommodation in the City Centre. A number of community members commented on the need for shading and trees to provide a cooler environment for the community. The Access Committee commented on the importance of facilities and public spaces being accessible.
  - Two submissions were received, one in support and one opposing the development. Reasons for opposing the development raised in the one submission were concerns about traffic and parking and that the relocation is unnecessary and would relocate Council activities away from the major centre.
  - Members of the Access Committee strongly supported the proposal.
  - People thought that the most important elements to include in the new library were student study spaces and study rooms, free Wi-Fi and smart technology, and a children's library space.
  - For the Civic Plaza, there was support for seating; trees and planting; shading; and children's play elements.
  - The most supported use for the redevelopment of the old library building is a multi-purpose community space
- Stage 2 consultation during 2019 highlighted:
  - In total, 191 online poll responses were received. The majority of respondents supported the proposed changes to the Liverpool Civic Place development proposal (82%), while 18% did not.



- In total, 85 comments on the online poll were received, with the vast majority focussing on the project in general rather than changes to the revised scheme.
- Support for the project focussed mostly on opportunities for increased activation of the southern end of the Liverpool CBD and the provision of public parking and community services including child care, library and community hub.
- Those that did not support the project were concerned about the relocation of the library, any increase to council rates or thought the new space to be an unnecessary development for the area.
- The majority of people who engaged at the street stalls in Macquarie Mall were not aware that the development was happening, however were generally supportive of the project, of opportunities for CBD activation and liked the look and feel of the design as shown on the flyer.

In 2020, Council presented ratepayers in the Liverpool LGA with information about Liverpool Civic Place in a May/June 2020 survey via mailout and online. The results are summarised in **Figure 20** below.



**Figure 20** Results of survey on Liverpool Civic Place undertaken by Council

Source: Liverpool City Council.

## 7.2 Community priorities and aspirations identified by Council (2017-2020)

For the purposes of this report, we have drawn on the community perspectives that have been expressed through a range of strategic community consultations undertaken by Liverpool City Council in recent years. This includes consultation for the:

- *Liverpool City Centre Public Domain Masterplan*, which encompasses Liverpool Civic Place (2020)
- Local Strategic Planning Statement – *Connected Liverpool 2040* (2020)
- Community Strategic Plan – *Our Home, Liverpool 2027* (2017).

The community perspectives – needs and aspirations – expressed through these processes have guided Council's vision for Liverpool Civic Place and the range of social infrastructure to be provided through this ambitious development.

Council takes community engagement very seriously, with its *Liverpool Community Participation Plan* (2019) setting out its goals for involving the community in decision-making about major investments like this, and other issues affecting their lives.

The Plan commits to community involvement in the planning system, and states that: Council, when exercising its planning functions will:

- *Provide opportunities for members of the community to participate in planning decisions to achieve better planning outcomes, in an open and transparent process*
- *Ensure the community understands how they can participate in planning decisions*
- *Ensure that the needs and concerns of the community are identified and addressed wherever possible*
- *Ensure Council's strategic planning reflects the aspirations of the community and key stakeholders*
- *Ensure Council meets its legislative requirements in regards to community engagement.*

### 7.2.1 Community priorities and drivers

#### Liverpool City Centre Public Domain Master Plan

The *Liverpool City Centre Public Domain Masterplan* (2020) has been produced to update Council's directions for the city's public domain in order to meet the current and future needs of the growing local community and capitalise on development opportunities in the city centre. The following vision statement has been directly informed by findings from the community consultation:

*The Master Plan for the Liverpool city centre aims to create a rejuvenated and revitalised river city which is vibrant and active, and aspires to achieve a high quality public realm for the community. Using sustainable design principles and best industry practices. It aims to establish a more coherent, cohesive and integrated urban core which is greener, healthier, inclusive and accessible for the city's residents, businesses and visitors. The Master Plan establishes the foundation for a high quality built environment that is safe and liveable, and leverages off the new Western Sydney (Nancy Bird-Walton) International Airport and Aerotropolis, supporting growth and businesses to promote 18 hour economic within the city centre.*

This vision is central to guiding the development plan for Liverpool Civic Place.

#### Local Strategic Planning Statement – a 20-year community-led vision

Council's *Local Strategic Planning Statement* sets out a 20-year planning vision for the City, again deeply informed by community perspectives, and representing a "shared vision of Council and the community that will inform future land use planning."

Community engagement for this policy vision attracted almost 150 formal submissions, along with thousands of survey responses and additional informal comments. Clear themes arising from the engagement included the community's desired for more green spaces and parking, better streets, and better public transport.

## Community Strategic Plan – *Our Home, Liverpool 2027 (2017)*

Liverpool's Community Strategic Plan sets out the vision and priorities of the community with regard to improving quality of life and wellbeing over the next decade.

The vision was developed following extensive consultation with residents, including community forums, surveys and mail-outs., which actively involved more than 1,500 community members. Engagement activities included stalls at community events, community forum activities, rates mail-outs, a phone survey and numerous outreach activities through social media.

The following community vision was consequently established for the LGA through this ten-year plan:

*LIVERPOOL: Rich in nature, rich in opportunity, creating community; our place to share and grow.*

Public consultation undertaken to development the CSP indicated the following community priorities:

- Connected community
- More community activities and events
- Well-maintained, multipurpose facilities that are accessible to all
- Clean public spaces
- Increased green space
- Creation of well-planned, attractive and people-friendly urban environments
- Improvement to access and safety in public areas
- Increased numbers of jobs and businesses in the area.

These priorities were ultimately captured through four strategic directions for the future, as follows:

### 1. Creating Connection

*Say it loud, proud and publicly that we embrace diversity.*

This direction emphasises the importance of connections within Liverpool to create a harmonious community. The community wants:

- An area where connection is created between all people in the community
- More community activities and events
- Facilities to be well maintained and multipurpose
- Access provided to all (youth, seniors, people with disability)
- Our history to be respected.

### 2. Strengthening and Protecting our Environment

*Create greener, cleaner and more family-oriented communities.*

This direction is about planning high-quality, sustainable urban environments to create a great place to live, work and play. The community wants:

- Clean public places
- Creation of more green spaces
- Increased use of renewable energy
- Well-managed development
- Creation of well-planned, attractive and people-friendly urban environments
- Improvement to access and safety in public areas

### **3. Generating Opportunity**

*A hub for small and large business, a centre for education where knowledge is key and attitudes are changed.*

This direction underlines the need for Council to support economic growth, including employment and investment options. The community wants:

- To attract more jobs and businesses to the area
- To upgrade shopfronts
- Improved traffic management
- Small business to be supported.

### **4. Leading through Collaboration**

*Ensure that State and Federal Government are being lobbied to assist with the growth of Liverpool.*

This direction highlights the importance of a Council proactively leading the community, while continually engaging the community to ensure an aligned vision. The community wants:

- More collaboration
- Stakeholders who listen and actively seek out their opinions
- To be led to achieve the best outcomes
- Well managed use of their resources.

## 8.0 Social Impact Assessment

### 8.1 Assessment framework and scope

This SIA has been prepared based on the NSW DPIE SIA Guideline, Liverpool City Council SIA Policy and the suite of social impact assessment factors set out in **Section 2.2** of this report.

This assessment considers the potential impact on the community and social environment should the social impacts envisaged occur, compared to the baseline scenario of the existing use of the site and social context.

The purpose of this social impact analysis is to:

- Identify, analyse and assess any likely social impacts, whether positive or negative, that people may experience at any stage of the project lifecycle, as a result of the project on their:
  - Way of life
  - Community
  - Culture
  - Health and wellbeing
  - Surroundings
  - Access to and use of infrastructure, services and facilities.
- Investigate whether any group in the community may disproportionately benefit or experience negative impacts, and proposes commensurate responses consistent with socially equitable outcomes.
- Develop social impact mitigation and enhancement options for any identified significant social impacts.

Ultimately there are two main types of social impacts that will arise as a result of the proposed development. First, direct impacts caused by the project and which cause changes to occur within the existing community, as measured using social indicators, such as population, health, and employment. Secondly, indirect impacts that are generally less tangible and more commonly relate to matters such as community values, identity and sense of place.

The focus of this assessment is the Study Area, which is expected to experience social impacts associated with the proposed development most directly. Impacts to the broader locality will likely to be less pronounced or are likely to involve a particular issue that will also be present within the surrounding site context.

### 8.2 Assessment factors and responses

The following section sets out the assessment of social impacts arising from the proposed development and recommended responses, including measures to enhance social benefits and mitigate potentially negative impacts. The assessment aligns with the social factors set out in the DPIE SIA Guideline (2017) and Liverpool City Council's Social Impact Assessment Policy (2015), as shown in **Table 7** over page.

It includes a risk assessment of the degree of significance of risk, including the envisaged duration, extent, and potential to mitigate/enhance and likelihood of each identified impact. The social risk matrix provided within the DPIE SIA Guidelines (2017) have been adapted for the purposes of undertaking this social and impact assessment.

Each impact has been assessed and assigned an overall risk that considers both the likelihood of the impact occurring and the consequences should the impact occur. The assessment also sets out recommended mitigation, management and monitoring measures for each identified matter.



**Table 7 Social factors aligned with Liverpool Council SIA and DPIE SIA Guidelines**

Social factor in this assessment	Liverpool Council SIA Policy	DPIE SIA Guidelines
<b>Way of life, including housing, employment opportunities and accessibility</b>	<ul style="list-style-type: none"> <li>• Accessibility</li> <li>• Housing</li> <li>• Local economy and employment opportunities</li> <li>• Needs of specific population groups</li> </ul>	<p>Way of life, including:</p> <ul style="list-style-type: none"> <li>• how people live, for example, how they get around, access to adequate housing</li> <li>• how people work, for example, access to adequate employment, working conditions and/or practices</li> <li>• how people play, for example, access to recreation activities</li> <li>• how people interact with one another on a daily basis</li> </ul>
<b>Community, including its composition, cohesion, character, how it functions, sense of place, including community identity and sense of belonging</b>	<ul style="list-style-type: none"> <li>• Population change</li> <li>• Community identity and sense of belonging</li> </ul>	<p>Community, including its composition, cohesion, character, how it functions and sense of place.</p>
<b>Culture: shared beliefs, customs, values and stories, and connections to land, places, buildings, including cultural and community significance</b>	<ul style="list-style-type: none"> <li>• Cultural and community Significance</li> </ul>	<p>Culture, including shared beliefs, customs, values and stories, and connections to land, places, and buildings (including Aboriginal culture and connection to country)</p>
<b>Health and wellbeing</b>	<ul style="list-style-type: none"> <li>• Health and well-being</li> </ul>	<p>Health and wellbeing, including physical and mental health</p>
<b>Surroundings and amenity, including crime and safety</b>	<ul style="list-style-type: none"> <li>• Crime and safety</li> </ul>	<p>Surroundings, including access to and use of ecosystem services, public safety and security, access to and use of the natural and built environment, and its aesthetic value and/or amenity</p>
<b>Access to and use of infrastructure, services and facilities</b>	<ul style="list-style-type: none"> <li>• Community and recreation services/facilities</li> </ul>	<p>Access to and use of infrastructure, services and facilities, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or volunteer groups.</p>

## Way of life, including employment opportunities and accessibility

### Potential impacts

#### During construction

- Temporary disruption to way of life for residents, workers and visitors in the immediate vicinity, including neighbouring residents, workers in surrounding commercial and retail businesses and visitors to social infrastructure in the area, associated with increased traffic movement, noise, dust and vibration due to construction activity. Sensitive receivers close to the site, include Liverpool Baptist Church and Liverpool Uniting Church, Augusta Cullen Plaza (adjacent to the site).
- Changes to way of life for residents, workers and visitors to businesses on the site that will cease to operate due to the construction of the proposed development, such as tenants of the commercial and retail buildings on the site. This would result in a temporary change in employment opportunities on the site – from employment associated with the operation of the existing businesses on the site to construction jobs.
- Potential social impacts to accessibility and way of life associated with traffic changes during construction, including:
  - Possible changes to mode of transport for workers accessing surrounding businesses,
  - Time inconvenience associated with increased traffic due to construction activities/vehicles, including for students at the schools and the university, visitors to Liverpool Hospital and shoppers at Liverpool Westfield.
  - Traffic, road safety and parking impacts associated with construction activity at the site.
- It is noted that the site is located in a CBD context with an existing high level of traffic, noise and activity throughout the day and night.

#### During operation:

- Supporting the planned transformation of Liverpool CBD into a major metropolitan centre for Greater Sydney, by providing increased housing choice and employment opportunities in a highly accessible location. This would contribute towards achieving the Greater Sydney Commission's vision of a "30-minute city" where employment, social infrastructure, retail services and other daily living needs are highly accessible
- Positive social impacts to way of life associated with enhanced housing choice close to employment opportunities, public transport and social infrastructure. To meet demand from forecast population growth, Liverpool City Council has identified the need to investigate opportunities for enhanced housing choice close to transport and services.
- The co-living facility component of the development would increase supply of short-term housing in Liverpool CBD, positively contributing to way of life in the following ways:
  - Meeting growing demand for housing in Liverpool CBD
  - Providing diversity in housing products in a location close to employment opportunities and public transport
  - Meeting the housing needs of those seeking flexibility in length of tenancy.
- Positive impacts associated with increased employment opportunities through the delivery of 21,800sqm of high quality commercial office space, which is likely to be attractive to a range of tenants seeking to leverage the economic benefits of locating near Liverpool Innovation Precinct. The provision of new commercial floorspace in this location has the potential to complement health infrastructure in the area to further support growth of the Liverpool Hospital precinct.
- Positive way of life benefits for residents of the co-living facility, associated with the convenience of housing located within walking distance of daily living needs. In particular, current and future employees of Liverpool Hospital and allied health services may wish to access co-living housing, close to health facilities within Liverpool Hospital. Hospital patients and their families may also wish to access co-living facilities as short to medium term housing option in a location conveniently close to Liverpool Hospital.
- Positive way of life impacts for workers in the commercial floorspace, with access to well-designed office spaces in a location within walking distance to Liverpool Station, and co-located with social infrastructure (i.e. library, childcare centre) which may be accessed by workers at lunch and before/after work. This is likely to have positive impacts on worker experience at the site.

### Potential impacts

- Improvements to accessibility associated with the delivery of a throughsite link, connecting the site to Liverpool Station. This has the potential to enhance convenience and reduce travel times for residents, workers and visitors to the site.

### Responses / mitigation measures

- Potential impacts associated with the construction phase will be managed through the implementation of the Construction Management Plan, in consultation with the contractor.
- Develop a Plan of Management for the co-living facility to identify opportunities to enhance safety (in line with the recommendations of the CPTED assessment) and to manage any traffic and transport issues as they arise.
- Explore opportunities to connect the proposed development with surrounding active transport links to encourage active transport to this site.
- Continue to consult with surrounding businesses and residents throughout construction and during operation to monitor the impact of increased traffic and congestion.
- Consider opportunities to enhance social interactions in the proposed development in a way that can also enable physical distancing and other post-COVID-19 public health measures that may need to be taken.
- Explore opportunities for improved active transport links between the site and Liverpool Station and Liverpool Hospital, to enable sustainable transport choices for residents of co-living facilities and workers within the commercial development.
- Ensure that the commercial floorspace and co-living facilities delivered on the site are developed in accordance with best practice principles in a high density setting, e.g. maximising natural light, sustainability, cross-ventilation, maximising opportunities for safety and surveillance.

### Summary

<b>Overall Social Risk Rating and social benefit</b>	<p>The social risk rating is low – moderate with the overall rating of risk considered to be:</p> <ul style="list-style-type: none"> <li>Construction: C2 (possible minor)</li> <li>Operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood level</b>	<p>There may be minor impacts to residents in the area in relation to their way of life during the construction period. For workers, residents and visitors to the Liverpool CBD, including workers in existing businesses on the site, construction may impact their way of life moderately. However, once the proposed development is fully operational post construction, the way of life for residents, workers and visitors is likely to greatly improve from employment opportunities arising from new commercial floorspace and greater housing choice will be available from the co-living facilities.</p>
<b>Consequence level</b>	<p>The consequence of change to way of life as a result of construction is minor, and minimal during operation.</p>
<b>Duration</b>	<p>The impacts identified are likely to be temporary: occurring only during the construction phase. The benefits to way of life associated with the operation of the proposed development are likely to be permanent.</p>
<b>Extent</b>	<p>The impact is likely to be experienced differently by individuals and groups. Neighbouring residents and visitors to the Liverpool CBD may be impacted, likely through traffic and construction impacts. These impacts will likely disrupt daily routines, amenity and access of surrounding residents.</p>
<b>Severity/ sensitivity</b>	<p>The impacts on the key stakeholders is not considered to be extreme or significant.</p>

## Potential impacts

<b>Potential to mitigate/enhance</b>	<p>The potential to mitigate impacts is high, as construction management and effective engagement can be utilised to address and manage any concerns that stakeholders may have. Ongoing contact and engagement will be crucial to ensure stakeholders are informed about all changes that may impact them throughout the project.</p> <p>Further to this, the proposed Construction Management Plan will be crucial to ensure that any foreseeable construction impacts are mitigated prior to them arising.</p>
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## Community, including community identify, sense of belonging, population change and housing

### Potential impacts

#### During construction

- The construction period would disrupt the existing local community surrounding the site, including:
  - Impacts to composition and population change: The demolition of existing businesses on the site will impact the composition of the community, due to the loss of workers and businesses in this part of Liverpool CBD. A change to the local community may be experienced during construction, with increased construction workers in the local area, however it is likely that they will be spending in the local shops which generates a positive impact. Change to the composition of the community may be perceived as a negative impact, however change is aligned with the GSC's vision for job growth in the Liverpool Collaboration Area and Liverpool CBD to thrive as a metropolitan centre.
  - Impacts to how the community functions: Potential impacts to how the community functions associated with the loss of businesses and workplaces on the site, and establishment of a major construction site in the Liverpool CBD, which may impact daily routines for visitors and workers to the Liverpool CBD.
  - Impacts to sense of place/community identity: Some surrounding residents, students and nearby schools and users of the Liverpool CBD may have connections, narratives and memories associated with the site that would be disrupted by the redevelopment, construction phase and changes to the streetscape of the area. Further, long established businesses that operated at the site will be misplaced, altering their sense of place. However, it is noted that this redevelopment is in line with local and state government's strategic vision for Liverpool CBD as a thriving metropolitan centre.

#### During operation

- There are many positive benefits in delivering new commercial floorspace and co-living facilities at this site, including supporting the planned transformation of Liverpool CBD into a major employment hub for Greater Sydney, and by providing appropriate housing to meet the growing needs for accommodation generated by the expansion of Liverpool Hospital. This has the potential to contribute to sense of identity for residents, visitors and workers within Liverpool CBD, by contributing to the identity of Liverpool as a major metropolitan centre and symbolising the centre's transformation.
- Changes to the composition of the worker population of Liverpool CBD. The high quality commercial floorspace at the site will attract a knowledge businesses and workers to Liverpool CBD, which will support strategic planning to transition Liverpool CBD from a blue collar area dominated by urban services towards an innovation precinct.
- Changes to the community composition associated with delivery of co-living facilities at the site. The proposed development would introduces a different type of housing option to this part of Liverpool CBD, attracting short to medium stay residents and itinerant workers and visitors associated with Liverpool Hospital.
- Positive benefits to community cohesion associated with delivery of co-living facility, which will mix private and shared spaces to encourage social interaction. Co-living offers a range of spaces where people can meet, interact, or simply come across each other. Emerging evidence suggests that co-living is effective in decreasing social isolation, fostering mutual support networks and improving overall sense of community .
- Benefits to community cohesion associated with the delivery of co-living and commercial development co-located with social infrastructure delivered through Phase A of Liverpool Civic Place. The design proposes well-designed places and facilities which have the potential to support community interaction through access to the shared spaces

## Potential impacts

and social infrastructure. Co-location with social infrastructure may encourage social interaction, strengthening community cohesion and sense of belonging on the site.

- A potential negative impact is the perception towards boarding houses which is a term in transition given the historic negative association with poor urban outcomes, social issues and anti-social behaviour. The way people live is changing, driven by the cost of living, increasing land values, desire to have greater flexibility and changing household structures. The co-living housing product will likely have positive impacts as it responds to the housing needs of key-workers and visitors to Liverpool Hospital, provides the opportunity for social cohesion through shared spaces and contributes to greater housing diversity in Liverpool CBD. These benefits will enhance physical and mental health and wellbeing and happiness as access to housing meets the required needs.
- Once operational, the local community would also benefit from an outstanding architectural precinct designed by FMJT. The Precinct has been designed to align with principles that will contribute toward achieving community sense of identity.
- Potential positive impacts to community cohesion associated with delivery of new public domain on the site, which would enhance opportunities for social interaction and connection for workers, visitors and residents to the site.

## Responses / mitigation measures

- The proposed development has been architecturally designed to promote social interaction and gathering of workers and residents of co-living spaces. Ensuring outdoor and indoor gathering spaces are welcoming to all community members, to provide a transition from interior to exterior use of public space, can facilitate social gatherings and casual social interaction enhancing community cohesion.
- Consider developing a Plan of Management for the co-living facility to identify opportunities to activate the site, integrate it with the surrounding Liverpool CBD. The Plan of Management could consider the following:
  - Events and activities for residents of the co-living facility to encourage social interaction
  - “House rules” for use of shared facilities
  - Safety and security
  - Supporting the needs of religiously and culturally diverse residents.
- Explore opportunities for future commercial uses to form partnerships with Liverpool Hospital and universities to encourage utilisation of the proposed development, knowledge sharing and contribute towards the economic performance of the wider Liverpool Collaboration Area.

## Summary

<b>Overall Social Risk Rating and social benefit</b>	There is an overall positive social benefit to the local and broader community. The social risk rating is considered low with the overall rating of risk is: <ul style="list-style-type: none"> <li>• During construction: D2 (unlikely minor)</li> <li>• During operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood level</b>	It is likely that during operation, there would be positive impacts on the community of the study area. Negative impacts on the study area during construction and operation are unlikely.
<b>Consequence level</b>	The consequence will likely be minor during construction and minimal during operation.
<b>Duration</b>	Operational benefits are long term.
<b>Extent</b>	The impact during construction is likely to be experienced by users and visitors to the Liverpool CBD and surrounding residents. The positive impacts during operation are likely to be experienced by key workers and visitors at Liverpool Hospital, the future residents of co-living facilities, and the future employees travelling to the site from the broader LGA and beyond.



Potential impacts	
<b>Severity/ sensitivity</b>	Impacts are likely to be experienced differently by different groups and individuals. The benefits of the development are likely to be experienced most strongly by co-living residents, future employees and key workers and visitors associated with Liverpool Hospital.
<b>Potential to mitigate/ enhance</b>	There is a high potential to enhance the positive social impacts of the proposed development through taking account of social issues raised above in its delivery and ongoing operational management.

### Culture: shared beliefs, customs, values and stories, and connections to land, places, buildings, including cultural and community significance

Potential impacts	
<u>During construction</u>	
<ul style="list-style-type: none"> <li>The Liverpool Civic Place site is located adjacent to a heritage item (Memorial School of Arts), which is “a fine example of a public building of its era, indicating a level of technical achievement and creativity in its design and construction...[and is] associated with Major General Cox, L.J. Ashcroft and the World War 1 Veterans of Liverpool.”<sup>8</sup> There may be perceived risks to this heritage item, due to construction activity at the site.</li> </ul>	
<u>During operation</u>	
<ul style="list-style-type: none"> <li>Positive impacts from the delivery of a high quality, well-designed development at this location enhances the opportunity create a place narrative at a landmark location that forms part of ongoing growth of Liverpool CBD, despite the short-term impacts during construction. The worker and resident population of the proposed development would activate the overall Liverpool Civic Place development, contributing to its community significance.</li> <li>Potential impacts to community connections to the Liverpool CBD, associated with the ongoing transformation of the Liverpool CBD from suburban centre to a major metropolitan centre for Greater Sydney. The scale, density and quality of the overall Liverpool Civic Place development exemplifies the transformation of the Liverpool CBD and may disrupt existing community narratives about the site for long term residents.</li> </ul>	

Responses / mitigation measures	
<ul style="list-style-type: none"> <li>Explore opportunities to document the transformation of the site, e.g. photographs, oral histories, as a record of the narrative of Liverpool CBD's transformation.</li> <li>Explore opportunities to incorporate existing community values and narratives into the proposed development during operation.</li> <li>Consider the type of co-living housing product that respond to the needs of the future residents, including key workers and visitors connected to Liverpool Hospital and other individuals that require housing with flexible tenancy in Liverpool CBD.</li> </ul>	

Summary	
<b>Overall Social Risk Rating and social benefit</b>	The social risk rating is low – moderate with the overall rating of risk considered to be: <ul style="list-style-type: none"> <li>Construction: C2 (possible minor)</li> <li>Operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood</b>	The likelihood of social impact occurring is unlikely during operation and possible during construction.
<b>Consequence</b>	Minor during construction, minimal during operation.
<b>Duration</b>	The benefits to culture of the proposed development associated with operation will be long term.

<sup>8</sup> NSW Office of Environment and Heritage, “Memorial School of Arts,” < <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1970016> >

Potential impacts	
<b>Severity/ sensitivity</b>	Impacts are likely to be experienced differently by different groups and individuals. As the site is adjacent to a historic site, the sensitivity is moderate.
<b>Extent</b>	Impacts are most likely to be experienced by future employees, residents of co-living and key workers and visitors connected to Liverpool Hospital.
<b>Potential to mitigate/ enhance</b>	There is potential to enhance the positive benefits of the proposed development by ensuring measures are employed to maintain cultural connection, values and stories to the site, as well as celebrating the diversity of the community.

## Health and wellbeing

Potential impacts	
<u>During construction</u>	
<ul style="list-style-type: none"> <li>Potential negative wellbeing impacts for workers and visitors to existing businesses on the site, associated with the redevelopment of these buildings and associated changes to employment/livelihood.</li> <li>Potential wellbeing impacts associated with construction noise, vibration, dust and disruption for surrounding workers and visitors to the Liverpool CBD.</li> </ul>	
<u>During operation</u>	
<ul style="list-style-type: none"> <li>Wellbeing benefits associated with reduced travel times for residents of co-living facilities and workers within the commercial development who may currently be travelling long distances to access affordable accommodation or employment opportunities. Reduced community results in increased time to spend with family and friends.</li> <li>Positive benefits to wellbeing associated with delivery of co-living facility, which will mix private and shared spaces to encourage social interaction. Emerging evidence suggests that co-living is effective in decreasing social isolation, fostering mutual support networks and improving overall sense of community, with positive benefits for mental health and wellbeing.</li> <li>Positive wellbeing benefits for residents and workers of the site associated with occupying co-living facilities and commercial development of a high quality, which prioritises resident and worker wellbeing.</li> <li>Wellbeing benefits for the broader South West Sydney LHD associated with supporting the growth and effective functioning of Liverpool Hospital. The commercial component of the site could accommodate ancillary uses that support growth of the hospital, while the co-living facilities may support visiting health professionals and hospital key workers.</li> </ul>	

Responses / mitigation measures	
<ul style="list-style-type: none"> <li>Potential impacts associated with the construction phase will be managed through the implementation of the Construction Management Plan.</li> <li>Explore opportunities to connect the site with active transport links to Liverpool Hospital and other centres, to encourage physical activity and the health and wellbeing benefits of active transport, e.g. bicycle parking, end of trip facilities for residents and workers at the development.</li> <li>The buildings should be designed to be inclusive and welcoming of all people to support cohesion through co-living and shared spaces.</li> </ul>	

Summary	
<b>Overall Social Risk Rating and social benefit</b>	<p>The overall social risk rating is considered low, with social benefit considered to be moderate in the contribution to improvements in health and wellbeing of the local community.</p> <ul style="list-style-type: none"> <li>During construction: D2 (unlikely minor)</li> <li>During operation: D1 (unlikely minimal)</li> </ul>

Potential impacts	
<b>Likelihood</b>	The likelihood level of social impact occurring is unlikely during operation.
<b>Consequence</b>	Minor during construction and minimal during operation.
<b>Duration</b>	The social benefits are realised long term, with improved access to Liverpool Hospital, cobenefiting future employees, residents and visitors.
<b>Severity/ sensitivity</b>	Not considered to be of significant consequence or severity.
<b>Extent</b>	The proposal is likely to have significant positive contributions to health and wellbeing for future residents, employees and visitors in the long term.
<b>Potential to mitigate/enhance</b>	Ability to enhance positive benefit is high, through an effective engagement and participation strategy that realises the needs of existing residents.

## Surroundings – amenity, including crime and safety

Potential impacts	
<u>During construction</u>	
<ul style="list-style-type: none"> <li>Changes to the streetscape and appearance of the site associated with construction activity, including establishment of hoarding.</li> <li>Impacts on the amenity of the area associated with dust, noise, vibration due to construction activity. It is noted that the site is adjacent to sensitive receivers, including Liverpool Hospital, Liverpool Public School, Al Amanah College, All Saints Catholic College, places of worship, local community facilities and open space. These facilities may be being visited by people experiencing disabilities, illness and/or distress that may be particularly sensitive to construction-related disruption.</li> <li>Potential impacts to amenity of Memorial School of Arts and Augusta Cullen Plaza, located within proximity to Phase B/C site, adjacent to the Phase A construction site. These facilities are valued social infrastructure assets of Liverpool CBD, and users of these facilities may be disrupted/inconvenienced by noise, dust, vibration and increased traffic movements that may reduce the amenity of these facilities.</li> <li>Impacts on the amenity of the area associated with increased traffic movements due to construction activity. Potential impacts related to amenity and safety associated with increased traffic movements may include: <ul style="list-style-type: none"> <li>Safety risks associated with students of surrounding schools crossing roads near construction site,</li> <li>Increased noise associated with construction vehicles, including trucks,</li> <li>Frustration and disruption associated with increased congestion for surrounding residents and workers.</li> </ul> </li> </ul>	
<u>During operation</u>	
<ul style="list-style-type: none"> <li>Improvements to the streetscape of Liverpool CBD associated with delivery of the proposed development, which is of a high architectural quality. The following key design principles that have influenced the architectural design of Liverpool Civic Place Phase B/C: <ul style="list-style-type: none"> <li>Promote the positioning of Liverpool Civic Place in the context of Global Sydney, and the specific urban conditions which would influence the design of this significant CBD site and improve the permeability of built form.</li> <li>Create a next generation workplace environment that realises the opportunities that are emerging in future work practice, wellbeing and sustainability, communication and digital technologies, security and mixed-use development.</li> <li>Create a development that is consistent with transit-oriented development principles, to reflect the scale and density appropriate for a site within the Liverpool CBD and proximity to the railway station.</li> <li>Make an outstanding contribution to Liverpool's urban realm both in terms of its fit into the existing and emerging built fabric, and in terms of its public experience.</li> </ul> </li> </ul>	

## Potential impacts

- Activation of the site will contribute to Council's vision for Liverpool CBD 24-hour economy.
- Create a visible gateway precinct at the southern end of Liverpool's CBD which will be highly visible from arterial roads, Liverpool Railway Station and main civic streets including Macquarie Street and George Street.
- Permanent changes to the surroundings and appearance of the site associated with the development of Liverpool Civic Place at this site, including co-living facilities and commercial offices. The proposed development is significantly higher and more dense than existing development on the site, and is of a high architectural quality, reflecting the future vision for the Liverpool CBD as a major metropolitan centre for Greater Sydney.
- Potential improved perceptions of safety associated with increased activity in the area, including at night, associated with delivering of a higher density of employment floorspace and residents coming and going from the co-living facilities, enhancing opportunities for passive surveillance.
- Increased activation of the site associated with an introduction of residents and workers on the site, accessing the site, visiting social infrastructure, retail and other services in the area. This would increase the amount of pedestrian movement and activate the site during the day and early hours of the evening.
- Improvements to the amenity and appearance of the site associated with the delivery of a small public space and a through-site link.
- Potential for increased traffic movements associated with the operation of the proposed development at this site, which is likely to attract visitors and workers from across Liverpool LGA. Potential impacts related to amenity and safety associated with increased traffic movements may include:
  - Safety risks associated with students of surrounding schools crossing roads near the site,
  - Frustration and disruption associated with increased congestion for surrounding residents, workers and visitors in Liverpool CBD.

## Responses / mitigation measures

- Construction impacts will be managed in line with the Construction Management Plan, including development of a complaints register.
- Encourage active transport to and from the proposed development, to minimise car travel. Explore opportunities to enhance wayfinding between Liverpool Station and the proposed development, to encourage public transport use.
- Consider developing a Plan of Management for the proposed development to identify opportunities to enhance access and convenience for visitors to the proposed development, to enhance safety (in line with the recommendations of the CPTED assessment) and to manage any traffic and transport issues as they arise.
- Consider opportunities for public spaces to enhance the amenity of the area at night, whilst maintaining a sense of security.

## Summary

<b>Overall Social Risk Rating and social benefit</b>	<p>Overall social risk rating is low to moderate, however positive social benefit anticipated in the development and activation of the site for residential and commercial floorspace as part of Liverpool metropolitan centre, having a flow on effect of improving overall amenity for the local area with increased activation in the public domain and an overall positive amenity outcome. The social risk rating is considered high – moderate with the overall rating of risk is:</p> <ul style="list-style-type: none"> <li>• Construction: C3 (possible moderate)</li> <li>• Operation: D3 (unlikely moderate)</li> </ul>
<b>Likelihood</b>	<p>The impacts are likely to be most prevalent during the construction of phase, due to construction impacts, and during the operational phase, associated with loss of the livelihood of businesses at this site. However, improved activation amenity and surroundings is very likely following the completion of the construction.</p>

Potential impacts	
<b>Consequence</b>	The impact on the amenity is likely to be moderate during construction. Redevelopment will not cause displacement of existing residents, however will mean relocation of existing businesses, however the new uses will appropriately respond to the GSC's vision for Liverpool as a metropolitan centre.
<b>Duration</b>	Some impacts are likely to be experienced during the short term, during construction, although the loss of existing businesses at this site will be permanent.
<b>Severity/ sensitivity</b>	The consequences are likely to be moderate during construction but will be reduced during operation as the activation of the site will improve amenity significantly.
<b>Extent</b>	Impacts are predicted to be felt by users of the existing local businesses, and some nearby residents during the construction phase.
<b>Potential to mitigate/ enhance</b>	High potential to mitigate any negative amenity impacts and enhance positive contributions, through Construction Management Plans and the development of a complaints register that records any issues and establishes whether any action needs to take place.

## Access to and use of infrastructure, services and facilities

Potential impacts	
<u>During construction</u>	
<ul style="list-style-type: none"> <li>Potential social impacts associated with permanent loss of access to commercial floorspace at Phase B/C on the site. Existing businesses operating from this site would need to seek alternative premises, and visitors would need to identify alternative businesses to meet their needs.</li> <li>Potential changes to use and access of surrounding social infrastructure (e.g. schools, hospital, community centres, places of worship), retail services and commercial premises associated with construction impacts, e.g. dust, noise, vibration, increased traffic movements. The establishment of hoarding and changes to the streetscape associated with the construction phase may also have an effect on wayfinding and access to surrounding infrastructure, services and facilities, resulting in inconvenience and disruption.</li> <li>Potential impacts to users of Memorial School of Arts and Augusta Cullen Plaza, located outside Phase B/C site, however within proximity, adjacent to the Phase A construction site. These facilities are valued social infrastructure assets of Liverpool CBD, and users of these facilities may be disrupted/inconvenienced by noise, dust, vibration and increased traffic movements that may reduce the amenity of these facilities.</li> </ul>	
<u>During operation</u>	
<ul style="list-style-type: none"> <li>Positive social benefits to residents of co-living facilities and workers within commercial offices associated with co-location of the proposed development with planned social infrastructure at Liverpool Civic Place. The facility would be in close proximity to library and childcare services, meeting the health and social connection needs of the future residential population and key workers and visitors.</li> <li>Enhanced activation and viability of social infrastructure delivered in Phase A of the Liverpool Civic Place site, associated with co-location of the site with residential and commercial development with a significant client-base for the planned social infrastructure.</li> <li>Positive social benefits associated with proximity of the Phase B/C site to active transport and public transport options, including Liverpool Station, and connecting to other strategic centres across Greater Sydney. This strongly aligns with the GSC's goal of a 30-minute city – reducing travel times and increasing opportunities for users to spend time with their family and friends.</li> <li>Improved access to public transport and important landmarks in Liverpool CBD will be realised through the delivery of sign posting and wayfinding, to encourage active transport, and a throughsite link as part of the proposed development.</li> <li>Potential increased pressure on surrounding social infrastructure, such as Bigge Park, Lighthorse Park and Woodward Park, due to forecast increased workers and residents in the proposed development.</li> </ul>	



Potential impacts	
Responses / mitigation measures	
<ul style="list-style-type: none"> <li>During the construction phase, undertake community consultation with relevant stakeholders, businesses, users and visitors of the Liverpool CBD to ensure they are informed of the impacts of construction on the operation of their facilities.</li> <li>Ensure that the design of the proposed development enables convenient wayfinding to the commercial offices and co-living facilities, and from Liverpool Civic Place to Liverpool Station and Liverpool Hospital, to encourage active transport.</li> </ul>	
Summary	
<b>Overall Social Risk rating and social benefit</b>	<p>Upon completion of the proposed works, the project is considered to provide significant social benefit. It is important to ensure regular communication and engagement with stakeholders to manage the any potential negative impacts during the construction and operation phase. The social risk rating is considered moderate-low with the overall rating of risk is:</p> <ul style="list-style-type: none"> <li>Construction: C2 (possible minor)</li> <li>Operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood</b>	Likely long-term impact as the use of the site for commercial and co-living residential is altered through construction. Significant positive benefit upon completion.
<b>Consequence</b>	The consequence of impacts during the construction phase are considered moderate, due to the displacement of existing commercial businesses at the site.
<b>Duration</b>	Most potential negative impacts will occur during the construction phase. Most potential positive social benefits will occur during the operational phase.
<b>Severity/ sensitivity</b>	Severity and sensitivity is considered to be minor in relation to the proposed development.
<b>Extent</b>	The extent of the impact may be felt by some workers and businesses in the Liverpool CBD.
<b>Potential to mitigate/ enhance</b>	It is important to ensure regular communication and engagement with stakeholders to manage the community awareness and understanding of the proposed development during both the construction and operational phase.

### 8.3 Concluding comments

An assessment of the social impact categories, as defined within the *Social Impact Assessment Guideline* (DPIE, 2017) and *Social Impact Assessment Policy* (Liverpool City Council, 2015) has been undertaken with consideration to the issues identified through the baseline analysis.

Each category of impact is appraised with a significance of the impact based on the likelihood, consequence and social risk rating. Overall, the level of impacts range from being low to moderate, with no major significant negative impacts identified in relation to the proposal.

Overall, the level of impacts of the development have been assessed as ranging from low to moderate, with no major significant negative impacts identified that cannot be effectively mitigated.

Key challenges identified with the proposed development relate to:

- Temporary impacts to amenity and surroundings during the construction phase of Liverpool Civic Place – Phase B/C. Changes to amenity may relate to environmental factors such as noise, traffic and parking, vibration, views and air quality. These impacts will be managed in accordance with legislation and regulation, through a Construction Management Plan to be developed in consultation with the contractor
- Permanent loss of businesses currently located at this site, which may be accessed by workers and visitors to the Liverpool CBD. These users will need to identify alternative premises and businesses to meet their needs.

The most significant social benefits of the proposal relate to:

- Improvements to way of life and daily routines for future residents of co-living facilities and workers in the commercial offices on the site associated with the provision of housing and employment options co-located with public transport, planned social infrastructure and major employment hubs associated with Liverpool Innovation Precinct (e.g. Liverpool Hospital)
- Supporting the planned transformation of Liverpool CBD into a major metropolitan centre for Greater Sydney, by providing increased housing choice and employment opportunities in a highly accessible location. This would contribute towards achieving the Greater Sydney Commission's vision of a "30-minute city" where employment, social infrastructure, retail services and other daily living needs are highly accessible
- Supporting the planned expansion of Liverpool Hospital by providing high quality, accessible and comparatively affordable co-living facilities accessible to hospital staff, visiting health professionals and patients. The planned growth of the hospital will drive demand for increased accommodation options for staff, patients and their families to support the effective functioning of the facility
- Improvements to way of life and community cohesion for residents of co-living facilities associated with the mix private and shared spaces within the facility to encourage social interaction. Co-living offers a range of spaces where people can meet, interact, or simply come across each other. Emerging evidence suggests that co-living is effective in decreasing social isolation, fostering mutual support networks and improving overall sense of community
- Improvements to way of life and wellbeing for workers within commercial offices at the site, associated with delivery of high quality commercial floorspace at this location, which would support worker wellbeing
- Positive impacts to amenity associated with increased activation and improved streetscape at the site, as the design of Phase B/C of Liverpool Civic Place aims to make an outstanding contribution to the urban realm of Liverpool CBD. The high architectural quality of the development has the potential to contribute positively towards sense of place and community identity

The overall long-term benefit of the proposed development is considered to be positive, and potential negative impacts can be mitigated through implementation of a robust Construction Management Plan and development of a Plan of Management for the site based on ongoing consultation with the local community and relevant stakeholders.

## 9.0 Social strategy directions

### 9.1 Introduction

This section synthesises the outcomes of the Social Impact Assessment into a suite of strategic directions to guide the development, taking into account:

- Benefits to key sectors of the community, as per above demographic analysis
- Social outcomes in terms of housing diversity, new commercial floorspace and urban built form improvements to be delivered
- Contribution to local place character, vibrancy and amenity within Liverpool City Centre and for the wider community who accessing this significant centre
- Outcomes across a range of social sustainability metrics (for example, social connectedness, liveability; social capital-building; human capital-building; community wellbeing and resilience).

The purpose of the social strategy is to align the development process and outcomes with the social vision and directions for the project – as established through relevant strategic policies and plans, stakeholder and community engagement outcomes and the outcomes of the community needs analysis.

This strategy draws on the perspectives and aspirations expressed through government policy and community and stakeholder engagement to guide the project's delivery of ensure the proposed scheme delivers social outcomes for the existing, emerging and future community of Liverpool Civic Place.

### 9.2 Key directions for optimising social outcomes through the scheme

The following social strategy directions are suggested to guide the development:

- Delivering on the vision for a revitalised Liverpool City Centre
- Clustering a mix of uses to create a dynamic environment
- Enhancing workforce wellbeing and resilience
- Encouraging social connections between neighbours in high density through delivery of shared spaces.

These key themes and directions for the social strategy are explored in further detail below, and will inform subsequent refinement of the proposed planning and contributions framework for the precinct.

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#### Delivering on the vision for a revitalised Liverpool CBD

The development supports the strategic goals, directions and actions of the Western City District Plan by strengthening the competitiveness of Liverpool CBD. It will support the role of Liverpool as a key employment hub in Greater Sydney by adding 21,800sqm of high quality commercial office space, which is likely to be attractive to a range of tenants seeking to leverage the economic benefits of locating near Liverpool Innovation Precinct.

Development of Phase B/C of Liverpool Civic Place will contribute to significant job growth in Liverpool CBD. and to contribute to a competitive Liverpool Innovation Precinct and Liverpool CBD. The development will replace aging commercial and retail tenancies with a high quality commercial development capable of attracting higher-order firms seeking premium-grade office space. Potentially, this could include health, biomedical and pharmaceutical uses seeking to locate close to the Liverpool Innovation Precinct.

Liverpool CBD has a critical role in the Western City District's transition to a modern service-based economy with an increasingly global influence – including by attracting and retaining high profile knowledge businesses that will generate economic activity in the area. Phase B/C of the Liverpool Civic Place development will support this transition through the development of a modern, high-quality and activated commercial office building in the heart of Liverpool CBD, and by delivering co-living facilities to support the growth of the Liverpool CBD.

The redevelopment of the site will also significantly increase new employment opportunities within the Liverpool CBD, with excellent access to public transport at Liverpool Station and Interchange.

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### **Clustering a mix of uses to create a dynamic environment**

The plan to deliver commercial floorspace and co-living facilities, co-located with social infrastructure, in this prime location will create a new community activating the Liverpool CBD during the daytime and night-time.

The strategic co-location of new co-living housing and commercial floorspace with social infrastructure being delivered as part of Phase A Liverpool Civic Place will support continuing improvements to community wellbeing and resilience, including through the delivery of new opportunities for employment as well as recreation and knowledge sharing.

The development reflects best practice design principles, delivering a range of benefits including providing employment opportunities, housing and spaces for community members of diverse ages, cultural backgrounds, interests and ambitions to come together and share in the social life of the city.

Through encouraging casual social interaction, this development brings the benefits of building social cohesion and social capital over the long term: an exciting prospect that will likely flourish given Liverpool's diverse communities.

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### **Enhancing workforce wellbeing and resilience**

As outlined previously, the proposed redevelopment of Liverpool Civic Place will result in some 21,800sqm of modern, commercial office floorspace which will be considered prime quality stock and will meet the current requirements for high-quality office floorspace. This would include improved design, natural light, technology, safety, sustainability and overall amenity to support worker wellbeing.

Reducing worker stress and boosting the wellbeing and resilience of workers is a key priority for many major companies, including Google, Lendlease, Dropbox and Accenture. As well as introducing workplace wellness programs, such as gym memberships and health talks, many companies are also designing workplaces themselves to support wellbeing, covering a range of factors including lighting, air quality, materials, furniture, physical activity, and food. For example, air filtration systems and materials and furniture that don't contain chemicals like formaldehyde, can significantly contribute to employees' wellbeing and productivity. Providing natural ventilation, views of nature, and greenery in the workplace have also been shown to improve employee's wellbeing and productivity.<sup>9</sup>

From a social perspective, supporting the wellbeing of workers will deliver improved social outcomes in terms of life satisfaction, physical and mental health and reduced work-related stress.

From an economic perspective, a development that of this type would bring the quality of commercial office space in Liverpool CBD up to modern standards and will help to future proof the asset as well as contribute to the overall appeal of the Liverpool CBD as a key modern, commercial office destination.

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### **Enhance social connections between neighbours in high density through delivery of shared spaces**

Supporting social connectedness among co-living residents is important for sustaining social wellbeing and cohesion within the co-living facility. Future residents of the co-living facility will be renting, and/or from culturally and linguistically diverse backgrounds, and will require spaces where they can gather and build social ties.

Co-living facilities can play an important role in enhancing social connections by providing spaces for residents to meet each other and interact. Indoor and outdoor communal spaces in new developments offer space for community gathering and events such as community meetings; strata committee meetings; yoga classes; community-run classes; seminars; adult education; mothers' groups; social gatherings, and functions.

To maximise the benefits of these spaces, the following functional requirements are recommended:

- Well-located within the development to maximise visibility, prominence and utilisation, e.g., near communal lifts

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<sup>9</sup> Sander, L 2018, "How employers can design workplaces to promote wellness" in *The Conversation*, <<https://theconversation.com/how-employers-can-design-workplaces-to-promote-wellness-91983>>

- Fit-out and size that maximises the flexibility of the space
- Spaces separated by moveable walls, which can provide for smaller or larger spaces as required
- Large space able to accommodate up to 100-150 people standing, when at maximum capacity
- Smaller spaces ranging from 40-200sqm
- Kitchenette available to service community functions, including sink, microwave etc, food preparation space, scaled according to the size of the space
- Dedicated toilet provision for this part of the facility – one accessible unisex toilet as a minimum, provision to meet regulatory requirements, according to the size of the space
- Furniture storage – to provide for furniture (tables/ chairs) for flexible uses
- Appealing view/ aspect – to make it commercially desirable for hire for functions
- Some outdoor access would be desirable (i.e., to open up the room for an indoor/ outdoor function).



## Appendix A. Strategic policy review

Western City District Plan	
Greater Sydney Commission (2018)	
<b>Purpose &amp; vision</b>	<p>The Greater Sydney Commission's Western City District Plan is a 20 year plan to manage growth in the LGAs of Liverpool, Hawkesbury, Penrith, Fairfield, Blue Mountains, Campbelltown, Camden and Wollondilly.</p> <p>The Plan highlights the importance of establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City, including Western Sydney Airport, Badgerys Creek Aerotropolis and the South West Growth Area.</p> <p>The Plan focuses on extending Liverpool CBD to create better connections to and through the river and to make Liverpool a true river city. While the Plan does not include specific directions related to Liverpool Civic Place, it identifies action for the Collaboration Area, of which Liverpool CBD forms part of. Build on the centre's administrative and civic role is a key action for the Collaboration Area.</p> <p>The Plan notes that the Western City District contains a diverse range of people from different socio, cultural, ethnic, linguistic backgrounds, and from differing socio-economic circumstances. The Plan also notes:</p> <p><i>"The District includes social housing in places like Minto, Airds, Bradbury, Claymore and Bonnyrigg. Targeted local responses to address spatial variations in socio-economic disadvantage across the District are required, particularly in neighbourhoods that experience greater disadvantage. This includes creating communities where social housing is part of the same urban fabric as private and affordable housing, has good access to transport and employment, community facilities and open spaces, which can therefore provide a better social housing experience."</i> (p.33-34).</p>
<b>Key actions</b>	<p>The Plan contains a number of priorities and actions relevant to Liverpool Civic Place:</p> <ul style="list-style-type: none"> <li>• <b>Planning Priority W3: Providing services and social infrastructure to meet people's changing needs;</b> <ul style="list-style-type: none"> <li>– Action 9: Deliver social infrastructure that reflects the needs of the community now and in the future</li> <li>– Action 10: Optimise the use of available public land for social infrastructure</li> </ul> </li> <li>• <b>Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities</b> <ul style="list-style-type: none"> <li>– Action 11: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by: <ul style="list-style-type: none"> <li>a. Providing walkable places at a human scale with active street life</li> <li>b. Prioritising opportunities for people to walk, cycle and use public transport</li> <li>c. Co-locating schools, health, aged care, sporting and cultural facilities</li> <li>d. Promoting local access to healthy fresh food and supporting local fresh food production</li> </ul> </li> <li>– Action 12: Incorporate cultural and linguistic diversity in strategic planning and engagement.</li> <li>– Action 13: Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.</li> <li>– Action 15: Facilitate opportunities for creative and artistic expression and participation, wherever feasible, with a minimum regulatory burden, including: <ul style="list-style-type: none"> <li>a. Arts enterprises and facilities, and creative industries</li> <li>b. Interim and temporary uses</li> <li>c. Appropriate development of the night time economy</li> </ul> </li> <li>– Action 16: Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places</li> </ul> </li> <li>• <b>Planning Priority W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport.</b></li> <li>• <b>Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage.</b> <ul style="list-style-type: none"> <li>– Action 19: Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by: <ul style="list-style-type: none"> <li>a. prioritising a people-friendly public realm and open spaces as a central organising design principle</li> <li>b. recognising and balancing the dual function of streets as places for people and movement</li> </ul> </li> </ul> </li> </ul>

Western City District Plan	
	<ul style="list-style-type: none"> <li>c. <i>providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres</i></li> <li>d. <i>integrating social infrastructure to support social connections and provide a community hub</i></li> <li>e. <i>recognising and celebrating the character of a place and its people.</i></li> <li>– <i>Action 22: Use place-based planning to support the role of centres as a focus for connected neighbourhoods.</i></li> <li>– <i>Action 23: Use flexible and innovative approaches to revitalise high streets in decline.</i></li> <li>• <i>Planning Priority W18: Delivering high quality open space.</i></li> <li>– <i>Action 80: Maximise the use of existing open space and protect, enhance and expand public open space by:</i> <ul style="list-style-type: none"> <li>a. <i>providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow</i></li> <li>b. <i>investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space</i></li> <li>c. <i>requiring large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved</i></li> <li>d. <i>planning new neighbourhoods with a sufficient quantity and quality of new open space</i></li> <li>e. <i>delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses</i></li> <li>f. <i>delivering or complementing the Greater Sydney Green Grid</i></li> <li>g. <i>providing walking and cycling links for transport as well as leisure and recreational trips.</i></li> </ul> </li> </ul>

Our Home Liverpool 2027	
Liverpool City Council (2017)	
<b>Purpose &amp; vision</b>	<p>Liverpool City Council's most recent community strategic plan identifies a 10 year vision for the future of the LGA, based on extensive community consultation. The following vision has been identified for the LGA: "LIVERPOOL: Rich in nature, rich in opportunity, creating community; our place to share and grow (p. 15). Public consultation undertaken to development the CSP indicates that the following community priorities:</p> <ul style="list-style-type: none"> <li>• Connected community,</li> <li>• More community activities and events,</li> <li>• Well-maintained, multipurpose facilities that are accessible to all,</li> <li>• Clean public spaces,</li> <li>• Increased green space,</li> <li>• Creation of well-planned, attractive and people-friendly urban environments,</li> <li>• Improvement to access and safety in public areas,</li> <li>• Increased numbers of jobs and businesses in the area.</li> </ul>
<b>Key actions</b>	<p>To achieve this vision, Council has identified a number of strategic directions:</p> <ul style="list-style-type: none"> <li>• <i>Direction 1: Creating connection, including:</i> <ul style="list-style-type: none"> <li>– <i>Celebrate diversity, promote inclusion and recognise heritage</i></li> <li>– <i>Deliver a range of community events and activities</i></li> <li>– <i>Implement access and equity for all members of the community</i></li> <li>– <i>Provide community facilities which are accessible to all</i></li> <li>– <i>Create a dynamic, inclusive environment, including programs to support healthy living.</i></li> </ul> </li> <li>• <i>Direction 2: Strengthening and protecting our environment,</i></li> <li>• <i>Direction 3: Generating opportunity,</i></li> <li>• <i>Direction 4: Leading through collaboration.</i></li> </ul>

Connected Liverpool 2050: Draft Local Strategic Planning Statement	
Liverpool City Council (2019)	
<b>Purpose &amp; vision</b>	<p>Liverpool City Council's draft LSPS provides a land use vision for the LGA to 2050. The purpose of the LSPS is to list planning priorities and to manage housing, economic and population growth in the LGA. The LSPS identifies the following vision for Liverpool:</p> <p><i>"A vibrant place for people that is community focused, walkable, public transport-oriented, sustainable, resilient and connected to its landscape. A place that celebrates local diversity and history, and is connected to other Sydney centres. A jobs-rich city that harnesses health, research, education, innovation and growth opportunities to establish an inclusive and fair place for all."</i> (p.18)</p> <p>The development of the LSPS has been informed by engagement with the local community, who have identified their top priorities for Liverpool:</p> <ul style="list-style-type: none"> <li>• More parks, trees and green space</li> <li>• Better streets</li> <li>• Better public transport</li> <li>• A cleaner environment</li> <li>• More car parking.</li> </ul>
<b>Key actions</b>	<p>The LSPS includes a number of planning priorities relevant to the delivery of Liverpool Civic Place, including:</p> <ul style="list-style-type: none"> <li>• <i>Planning Priority 2: A rapid smart transit link between Liverpool and Western Sydney International Airport</i></li> <li>• <i>Planning Priority 3: Accessible and connected suburbs</i></li> <li>• <i>Planning Priority 5: A vibrant, mixed-use and walkable 24-hour City Centre with the Georges River at its heart</i></li> <li>• <i>Planning Priority 6: High quality, plentiful and accessible community facilities, open space and infrastructure aligned with growth.</i></li> <li>• <i>Planning Priority 7: Housing choice for different needs, with density focused in the City Centre and centres well serviced by public transport</i></li> <li>• <i>Planning Priority 8: Community focused low-scale suburbs where our unique local character and heritage are respected</i></li> <li>• <i>Planning Priority 9: Safe, healthy and inclusive places shaping the wellbeing of the Liverpool community.</i></li> <li>• <i>Planning Priority 11: An attractive environment for local jobs, business, tourism and investment.</i></li> </ul>

Community Facilities Strategy: A Blueprint for a Modern Network of Community Facilities	
Liverpool City Council (2016)	
<b>Purpose &amp; vision</b>	<p>LCC has developed a strategy to inform the delivery of community facilities across the LGA, to meet the needs of the community's growing population now and in the future. The report identified 39 community facilities and proposes 8 new facilities. The strategy identifies a number of key challenges and actions for delivery of community facilities within Liverpool LGA, including:</p> <ul style="list-style-type: none"> <li>• Meeting the needs of a growing population,</li> <li>• Managing an ageing stock of facilities, which are no longer fit for purpose due to issues with age, single purpose design that limits the flexibility of facilities, siting and inappropriate locations, low rents that are unable to fund renewal of facilities,</li> <li>• Funding and financing of infrastructure in new release areas, and the importance of timeliness of constructing facilities in release areas.</li> </ul> <p>The Strategy also identifies current and future drivers for renewal of LCC's network of community facilities, including:</p> <ul style="list-style-type: none"> <li>• Rapid population growth,</li> <li>• High density development,</li> <li>• High numbers of children, young people and families, as well as an ageing population,</li> <li>• Cultural and linguistic diversity, and a strong concentration of refugees in the area.</li> </ul>

Community Facilities Strategy: A Blueprint for a Modern Network of Community Facilities	
	<ul style="list-style-type: none"> <li>Some areas experiencing significant disadvantage, including in the 2168 postcode (including Miller), and growing income inequality.</li> </ul> <p>The Strategy identifies a guiding vision for the provision of community facilities within Liverpool: <i>“To build a world-class network of multi-purpose community facilities that inspire and connect residents, and act as focal points for community life.”</i></p> <p>The Strategy also identifies guiding principles for the delivery of community facilities, including:</p> <ul style="list-style-type: none"> <li><i>Planning for the future</i></li> <li><i>A coordinated network of facilities</i></li> <li><i>Equity and access</i></li> <li><i>Inclusive</i></li> <li><i>Multipurpose and adaptable</i></li> <li><i>Promoting social capital</i></li> <li><i>Building a ‘sense of place’</i></li> <li><i>Going green</i></li> <li><i>Safety and security.</i></li> </ul> <p>The Strategy also includes detailed recommendations for provision of community facilities within the City Centre District. The strategy identifies that the key challenges within this area will be:</p> <ul style="list-style-type: none"> <li>Meeting the needs of future population living in high density housing, and</li> <li>Managing community expectations around shared multi-purpose facilities.</li> </ul> <p>The priorities for the City Centre District are:</p> <ul style="list-style-type: none"> <li>Exploration of opportunities for current Liverpool City library site to house multiple community organisations, and</li> <li>Upgrade and repurposing of Dr Pirie Centre to support activities in Bigge Park.</li> </ul>
Key actions	<p>The Strategy identifies the following key actions to achieve the vision for LCC’s community facilities:</p> <ul style="list-style-type: none"> <li><i>Delivering a world-class network of facilities</i> <ul style="list-style-type: none"> <li><i>Advocate to the State Government for improved funding mechanisms for social infrastructure</i></li> <li><i>Consolidate ageing assets to provide new, modern facilities that benefit the broader community</i></li> <li><i>Improve facility planning for new release areas</i></li> <li><i>Plan for a work hub/small business incubator as part of a community hub</i></li> <li><i>Plan for an integrated homelessness service in the city centre</i></li> <li><i>Explore opportunities for income generating activities</i></li> </ul> </li> <li><i>Customer focused delivery</i> <ul style="list-style-type: none"> <li><i>Program facilities to maximise participation, inclusion and occupancy rates</i></li> <li><i>Improve promotion of our facilities</i></li> <li><i>Implement system improvements to facilitate advance booking of community facilities</i></li> </ul> </li> <li><i>A new model of governance</i> <ul style="list-style-type: none"> <li><i>Review Council’s internal operational management, decision making and reporting structures</i></li> <li><i>Establish strategic working groups and partnerships</i></li> <li><i>Links with community development outcomes with provision of facilities</i></li> </ul> </li> <li><i>Implementing best practice facility asset management</i> <ul style="list-style-type: none"> <li><i>Implement best practice asset management planning</i></li> <li><i>Ensure leases reflect long-term operating costs.</i></li> </ul> </li> </ul>

Recreation, Open Space and Sports Strategy 2018-2028	
Liverpool City Council 2020	
<b>Purpose &amp; vision</b>	<p>Liverpool City Council's Recreation, Open Space and Sports Strategy (ROSS) seeks to establish a strategic framework to plan for future needs of a diverse and growing population and guide the future provision and management of Liverpool's recreational, open space and sporting facilities and services.</p> <p>The vision is "to create best practice recreation, open space and sports facilities for the community that connect residents and foster a healthy community".</p> <p>The Strategy is made up of three components:</p> <ul style="list-style-type: none"> <li>• Recreation: strengthening Council's recreation offering by delivering new and upgraded infrastructure that meets the needs of the community;</li> <li>• Open space: improve our open space and liveability by delivering best practice management of open space and greening the Liverpool City and;</li> <li>• Local Sports: strengthening Liverpool's local sports sector by delivering new and upgraded infrastructure and improving the understanding of the needs of local sporting clubs and the wider community.</li> </ul>
<b>Key actions</b>	<p>The Strategy lists guiding principles of relevance to delivering social infrastructure at Liverpool Civic Place, including:</p> <ul style="list-style-type: none"> <li>• Planning for the future: <ul style="list-style-type: none"> <li>– adopting a new classification and hierarchical approach to managing and developing open space and recreation facilities,</li> <li>– adopting a strategic approach where needs, issues and opportunities will be assessed having regard to the Strategy's broader priorities</li> <li>– adapting to decreasing block sizes and increase in apartment living</li> <li>– A commitment to the Liverpool community that open space will be retained and where possible expanded, particularly in the City Centre</li> </ul> </li> <li>• Creating a "sense of place": <ul style="list-style-type: none"> <li>– Open space and recreation facilities are an integral component of the City and contribute to the vitality of urban centres and local identity. Local stories and culture will be ingrained into landscape design and creation facilities to assist in fostering community identity and ownership, creating visible change at street level.</li> </ul> </li> <li>• Equity and access <ul style="list-style-type: none"> <li>– The design of open space will promote the principles of universal design by facilitating physical access for all abilities. The needs of parents and children, older persons, and persons with a disability shall be given a high priority.</li> </ul> </li> <li>• Multi-purpose <ul style="list-style-type: none"> <li>– Multi-purpose spaces allow for a multiplicity of uses, enabling a wide range of activities and ensuring maximum use and optimisation of space, as well as creating connection among Liverpool's diverse population.</li> </ul> </li> <li>• Connections <ul style="list-style-type: none"> <li>– Connecting our green spaces will help drive utilisation and help people get to and from parks without the use of private vehicles. Shared paths in our green spaces that allow cycling and walking will encourage people to use active transport means along green 'connector' streets and Council's shared path network.</li> </ul> </li> <li>• Promoting social capital <ul style="list-style-type: none"> <li>– Open space and facilities shall respond to identified community need and interests facilitating both organised and chance meeting and thereby promoting social capital and connection amongst the Liverpool residents. District and regional facilities will become key focal points and will act as a key meeting space for the community</li> </ul> </li> <li>• Safety and security <ul style="list-style-type: none"> <li>– Our open space and recreation facilities will provide a high degree of personal safety and minimise vandalism and other antisocial behaviours by firstly attracting people, improving passive surveillance, and incorporating and applying Crime Prevention through Environmental Design (CPTED) principles. New developments should maximise opportunities of casual surveillance towards open and recreation spaces.</li> </ul> </li> </ul> <p>The Strategy identifies over 90 key actions across the three critical areas. These key actions are not location specific and apply to the whole Liverpool Local Government Area. For example:</p> <ul style="list-style-type: none"> <li>• Utilise a place making approach to guide development of open space and facilities</li> <li>• Undertake regular safety audits of open spaces</li> </ul>



**Recreation, Open Space and Sports Strategy 2018-2028**

- Ensure tree-planting activities in passive recreational areas align with CPTED principles and future Open Space and Design Guidelines
- Ensure incorporation of female-friendly design principles for all new and upgraded facilities

**Liverpool City Centre Public Domain Masterplan****Liverpool City Council 2020**

<b>Purpose &amp; vision</b>	<p>The Liverpool City Centre Public Domain Masterplan (2020) has been produced to update Council's directions for the city's public domain in order to meet the current and future needs of the growing local community and capitalise on development opportunities in the city centre, where public domain works can be delivered through Development Application conditions of consent and Voluntary Planning Agreements.</p> <p>The vision statement has been informed by findings from the community consultation and is:</p> <p><i>"the Master Plan for the Liverpool city centre aims to create a rejuvenated and revitalised river city which is vibrant and active, and aspires to achieve a high quality public realm for the community. Using sustainable design principles and best industry practices. It aims to establish a more coherent, cohesive and integrated urban core which is greener, healthier, inclusive and accessible for the city's residents, businesses and visitors. The Master Plan establishes the foundation for a high quality built environment that is safe and liveable, and leverages off the new Western Sydney (Nancy-Bird Walton) International Airport and Aerotropolis, supporting growth and businesses to promote 18 hour economic within the city centre".</i></p>
<b>Key actions</b>	<p>The Masterplan identifies a list of 90 projects that are detailed through site specific interventions under streets, service ways/laneways, car parking, open space, hydrology, heritage.</p> <p>Of relevance to the subject site, the document lists upgrades to Scott Street and Memorial Avenue and Augusta Cullen Plaza – Landscape Concept Plan (part of Liverpool Civic Place).</p> <p>The Scott Street and Memorial Avenue upgrade will include:</p> <ol style="list-style-type: none"> <li>1. Proposed Liverpool Civic Place development, incorporating a new library and Council administration building;</li> <li>2. Introduce pedestrian priority crossings at the intersection of service ways/laneways.</li> <li>3. Install new street plantings as per the Street Tree Master Plan planting detail and structure soil tree root zones</li> <li>4. Implement stage 1 traffic speed reduction to 40km/hr, and liaise with RMS to reduce traffic speed to 30km/hr.</li> <li>5. Undertake traffic and urban design study to investigate options that rationalise vehicle movements and maximise public domain space</li> <li>6. Retain existing successful street trees and plant drought/shade tolerant ground covers to tree zones</li> <li>7. Install tree planting between car parking bays to improve street character and organise on-street parking</li> <li>8. Investigate cycle lane options and alternative road configurations</li> <li>9. Install tree plantings and other laneway treatments to strengthen connections to Railway Service way</li> <li>10. Use blank wall facade of Quest building as a key public art space. Option of a large scale art work that can be viewed from a number of locations, both close &amp; far</li> <li>11. Install new furniture, fittings and fixtures</li> <li>12. Install new granite core paving with blue stone kerb as per the Paving Typology Plan</li> <li>13. Explore potential pedestrian priority connection across Scott Street</li> </ol>

**Social Justice Policy****Liverpool City Council 2018**

<b>Purpose &amp; vision</b>	<p>The <i>Social Justice Policy</i> provides guiding principles for Council's commitment to protect human rights and promote key social justice values of freedom, respect, equity and dignity for the community of the Liverpool Local Government Area (LGA). The Policy is Council's commitment to redress impacts of social and economic inequalities both on those affected and the wider community.</p>
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Social Justice Policy	
<b>Key actions</b>	<p>The policy identifies Council's responsibility to support people who may have barriers to accessing services or opportunities, including children and young people.</p> <p>Principles which are applicable to the proposed development include:</p> <ul style="list-style-type: none"> <li><i>Equity: Council is committed to fairness in providing services, making decisions and distributing resources equally.</i></li> <li><i>Access: Council is committed to providing and advocating for services and facilities that are available to all regardless of background, ability or capacity.</i></li> </ul>

Social Impact Assessment Policy	
Liverpool City Council 2015	
<b>Purpose &amp; vision</b>	<p>Council's <i>Social Impact Assessment Policy</i> provides a framework for ensuring SIA is effectively integrated as part of Council's decision-making process. The policy outlines when a SIA is required, how it should be undertaken and how the outcomes that arise are implemented and managed.</p> <p>The Policy identifies that social impact assessment processes aim "to identify and manage the positive and negative consequences of proposed developments, policies, plans and planning instruments to optimise social outcomes and community wellbeing" (p.2). The purpose of the Policy is to assist Council to "support the growth of Liverpool into a vibrant and liveable City – one that meets the needs of the present population and provides opportunities for future generations to prosper." (p.2)</p> <p>The Policy specifies that a Social Impact Comment is required for applications for the development of childcare centres with more than 20 places.</p>

Better Placed	
Government Architect NSW, 2017	
<b>Vision and principles</b>	<p>The office of the Government Architect NSW (GANSW) in creating Better Placed (2017) aims to achieve better places for communities in NSW through advocating the importance of design for better places and spaces and supporting industry and government to deliver good design for people. Key objectives of this policy, relevant to Liverpool Civic Place are to ensure cities and towns deliver cost effective services, including health services public transport, and community facilities. Key considerations from the Better Placed Policy include:</p> <p><i>Environments which support accessibility and social interaction promote community physical and mental health, reducing longer – term health impacts and costs.</i></p> <p><i>Buildings and spaces which people enjoy using will be better maintained and cared for. They will last longer as valuable parts of the city or town and minimise the need for replacement.</i></p> <p><i>Liveable spaces support people and lifestyle, promoting safety, healthy, comfort and well-being for all.</i></p> <p>Indeed, one of the most pressing challenges in Sydney today is the coordination population growth and demographic changes whilst improving liveability. The design and quality of public space plays an important role in how people move around, interact and experience their physical environment as well as their social connections. Through the shaping of the built environment, local government has an opportunity to encourage healthy activities and experience, leading to improved health outcomes for local communities.</p>

Belonging, Being and Becoming: Early Years Learning Framework	
Australian Government 2009	
<b>Purpose &amp; vision</b>	<p>The Early Years Learning Framework aims to assist early childhood educators to provide young children with opportunities to reach their potential and build a foundation for future success in learning. The delivery of the Framework aims to contribute towards to Council of Australian Government's vision that: "All children have the best start in life to create a better future for themselves and for the nation" (p.5).</p> <p>The document is focused on five key learning outcomes:</p> <ul style="list-style-type: none"> <li><i>Children have a strong sense of identity</i></li> </ul>

Belonging, Being and Becoming: Early Years Learning Framework	
	<ul style="list-style-type: none"> <li>• <i>Children are connected with and contribute to their world</i></li> <li>• <i>Children have a strong sense of wellbeing</i></li> <li>• <i>Children are confident and involved learners</i></li> <li>• <i>Children are effective communicators (p.8).</i></li> </ul> <p>The Framework identifies a holistic approach to child development, addressing “<i>children’s physical, personal, social, emotional and spiritual wellbeing as well as cognitive aspects of learning</i>”.</p>

State Environmental Planning Policy (Educational Establishments and Child Care Facilities)	
NSW Government 2017	
<b>Purpose &amp; vision</b>	<p>The <i>State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017</i> aims to facilitate the effective delivery of educational establishments and early education and care facilities across the state. The SEPP recognises the need for child care, schools, TAFEs and University level infrastructure focused on good design.</p> <p>The SEPP aims to streamline planning processes for child care providers and developers to deliver new early education and care facilities across NSW.</p>

Child Care Planning Guideline	
NSW Government 2017	
<b>Purpose &amp; vision</b>	<p>The Child Care Planning Guideline takes precedence over a Development Control Plan (DCP), with some exceptions in the event where the two overlap in relation to a child care facility. The guidelines inform how good design can maximise safety, health and the care of young children. Objectives include:</p> <ul style="list-style-type: none"> <li>• <i>To promote high quality planning and design of child care facilities in accordance with the physical requirements of the National Regulations;</i></li> <li>• <i>Ensure that child care facilities are compatible with the existing streetscape, context and neighbouring land uses; and</i></li> <li>• <i>Minimise any adverse impacts of development on adjoining properties and the neighbourhood, including the natural and built environment.</i></li> </ul> <p>The Guideline includes design quality principles and matters for consideration during the design process. It also reflects the requirements of the national regulations for child care facilities, and contains detailed design guidelines regarding the internal physical environment (including indoor space requirements, laundry, toilet and hygiene requirements, ventilation and natural light, nappy change facilities and premises designed to facilitate supervision, and so on) and outdoor physical environment (including outdoor space requirements, natural environment, shade, fencing and soil assessments).</p> <p>The guideline includes reference to the provision of childcare in industrial areas, noting that “<i>noisy environments such as industrial areas and substations may impact on the amenity and well-being of the children and staff. The location of child care facilities should be selected to avoid or minimise the potential impact of external sources of significant noise</i>” (p.17).</p> <p>The guideline also notes that “<i>drop off, parking and play areas in light industrial or commercial areas need to be carefully sited, away from heavy truck traffic and main roads to minimise risk of accidents</i>” (p.18).</p>

Liverpool Development Control Plan 2008	
Liverpool City Council 2008	
<b>Purpose &amp; vision</b>	<p>The <i>Liverpool Development Control Plan 2008</i> provides detailed planning and design guidelines which support the planning controls as outlined within the Liverpool Local Environment Plan 2008. The DCP outlines the increasing need for child care centres in Liverpool LGA that are accessible to work locations and places of residence. The DCP states child care centres are to not adversely affect the surrounding locality's amenity.</p> <p>Child Care Centre objectives within Part 3.8 Non Residential Development in Residential Zones are:</p> <ul style="list-style-type: none"> <li>a) <i>To provide and maintain a safe and healthy learning and play environment for children;</i></li> <li>b) <i>To ensure that Child Care Centres do not interfere with the amenity of adjoining properties;</i></li> <li>c) <i>To ensure Child Care Centres are consistent with the existing streetscape in residential areas;</i></li> <li>d) <i>To ensure that Child Care Centres maintain the existing character of the surrounding environment; and</i></li> <li>e) <i>To ensure that the play areas are clearly defined and to enable children to play in a secure environment under supervision.</i></li> </ul>

## Appendix B. Demographic profile

Category	Study Area	Liverpool LGA	Greater Sydney
<b><u>Income</u></b>			
Median individual income (annual)	\$26,230	\$30,480	\$37,460
Variation from Greater Melbourne median	-30.0%	-18.6%	na
% of persons (15 years or older) earning \$1,000pw or more	23.8%	28.9%	37.3%
Median household income (annual)	\$56,830	\$80,850	\$92,200
Variation from Greater Melbourne median	-38.4%	-12.3%	na
% of Households earning \$2,500pw or more	8.4%	25.2%	31.8%
<b><u>Age Structure</u></b>			
Median Age (years)	31.8	33.0	36.4
<b><u>Country of Birth</u></b>			
Australia	30.4%	55.9%	61.9%
Aboriginal and Torres Strait Islanders	0.7%	1.5%	1.4%
Other Major English Speaking Countries	2.4%	3.7%	7.6%
Other Overseas Born	67.2%	40.4%	30.5%
% speak English only at home	21.8%	26.3%	62.5%
<b><u>Household Composition</u></b>			
Couple family with no children	18.4%	17.5%	23.8%
Couple family with children	33.9%	48.9%	37.5%
Couple family - Total	52.3%	66.4%	61.3%
One parent family	15.5%	14.8%	11.1%
Other families	1.8%	1.4%	1.3%
Family Households - Total	69.5%	82.6%	73.7%
Lone person household	26.1%	15.7%	21.7%
Group Household	4.4%	1.8%	4.6%
<b><u>Dwelling Structure (Occupied Private Dwellings)</u></b>			
Separate house	2.2%	75.9%	57.2%
Semi-detached, row or terrace house, townhouse etc.	2.7%	10.5%	14.0%
Flat, unit or apartment	95.0%	13.3%	28.2%
Other dwelling	0.1%	0.2%	0.5%
Occupancy rate	95.9%	95.2%	92.3%
Average household size	2.6	3.3	2.8
<b><u>Tenure Type (Occupied Private Dwellings)</u></b>			
Owned outright	10.0%	24.9%	30.0%
Owned with a mortgage	19.2%	41.3%	34.2%
Rented	70.7%	33.1%	35.1%
State or territory housing authority	5.8%	7.3%	4.2%
Other tenure type	0.2%	0.8%	0.7%
<b><u>Attending Education (% of those attending)</u></b>			
Pre-school	4.9%	6.4%	6.9%
Infants/Primary Total	31.2%	35.6%	32.2%
Secondary Total	20.7%	29.5%	25.0%
Technical or Further Educational Institution	13.6%	7.6%	7.6%
University or other Tertiary Institution	21.5%	17.4%	24.2%
Other type of educational institution	8.1%	3.5%	4.0%
% of total population attending education	21.2%	26.5%	25.2%
<b><u>Highest Level of Education Completed (% of population aged 15 years and over)</u></b>			
	-	-	-
Year 12 or equivalent	69.5%	59.5%	67.5%
Year 9-11 or equivalent	20.3%	30.5%	26.7%
Year 8 or below	6.7%	7.0%	4.4%
Did not go to school	3.5%	3.0%	1.5%
<b><u>Highest Level of Non-School Qualification</u></b>			
Postgraduate degree	12.7%	7.5%	13.9%
Graduate diploma or certificate	1.7%	2.0%	3.4%
Bachelor degree	33.5%	28.2%	36.4%
Advanced diploma or diploma	22.0%	21.4%	17.7%
Certificate	30.1%	41.0%	28.6%
% of persons with non-school qualifications (persons 15 years and above) - excludes not-stated and inadequately described	41.8%	41.9%	52.7%
<b><u>Employment Status</u></b>			
Unemployed/ looking for work	11.9%	7.5%	6.0%
Labour force participation rate	56.9%	61.7%	65.6%



## Appendix C. Co-living arrangements

Details	Description
Minimum and maximum resident tenure	<ul style="list-style-type: none"> <li>Rental agreements from 3 months to 24 months.</li> </ul>
Approximate price of rent	<ul style="list-style-type: none"> <li>Inclusive Rents between \$330 and \$525 p/w (depending on unit size, location and length of stay)</li> </ul>
Concession arrangements for appropriate groups and students	<ul style="list-style-type: none"> <li>Provisions for utilities, WIFI, bikes, basic food items, onsite management and community meals for all residents (included in rent)</li> </ul>
Adequate cleaning arrangements during weekends, special events and on call/demand basis	<ul style="list-style-type: none"> <li>"Cleaning of the co-living rooms will be the sole responsibility of each tenant and they will be inspected at least monthly by the On-Site manager. All common areas will be mopped, dusted and vacuumed once per week by a proficient cleaner arranged by the On-Site manager".</li> <li>A cleaning contractor will be engaged to clean all spaces outside of studio apartments on a bi-weekly basis and after special events, as necessary. Communal and high spaces are cleaned more frequently on account of Covid-19</li> <li>It is the onsite manager's responsibility to engage the a cleaning contractor</li> <li>The community host/onsite manager is responsible for engaging the cleaning contractor to clean all spaces outside of studio apartments on a bi-weekly basis and after special events, as necessary. The community host/onsite manager can also arrange professional cleaning for residents at an additional fee. It is otherwise requested that residents keep their personal spaces clean and hygienic.</li> </ul>
Details of any known market research or local housing needs assessment supporting the proposed housing mix in co-living.	<ul style="list-style-type: none"> <li>The current sites are typically between 30-100 units which enables the delivery of architecturally designed micro apartments, quality onsite management and indoor/outdoor communal spaces. Units 18-28m<sup>2</sup> with a mix of smaller to medium unit modules in prime locations and a greater proportion of larger unit modules in suburban locations.</li> <li>This proposed housing mix is informed by the preferences of the following market mix of renters:</li> <li>Young professionals (25-40 age category) <ul style="list-style-type: none"> <li>Key workers including nurses, doctors and teachers</li> <li>Couples</li> <li>Singles with a greater ratio females to males</li> <li>Extended stay corporate renters</li> </ul> </li> <li>The renters distinctly prefer the Co living model of rental accommodation in comparison to traditional rental accommodation for the following reasons: <ul style="list-style-type: none"> <li>Flexible (unsure of future plans in relation to work and education)</li> <li>Secure (onsite management meaning occupants feel safe)</li> <li>Private (as an alternative to shared accommodation)</li> <li>Affordable (inclusive rents and fully furnished)</li> <li>Lower risk (less financial penalty for lease break)</li> <li>Location (close to work meaning public transport can be used rather than buying and maintaining a motor vehicle which is costly)</li> <li>Community (regular events to provide personal and professional social connections and combat loneliness)</li> <li>Maintained (by onsite management)</li> </ul> </li> </ul>