



164-170 Croatia Ave Edmondson Park

Social impact assessment

Prepared for
Super Star Holding Group

October 2020

HIIPDA
CONSULTING

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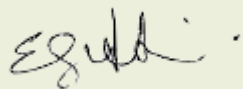
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Quality Control

This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

Reviewer

Signature



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28/10/20

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INTRODUCTION

1.0 INTRODUCTION

HillPDA has been engaged by Super Star Holding Group to prepare a Social Impact Assessment (SIA) to accompany a development application for consideration by Liverpool Council in regard to a proposed mixed use development at 164-170 Croatia Avenue, Edmondson Park (the proposed development).

The site of the proposed development is located within the Edmondson Park Town Centre, immediately to the north east of Edmondson Park Railway Station. The proposed development will consist of 8 buildings, including:

- 679 residential apartments
- 2,983 square metres of ground floor commercial floorspace
- Basement car parking
- Public and private open space, plazas, through site links and associated landscaping.

This SIA has been developed to align with the *Liverpool Council Social Impact Assessment Policy 2020* and aims to identify both potential positive and negative social impacts associated with the proposed development. This report also suggests mitigation measures which will help to maximise social benefits and minimise negative impacts, to the community.

Figure 1: Rendering of the proposed development



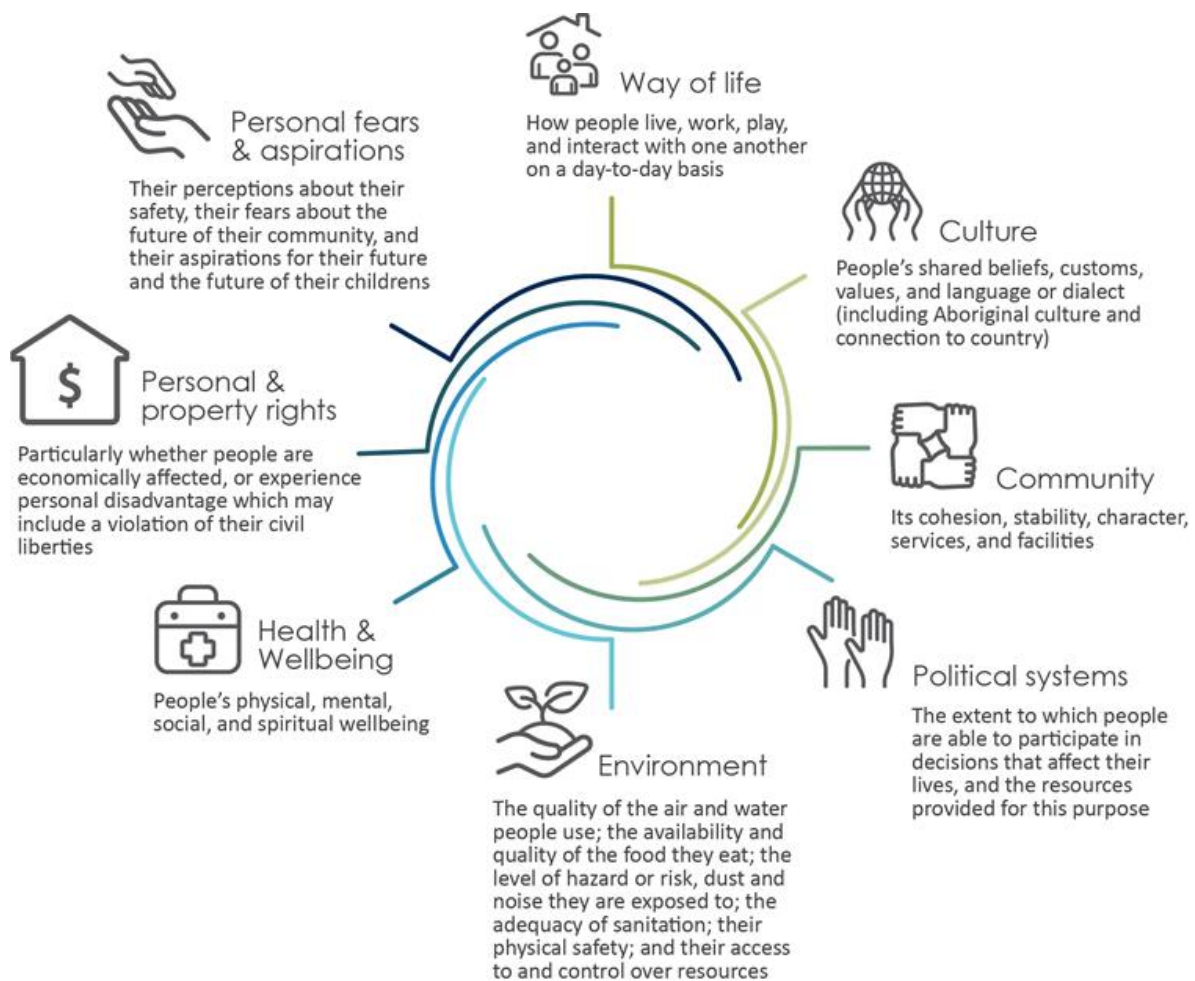
METHODOLOGY

2.0 METHODOLOGY

2.1 Defining social impacts

A social impact can be defined as the net effect of an activity on a community and the well-being of individuals and families. For the purpose of this assessment, social impacts are changes to one or more of the matters identified in Figure 2.

Figure 2: Social impacts



Source: Adapted from Vanclay, F. (2003). International Principles for Social Impact Assessment. Impact Assessment & Project Appraisal 21(1), 5-11

The Liverpool Council *Social Impact Assessment Policy* follows the NSW DPIE *Social Impact Assessment Guideline* in defining social impact, establishing them as arising from changes that impact people in one of nine key areas:

- **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

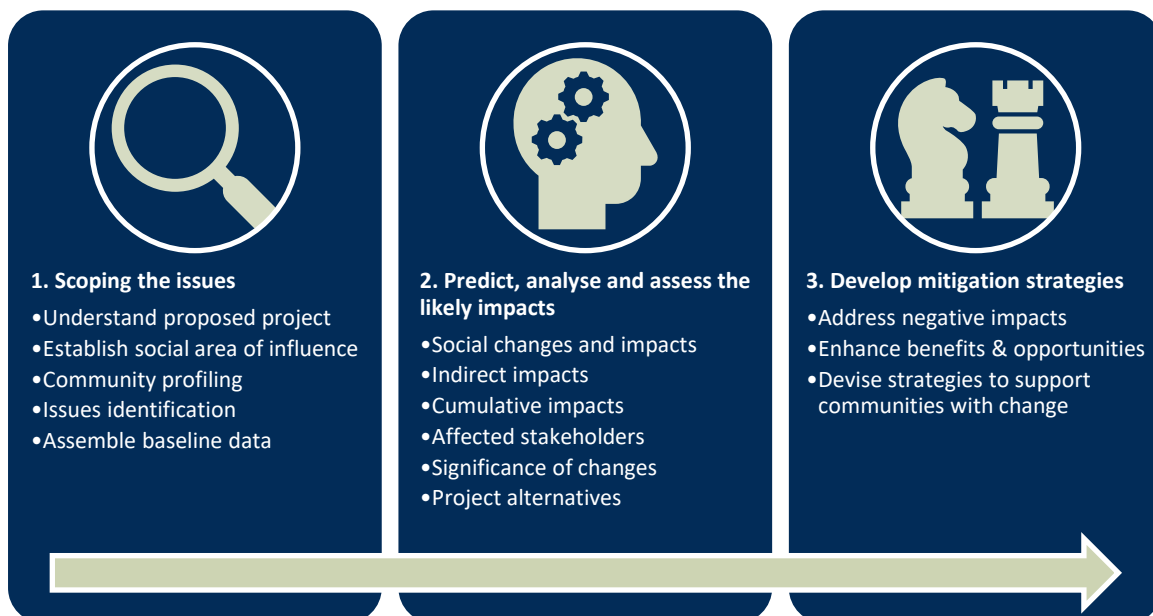
Source: NSW Planning & Environment (2017) via Liverpool Council Social Impact Assessment Policy (2020)

These categories correspond to a range of social and environmental matters that could be impacted by the Proposed Development.

2.2 Assessment methodology

Figure 3 presents the key steps and tasks undertaken as part a Social Impact Assessment.

Figure 3: Assessment methodology

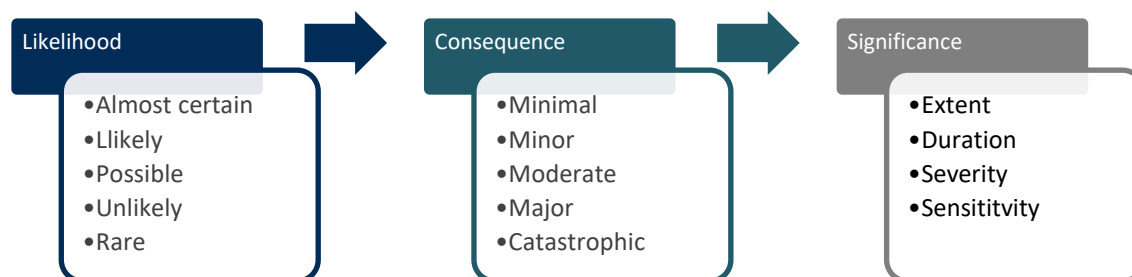


Source: Adapted from Vanclay, F., et al. (2015): p. 7

2.3 Impact assessment framework

The impact assessment presented in this report identifies and evaluates changes to existing social conditions due to the project. This includes the assessment of direct and indirect benefits and effects/impacts, as well as consideration of any cumulative impacts. Individual impact are evaluated in terms of the likelihood of the impact occurring, the magnitude of the consequence and the significance of the impact.

Figure 4: Social impact assessment process



2.3.1 Likelihood of impact

The likelihood of a potential impact is a primary element of considering each social impact and its risk rating. The criteria used to determine the likelihood of any potential impact are described below in Table 1.

Table 1: Likelihood of impact

Likelihood	Description	Indicative Probability
Almost certain	Expected to occur, almost frequently	90 percent
Likely	Could occur in many instances	70 percent
Possible	Just as likely to happen as not	50 percent
Unlikely	Limited occurrence	30 percent
Rare	Very limited occurrence	10 percent

2.3.2 Consequence of impact

The consequence of a potential impact is a key consideration to determine a risk rating. Each consequence is detailed below in Table 2.

Table 2: Consequence

Consequence	Description
Insignificant	No lasting detrimental or negligible impact on the community or environment.
Minor	Minor, short-term isolated impact on the community or environment.
Moderate	Modest, medium-term, widespread impact on the community or environment.
Major	Serious, long-term, widespread impact on the community or environment. Widespread community unrest or discomfort.
Catastrophic	Severe/ extensive on-going, widespread impact on the community or environment.

2.3.3 Significance of impact

Potential impacts have been identified as part of the scoping process. They are then analysed based on the nature of the impact and its predicted severity (see Section 7.0). A mitigation strategy is proposed if necessary and finally, both impacts are assigned a Social Risk Rating (SRR) for a scenario with and a scenario without mitigation. The matrix used to calculate SRR is included below in Table 3. Using this rating system, the social risks for the proposed development are assessed as follows:

Table 3: Social risk matrix

		Consequence				
		Minimal	Minor	Moderate	Major	Catastrophic
Likelihood	Almost certain	High	High	Extreme	Extreme	Extreme
	Likely	Moderate	High	High	Extreme	Extreme
	Possible	Low	Moderate	High	Extreme	Extreme
	Unlikely	Low	Low	Moderate	High	High
	Rare	Low	Low	Moderate	High	High

Source: NSW Planning & Environment (2017) | Vanclay, F; Esteves, A; Aucamp, I; Franks, D (2015)

THE PROPOSAL

3.0 THE PROPOSAL

3.1 The site

The site is located at 164-170 Croatia Avenue, Edmondson Park and is legally defined as Lots 25 and 26 of DP 228850. The site is presently vacant, with open grass and low-level scrub. It is approximately 43.7 hectares in size, of which approximately 30.3 hectares is developable.

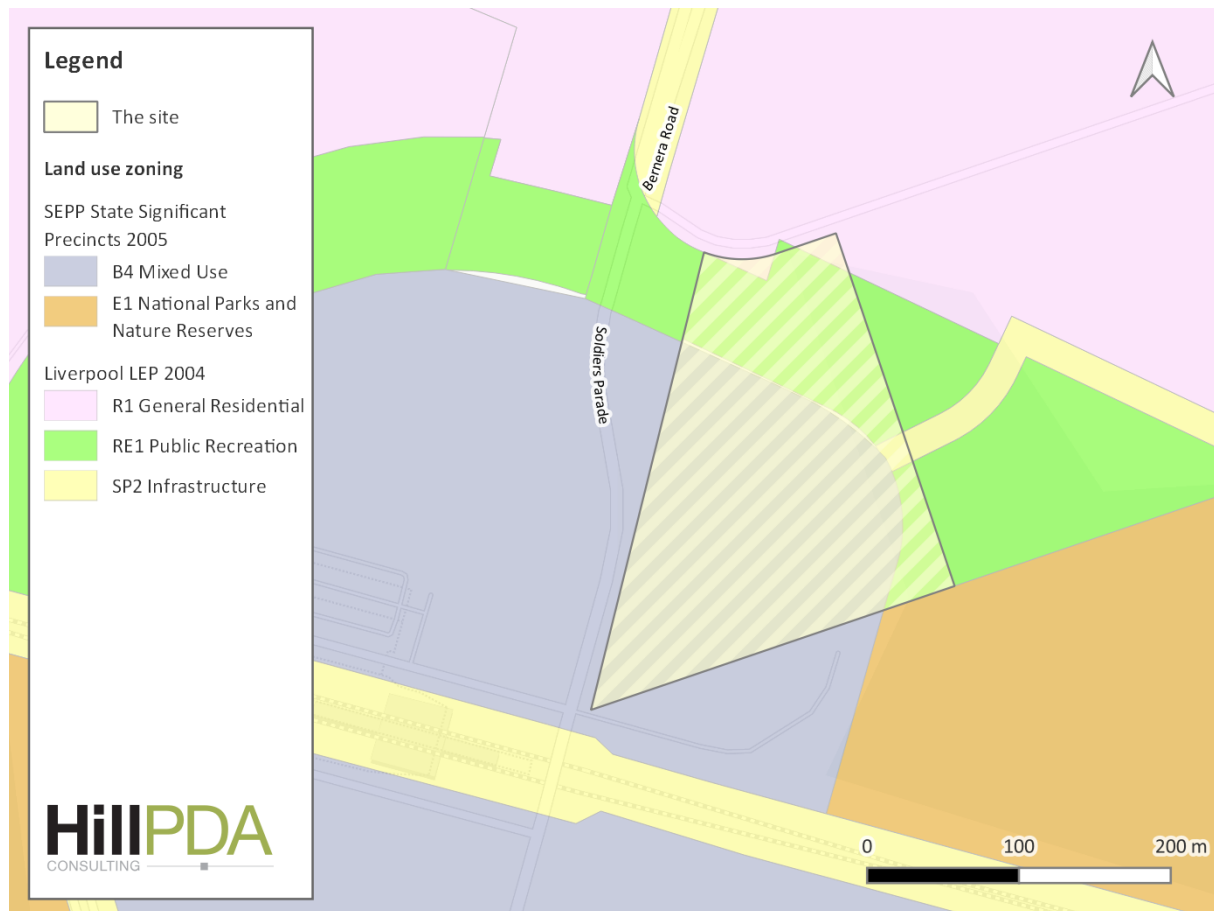
Figure 5: The site



Imagery: Nearmap (2020)

The land use zoning for the site is shown below in Figure 6. It can be seen that the site has four different zones applying to it: B4 Mixed Use, RE1 Public Recreation, SP2 Infrastructure and R1 General Residential.

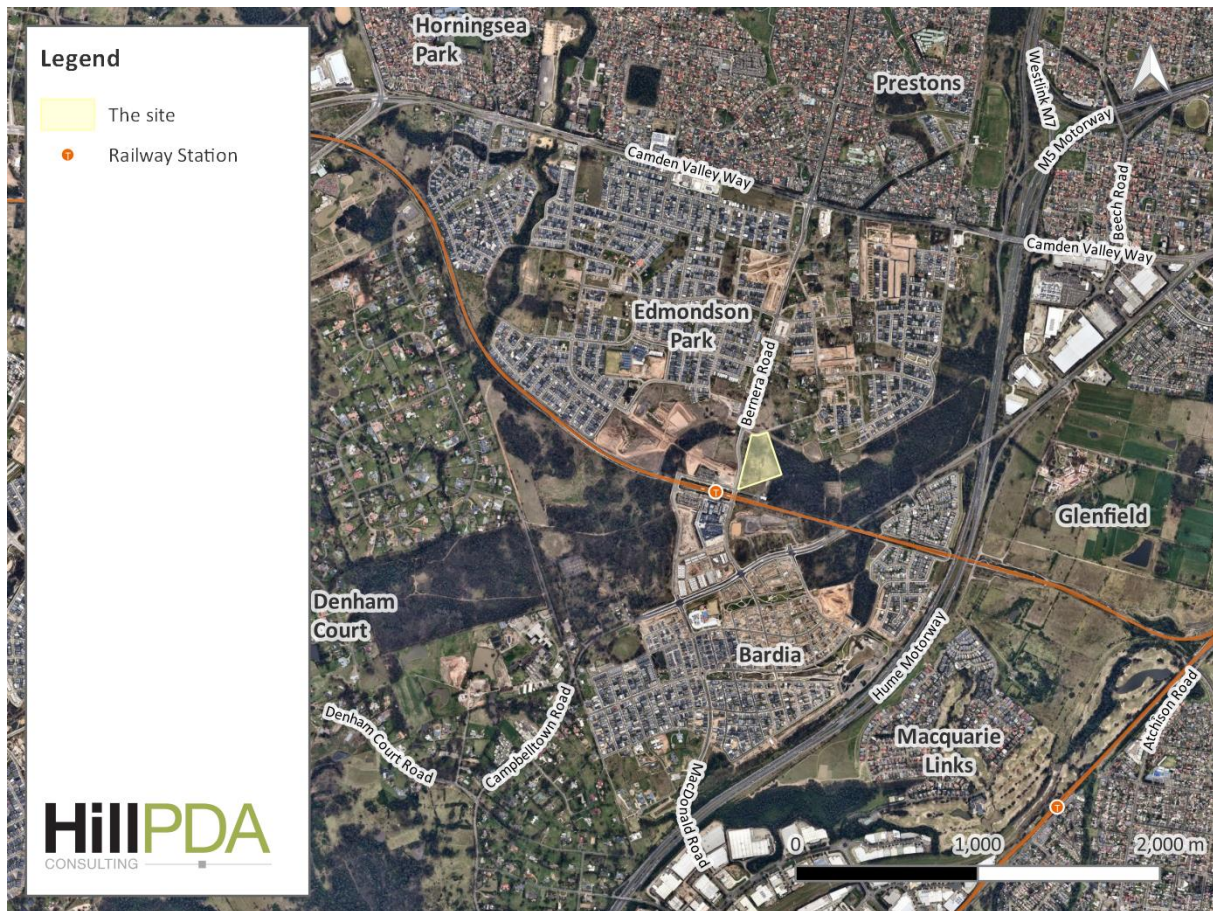
Figure 6: Land use zoning



3.2 The surrounds

The site is situated in the Edmondson Park Town Centre, immediately north east of Edmondson Park Railway Station, across Soldiers Parade, which bounds the western boundary of the site, with Croatia Avenue to the north. To the east lies 162 Croatia Avenue or Lot 24 of DP228850, which is presently vacant but is largely zoned as public recreational land. To the south lies Lot 21 of DP 1238608, which is currently vacant and includes B4 Mixed use zoned land to the west, with a future regional park extending east adjoining the site for a shorter distance along the same boundary.

Figure 7: The site in wider context



Source: Nearmap (2020)

3.3 The proposal

The proposed mixed use development will consist of 8 buildings, including:

- 679 residential apartments (made up of 155 single bedroom, 444 two bedroom and 80 three bedroom) across 61,551 square metres of floorspace
- 2,983 square metres of ground floor commercial floorspace
- Basement car parking
- Public and private open space, plazas, through site links and associated landscaping.

An indicative plan of the ground floor is included below in Figure 8.

Figure 8: The proposal, ground floor plan



Source: Tony Owen Partners (2020)

POLICY AND PLANNING CONTEXT

4.0 POLICY AND PLANNING CONTEXT

4.1 State Government

4.1.1 Greater Sydney Region Plan

The Greater Sydney Region Plan was developed by the Greater Sydney Commission and released in April 2018. The Plan sets out a vision, objectives, strategies and actions for a metropolis of three cities across Greater Sydney over the next 40 years.

In the context of this plan, the subject site is situated within the Western Parkland City, which is to be established on the strength of the new international Western Sydney Airport and Badgerys Creek Aerotropolis. As such, the subject site is located on an important link within the Western Parkland City, that being the Camden Valley Way Corridor, a vital east-west link between the existing centre of Liverpool and the future Aerotropolis.

A summary of relevant directions and objectives within the plan follows:

Direction	Objective	Proposed development
Infrastructure supporting new developments	Objective 4: Infrastructure use is optimised	The proposed development is well positioned to help drive more effective utilisation multiple recent infrastructure projects (i.e. Edmondson Park Station, Soldiers Parade)
A city for people	Objective 6: Services and infrastructure meet communities' changing needs	The proposed development will increase the range of facilities and spaces available for the use of surrounding communities in a rapidly urbanising area.
	Objective 7: Communities are healthy, resilient and socially connected	The proposed development will increase the available spaces for interaction and socialisation amongst residents and community members.
Housing the city	Objective 10: Greater housing supply	The proposed development will include a significant number of new dwellings
A city of great places	Objective 12: Great places that bring people together	The proposed development will add the range of available community space and facilities
Jobs and skills for the city	Objective 20: Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City	The proposed development will provide significant new employment opportunities for surrounding community members both during construction and operation.

4.1.2 Western City District Plan

The subject site is located within the Western City District Plan which encompasses the local government areas of the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly. The Plan identifies the Western Sydney Aerotropolis as catalysts for the city to grow a strong trade, logistics, advanced manufacturing, health, education and science economy.

The plan acknowledges the need to sequence infrastructure delivery to align with growth in jobs and population. The Plan promotes north-south and east-west connections. Potential new city shaping transport corridors and other city-serving includes:

- A North South Rail Link between Cudgegong Road and St Marys and Badgerys Creek Aerotropolis and Macarthur
- Western Sydney Airport – Badgerys Creek Aerotropolis to Parramatta train link
- Leppington to Western Sydney Airport – Badgerys Creek Aerotropolis train link
- Outer Sydney Orbital road and freight rail
- Sydney Metro City & Southwest extension between Bankstown and Liverpool
- M5 extension between Liverpool and the Outer Sydney Orbital.

Significant housing delivery is planned in the South West Growth Area including Leppington town centre, Oran Park, Catherine Field and Edmondson Park and areas being investigated at Lowes Creek, Merrylands and South Creek West. To align with this, the plan promotes strategies to align social infrastructure with future need.

The plan identifies five-year housing supply targets for all local government areas, Liverpool council has a target of 8,250 additional dwellings by 2021, the second highest target in the district.

The proposal is also aligned with the intent of the following directions under the district plan and will assist in achieving them:

Planning priority	Objective	Proposed development
W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	More housing in the right locations: locating more housing close to public transport, employment and services.	The proposed development will situate a significant amount of additional dwellings within the Edmondson Park Town Centre, adjacent to the railway station, services and jobs to be located there.

4.1.3 State Environmental Planning Policy (State Significant Precincts) 2005

Edmondson Park South is identified as a precinct under this SEPP. Section 5 of this SEPP states that it prevails where conflicts exist with other planning policies, made before or after. Within Appendix 16, which deals with Edmondson Park South, Section 5, it is explicitly stated that this policy prevails over the Sydney Region Growth Centres) 2006, which also applies to the site.

The State Significant Precincts SEPP provides specialised land use controls for precincts identified across Greater Sydney, of which areas of Edmondson Park South is included. The Growth Centre is intended to provide places where residents can live and work, which are also well connected to centres throughout Greater Sydney. The SEPP applies to part of the site, zoned B4.

Its aims are to facilitate the development, redevelopment or protection of areas defined as state significant precincts, like Edmondson Park South, in which the site is situated. The majority of the site, being approximately 69 percent of the total land area, is subject to zoning under this SEPP and is the area principally subject to development under this proposal, being the areas zoned B4 Mixed Use.

Table 4: Land use zoning of the site under the SEPP (State Significant Precincts) 2005

Zone	Objectives
B4 Mixed Use	<ul style="list-style-type: none"> (a) to provide a mixture of compatible land uses, (b) to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

The proposal consists of residential dwellings in one, two and three bedroom formats, with commercial premises and public open spaces on the ground floor intended for residents, workers and visitors to enjoy. The highly accessible nature of the location mean that the proposal lends itself well to the intended usage of this site. The proposal is broadly consistent with the intent of the SEPP.

4.2 Local Government

4.2.1 Liverpool Local Environment Plan 2008

The Liverpool Local Environment Plan 2008 is the LEP applying to all areas of the site not subject to the SEPP (State Significant Precincts) 2005. While the proposed development is contained to the areas zoned under the SEPP, areas of the wider site are zoned within the zones described.

Table 5: Land use zoning of the site under the Liverpool LEP 2008

Zone	Objectives
R1 – General Residential	<ul style="list-style-type: none"> • To provide for the housing needs of the community. • To provide for a variety of housing types and densities. • To enable other land uses that provide facilities or services to meet the day to day needs of residents. • To ensure that housing densities are broadly concentrated in locations accessible to public transport, employment, services and facilities. • To facilitate development of social and community infrastructure to meet the needs of future residents.
RE1 – Public Recreation	<ul style="list-style-type: none"> • To enable land to be used for public open space or recreational purposes. • To provide a range of recreational settings and activities and compatible land uses. • To protect and enhance the natural environment for recreational purposes. • To provide sufficient and equitable distribution of public open space to meet the needs of residents. • To ensure the suitable preservation and maintenance of environmentally significant or environmentally sensitive land.
SP2 - Infrastructure	<ul style="list-style-type: none"> • To provide for infrastructure and related uses. • To prevent development that is not compatible with or that may detract from the provision of infrastructure. • To reserve land for the provision of infrastructure.

The proposal is generally consistent with what Liverpool council would be intended for the site, despite the SEPP overriding the LEP. The RE1 land to the north is to remain undeveloped and will serve as recreational space for surrounding residents and workers, including those within the proposal, bringing significant benefits.

4.2.2 Liverpool Contributions Plan 2008 – Edmondson Park

This contributions plan outlines the required infrastructure to be provided within the Edmondson Park Town Centre, in the context of identifying rates required for developer contributions towards the infrastructure. The following infrastructure is identified within the schedules, noting that there is opportunity for co-location:

- Two local multipurpose community centre and 60 space child care facilities (1,300 square metres GFA each)
- Family and children's centre (1,500 square metres GFA)
- Community centre (800 square metres GFA)
- Branch library (1,000 square metres GFA)
- Youth centre (400 square metres GFA)

The proposal will introduce a significant additional population to the area, as such the community facilities outlined above will be essential.

4.2.3 Liverpool Social Impact Assessment Policy 2020

The Liverpool Council Social Impact Assessment Policy guides the approach to Social Impact Assessment for project within Liverpool LGA. The policy outlines the level of assessment required per the nature of a given development, as a larger mixed-use development, this proposal requires a Comprehensive Social Impact Assessment (CSIA). The requirements of this level of assessment are largely aligned with the requirements under the NSW DPIE *Social Impact Assessment Guideline*. This Social Impact Assessment has been prepared to align with the requirements of a CSIA under this policy.

4.3 Other relevant plans

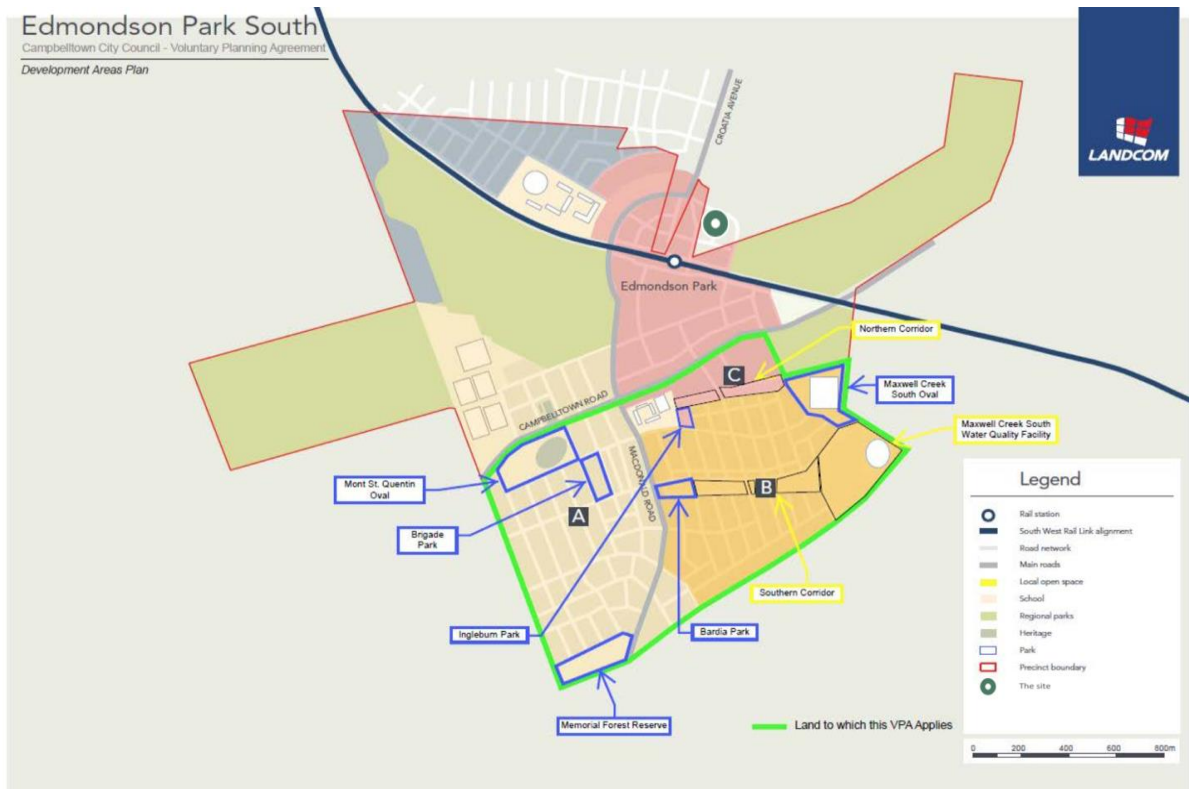
4.3.1 Edmondson Park South Precinct Infrastructure Services Delivery Plan (2015)

This plan, prepared by UrbanGrowth NSW with Campbelltown City Council outlines committed infrastructure services to be delivered as part of the Edmondson Park South Masterplan (Schedule 3), of which 153 hectares is located within Campbelltown LGA. The plan, while not applying directly to the site, identifies infrastructure to be delivered within the broader Edmondson Park Centre, including:

- Nine parks and open space areas
- A kindergarten
- Multiple roads and drainage improvements

These items are considered with other current and committed social infrastructure in Section 6.0 as it is likely that future resident on the site would access these facilities

Figure 9: The area to which the Infrastructure Services Delivery Plan applies (site shown with green circle)



4.3.2 Edmondson Park Town Centre North Social Infrastructure Assessment 2018

This report, prepared for Landcom by Urbis in 2018, assesses the social infrastructure required for the projected population in the Edmondson Park Centre, pictured below in Figure 10.

Figure 10: Proposed Edmondson Park Town Centre North Masterplan (the site shown in light blue)



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Issue: Final Draft
Date: 30/07/2018
Issue Details: Client Meeting
Drawn by: AP
Approved by: JAC
File name: 180709_URG_EDM_Concept MP Review_INTBMM_for internal modify 180730



Edmondson Park Precinct 9 - Station Precinct
Prepared for: Landcom

Project Code: URG EDM

Disclaimer: Issued for design intent only. All areas and dimensions are subject to detail design and survey.

The Social Infrastructure Assessment identifies existing social infrastructure commitments within the area and benchmarks them against the requirements of the future population of the Town Centre (the areas identified in red above). The report identified the following additional facilities required:

- Education:
 - An additional primary school
 - An additional high school
- Child care
 - A combined child care and after school facility
- Community facilities:
 - A mixed-use community facility.

The report suggests that it may be possible to combine the delivery of the child care and community facilities require in the form of a multi-purpose family and children's centre, as identified in the Edmondson Park Contributions Plan. It is understood from information available from the NSW Department of Education that planning is currently underway for the construction of the addition primary and secondary public schools.

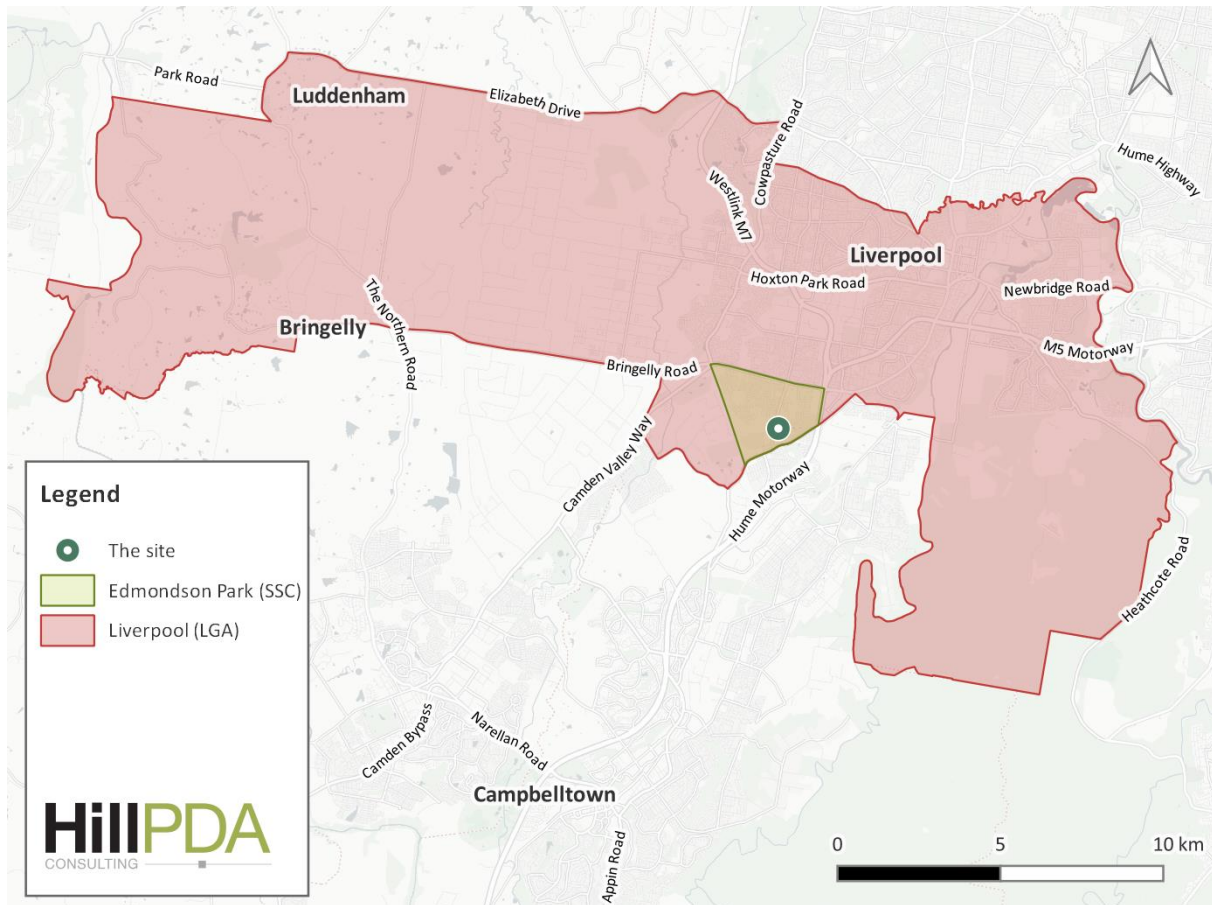
COMMUNITY PROFILE

5.0 COMMUNITY PROFILE

5.1 Study area

The study area has been defined as the suburb (SSC) of Edmondson Park, using the boundaries identified by Liverpool Council on the Population.id Community Profile.

Figure 11: Study areas



5.2 Key demographics – Edmondson Park (SSC)

Usual resident population (2016)	Estimated resident population (2019)	Number of dwellings (2016)	Average household size (2016)
2,273	4,650	665	3.63

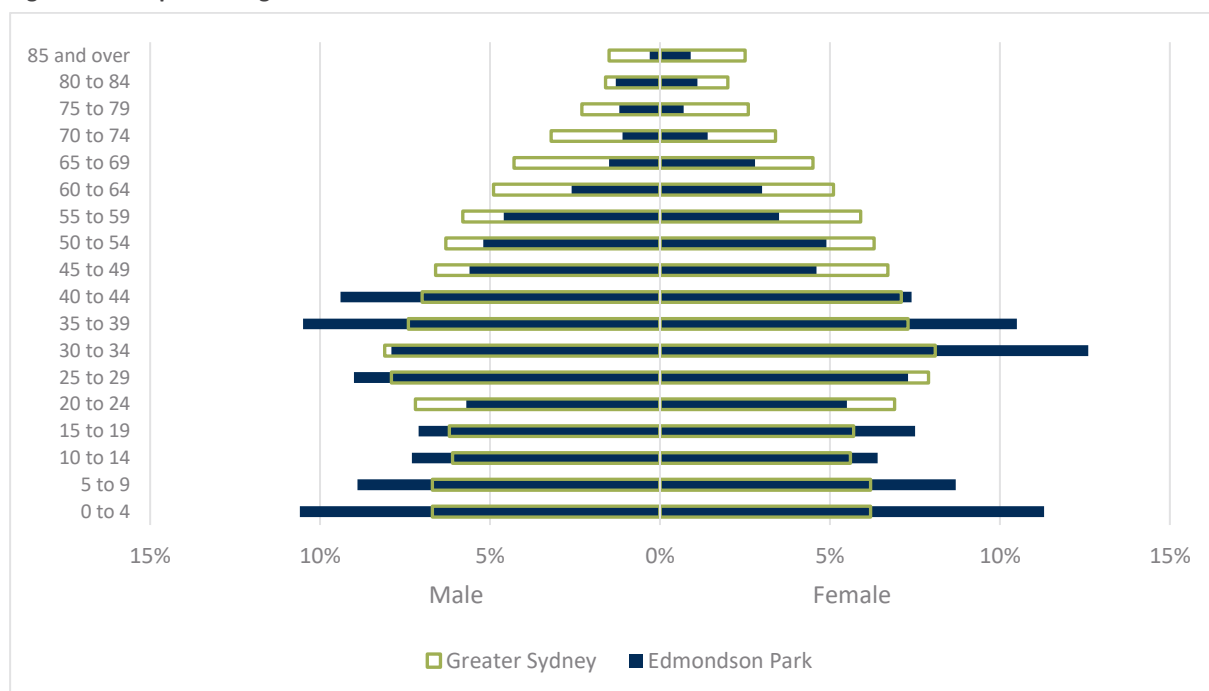
Edmondson Park is situated within the South West Growth Centre and is currently undergoing rapid development. As such, the area's population is growing quickly, with a significant number of new dwellings having been constructed since the 2016 Census, driving the rate of population growth much higher than the Liverpool LGA or Greater Sydney averages. The average household size of 3.63 is higher than the Liverpool LGA

average of 3.2 and the Greater Sydney average of 2.72, however that figure was recorded at the 2016 census and is likely to have changed since with the rapid expansion in the number of dwellings in the area.

5.3 Age structure

A comparative age breakdown of Edmondson Park and Greater Sydney is shown below in Figure 12. At the 2016 Census, the population of Edmondson Park was younger than the Greater Sydney average, with a notably higher proportion of children and adults aged 30-44, indicating the presence of younger families, potentially moving into the area for larger homes better suited to raising a family.

Figure 12: Comparative age structure



Source: Australian Census of Population and Housing 2016d

5.4 Language and culture

More than half of the population in Edmondson Park spoke a language other than English at home, significantly higher than both the Liverpool LGA and Greater Sydney averages. This likely indicates the presence of larger migrant communities in the area.

Table 6: Summary of language spoken at home (English and non-English)

Language	Edmondson Park		Liverpool (LGA)		Greater Sydney	
Speaks English only	811	35.8%	6,028	22.3%	2,816,814	58.4%
Non-English total	1,299	57.3%	17,623	65.1%	1,725,433	35.8%
Not stated	156	6.9%	3,424	12.6%	281,746	5.8%

Looking more closely at the non-English languages spoken, it can be seen that Hindi was the most non-English language most commonly spoken at home, with 10.6 per cent of all residents reporting that language spoken at home in 2016, a significantly higher concentration compared to Liverpool LGA, where Arabic is far more commonly spoken, and Greater Sydney.

Table 7: Comparison of top five languages other than English spoken at home

Language spoken at home	Edmondson Park	Liverpool (LGA)	Greater Sydney
-------------------------	----------------	-----------------	----------------

Hindi	240	10.6%	1,040	3.8%	64,101	1.3%
Arabic	108	4.8%	4,901	18.1%	194,049	4.0%
Urdu	64	2.8%	384	1.4%	28,064	0.6%
Vietnamese	59	2.6%	985	3.6%	99,301	2.1%
Serbian	58	2.6%	1,990	7.3%	18,544	0.4%

5.5 Household and family composition

Couples with children were the most common family type in Edmondson Park, being almost twice as common than the average across Liverpool LGA or Greater Sydney. This, again, indicates that there could be a large segment of the population who have moved to the area to raise families. Conversely, there were significantly fewer one person households and lone person households compared to Liverpool LGA and Greater Sydney.

Table 8: Comparison of family composition

Family composition	Edmondson Park		Liverpool (LGA)		Greater Sydney	
Couples with children	395	64.9%	3,142	33.1%	607,343	35.3%
Couples without children	98	16.1%	1,455	15.3%	385,863	22.4%
One parent families	46	7.6%	1,384	14.6%	179,459	10.4%
Other families	4	0.7%	131	1.4%	22,993	1.3%
Group household	0	0.0%	292	3.1%	76,795	4.5%
Lone person	30	4.9%	1,928	20.3%	351,419	20.4%
Other not classifiable household	32	5.3%	1,127	11.9%	80,755	4.7%
Visitor only households	4	0.7%	43	0.5%	15,049	0.9%

5.6 Dwellings and tenure

Dwelling structure is shown below in Table 9, it can be seen that at the time of the 2016 Census there was a significantly higher proportion of medium density dwellings, with more than three times the proportion across Liverpool LGA and Greater Sydney. While there were almost no high density dwellings, it can be surmised from subsequent development in the area that this proportion will increase through developments proposed for the town centre, such as the proposal.

Table 9: Comparative dwelling structure

Dwelling structure	Edmondson Park		Liverpool (LGA)		Greater Sydney	
Separate house	88	15.4%	48,531	73.7%	1,021,148	55.0%
Medium density	348	60.9%	9,091	13.8%	376,252	20.3%
High density	3	0.5%	7,692	11.7%	436,793	23.5%
Caravans, cabin, houseboat	132	23.1%	54	0.1%	3,364	0.2%
Other	0	0.0%	135	0.2%	10,177	0.5%
Not stated	0	0.0%	388	0.6%	8,019	0.4%

At the time of the 2016 Census, almost twice the proportion of dwellings in Edmondson Park were mortgaged compared to Greater Sydney and almost three times as many as Liverpool LGA, as shown below in Table 10. The recent nature of the development in the area, with dwellings having all been completed at similar times is likely

a key driver of this difference. There is a substantially lower proportion of rental properties of all types in Edmondson Park. There is a similar rate of outright home ownership when compared to Liverpool LGA, but this is well below the average for Greater Sydney.

Table 10: Comparative dwelling tenure

Tenure	Edmondson Park		Liverpool (LGA)		Greater Sydney	
Fully owned	88	14.3%	1,501	15.9%	475,996	27.7%
Mortgage	348	56.4%	1,793	19.0%	542,273	31.5%
Renting - Social housing	3	0.5%	632	6.7%	78,746	4.6%
Renting - Private	132	21.4%	3,986	42.3%	474,093	27.6%
Renting - Not stated	0	0.0%	37	0.4%	7235	0.4%
Other tenure type	0	0.0%	33	0.4%	14,560	0.8%
Not stated	46	7.5%	1,432	15.2%	126,775	7.4%

Overall, there was a lower proportion of households affected by housing stress in Edmondson Park when compared with the wider Liverpool LGA, as shown below in Table 11. When compared with Greater Sydney, Edmondson Park recorded a higher proportion of households experiencing mortgage stress, but fewer experiencing rental stress.

Table 11: Comparative rates of housing stress

Housing stress	Edmondson Park		Liverpool (LGA)		Greater Sydney	
Households experiencing housing stress	74	12.2%	10,541	16.8%	203,683	11.8%
Households experiencing rental stress	28	20.7%	6,752	35.6%	597,804	26.4%
Households experiencing mortgage stress	45	13.1%	3,768	16.0%	55,887	10.3%

5.7 Education

Residents of Edmondson Park generally shared similar levels of educational attainment with Greater Sydney, with a higher rate of university educational attainment than the average across Liverpool LGA, as shown below in Table 12.

Table 12: Comparison of highest Level of educational attainment

Highest level of education attainment	Edmondson Park		Liverpool (LGA)		Greater Sydney	
Bachelor or Higher degree	457	27.5%	24,888	15.7%	1,111,001	28.3%
Advanced Diploma or Diploma	174	10.5%	14,168	9.0%	365,985	9.3%
Vocational	214	12.9%	27,089	17.1%	590,687	15.1%
No qualification	645	38.9%	75,265	47.6%	1,479,045	37.7%
Not stated	170	10.2%	16,621	10.5%	376,983	9.6%

5.8 Income and work

At the 2016 Census, residents of Edmondson Park reported a median household income of \$2,272, significantly higher than the median for Liverpool LGA of \$1,548 and \$1,745 across Greater Sydney. This comparison is further broken down below in Table 13, which shows that there is a similar concentration of households in the highest equivalised income quartile, when compared to Greater Sydney, but a greater concentration of households in the medium highest income bracket compared to Greater Sydney. In Edmondson Park, both the medium highest

and highest income brackets are more concentrated compared to Liverpool LGA. This trend is related to the lower rates of rental housing, particularly social housing, and higher levels of educational attainment described above.

Table 13: Comparative equivalised household income quartiles

Income quartiles	Edmondson Park		Liverpool (LGA)		Greater Sydney	
Lowest group (\$0 to \$497)	74	14.0%	14,613	27.8%	316,626	21.6%
Medium lowest (\$498 to \$891)	114	21.6%	14,473	27.5%	329,155	22.5%
Medium highest (\$892 to \$1,464)	187	35.3%	14,282	27.2%	373,708	25.5%
Highest group (\$1,465 and over)	154	29.1%	9,216	17.5%	443,599	30.3%

5.9 Unemployment

At the 2016 Census, less residents of Edmondson Park were unemployed when compared with Liverpool LGA and Greater Sydney had similar unemployment levels, as shown below in Table 14. While overall employment was at similar levels with the Greater Sydney average, more residents of Edmondson Park were engaged in full time employment and fewer engaged part time.

Table 14: Comparative employment status

Employment status	Edmondson Park		Liverpool (LGA)		Greater Sydney	
Employed full-time	750	67.0%	5,504	57.1%	1,480,218	61.2%
Employed part-time	278	24.8%	2,732	28.3%	747,674	30.9%
Hours worked not stated	23	2.1%	285	3.0%	44,830	1.9%
Unemployed (Unemployment rate)	68	6.1%	1,123	11.6%	146,189	6.0%

Most employed residents over 15 in Edmondson Park were employed as Professionals in 2016, followed by clerical and administrative workers and managers. The residents of Edmondson Park had a similar profile to Greater Sydney, with higher proportions of residents employed in white collar or professional roles when compared to Liverpool LGA where there was a higher proportion of residents employed in blue collar roles (e.g. labourers, trades, manufacturing).

Table 15: Comparative occupation of employment

Occupation	Edmondson Park		Liverpool (LGA)		Greater Sydney	
Managers	123	11.9%	549	6.4%	311,765	13.7%
Professionals	249	24.0%	1,361	16.0%	597,804	26.3%
Technicians and Trades Workers	126	12.2%	1,364	16.0%	265,056	11.7%
Community and Personal Service Workers	88	8.5%	1,014	11.9%	218,209	9.6%
Clerical and Administrative Workers	150	14.5%	1,068	12.5%	331,136	14.6%
Sales Workers	103	9.9%	736	8.6%	205,054	9.0%
Machinery Operators And Drivers	95	9.2%	1,026	12.0%	128,021	5.6%
Labourers	81	7.8%	1,158	13.6%	171,450	7.5%
Not stated or inadequately described	21	2.0%	254	3.0%	44,228	1.9%

5.10 Social advantage and disadvantage

The Socio-Economic Indexes for Areas (SEIFA) are rankings of relative socio-economic status (advantage and disadvantage) for different geographic areas, within each state and nationally. The indexes rank areas against other of the same geographic type (e.g. Local Government Area or Statistical Area Level 1) based on specific socio-economic metrics, selected based on the particular SEIFA index.

5.10.1 Relative socio-economic disadvantage

Index of Relative Socio-economic Disadvantage (IRSD) examines factors like unemployment, proportion of lower income households, lower education levels or lack of internet access to compare overall levels of disadvantage in areas. Table 16, below, shows that Edmondson Park has lower levels of disadvantage than Liverpool LGA or Greater Sydney, ranking in the 87th percentile, compared to Greater Sydney at the 56th and Liverpool LGA at the 22nd percentile.

Table 16: Study areas ranked on the IRSD

Area	2016 index	Percentile
Edmondson Park	1,069.9	87
Liverpool LGA	952.0	22
Greater Sydney	1,018.0	56

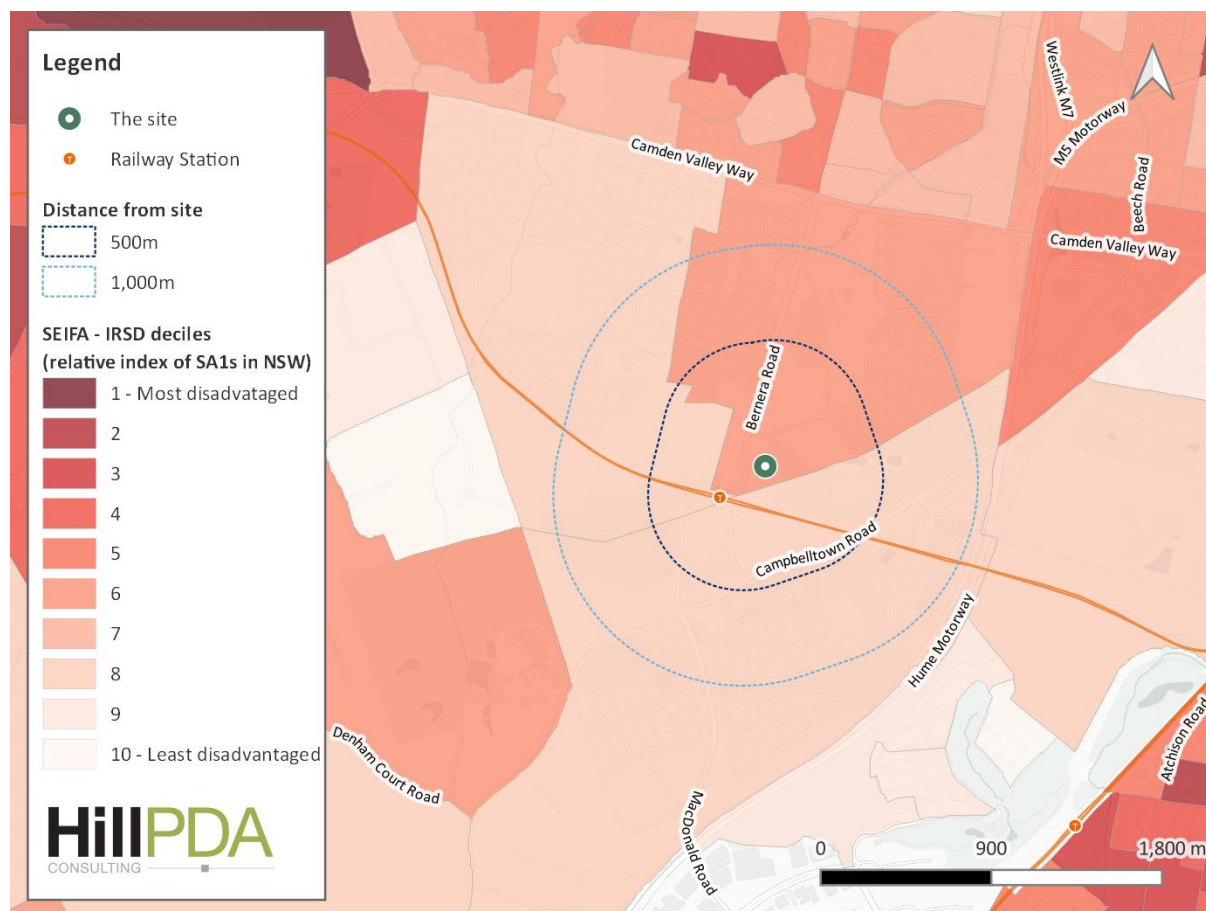
Source: ABS (2016), *Census of Population and Housing*. Compiled and presented in profile.id

Looking more closely at the area surrounding the site below in Figure 13, it can be seen that the SA1s immediately surrounding the subject site have low levels of disadvantage, potentially indicating:

- fewer households with low incomes
- fewer residents with no qualifications
- fewer residents in low skilled occupations.

There are visible concentrations of disadvantage in established suburbs further away to the north and east.

Figure 13: SA1s near to the subject site ranked against others in NSW on the IRSAD



Source: ABS (2016), SEIFA compiled by the AURIN

5.10.2 Relative socio-economic advantage and disadvantage

Index of Relative Socio-economic Advantage and Disadvantage (IRSAD), in addition to the indicators of disadvantage above, examines factors like professional occupations, high income, higher education levels, larger houses to compare overall levels of advantage and disadvantage in areas. Table 17, below, shows that Edmondson Park is more socio-economically advantaged than Liverpool LGA or Greater Sydney, ranking in the 96th percentile, placing it within the top five per cent of comparative areas, compared to Greater Sydney at the 77th and Liverpool LGA at the 39th percentile.

Table 17: Study areas ranked on the Index of Relative Socio-economic Advantage and Disadvantage (IRSAD)

Area	2016 index	Percentile
Edmondson Park	1,103.2	96
Liverpool City	972.0	39
Greater Sydney	1,040.0	77

Source: ABS (2016), *Census of Population and Housing*. Compiled and presented in profile.id

Looking more closely at the area surrounding the site below in Figure 14, it can be seen that the SA1s immediately surrounding the subject site are significantly more advantaged, potentially indicating:

- many households with high incomes, or many people in skilled occupations
- few households with low incomes, or few people in unskilled occupations.

There are visible concentrations of areas with greater disadvantage in established suburbs further away to the north west and south east.

Figure 14: SA1s near to the subject site ranked against others in NSW on the IRSAD



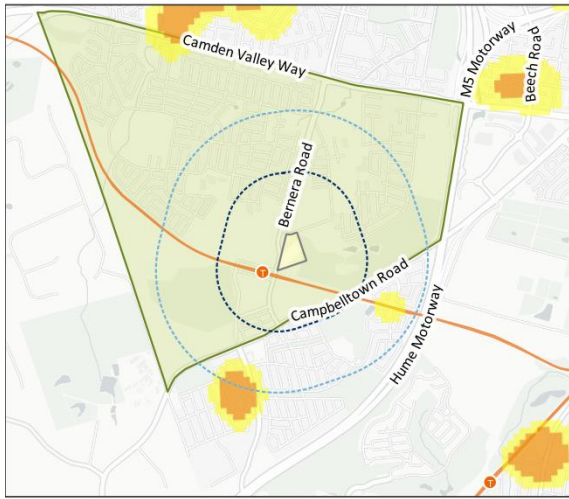
Source: ABS (2016), SEIFA compiled by the AURIN

5.11 Crime

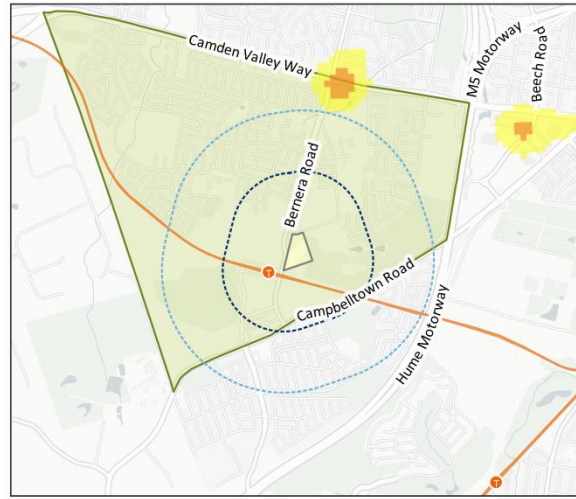
Data from the NSW Bureau of Crime Statistics and Research (BOCSAR) has been mapped below in Figure 15 to show crime hotspots near to the site. It can be seen that for all crime types there were no hotspots within 1 kilometre of the site in the year to March 2020. Looking more closely at the raw BOCSAR data, on many crime types, the rate of crime per 100,000 is higher than the level for NSW or Liverpool LGA, however the lower population recorded for the area, consistent with the 2016 Census, means that more rates if crime recorded more recently would not consider more recent population increases in the growth centre.

Figure 15: BOCSAR crime hotspot maps for incidents between April 2019 and March 2020

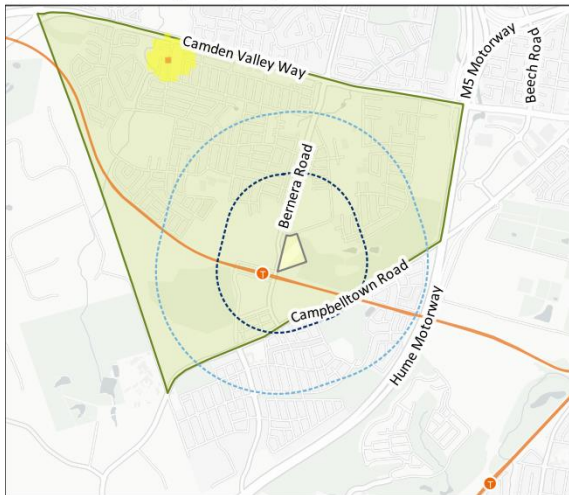
Break and enter dwelling



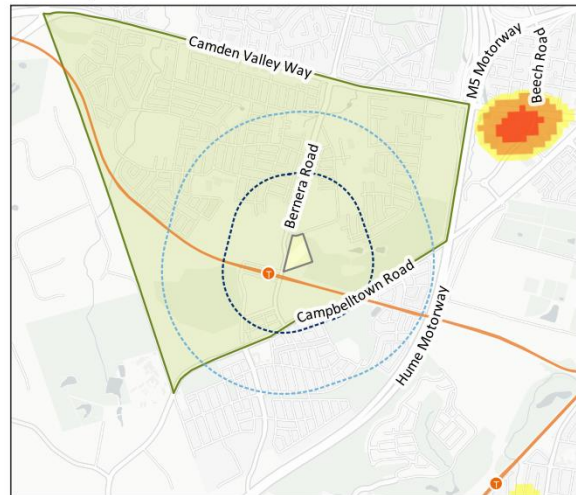
Break and enter non-dwelling



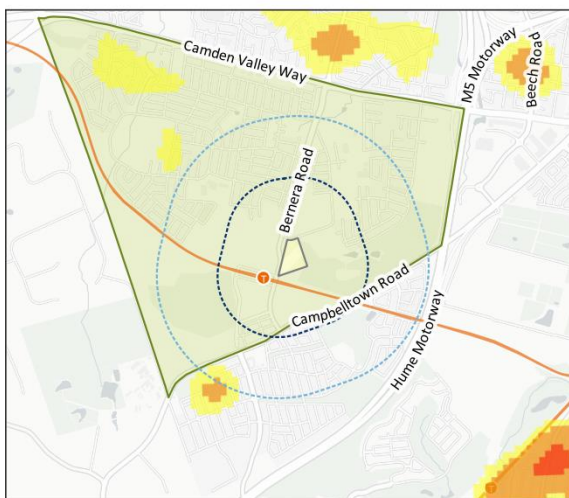
Malicious damage to property



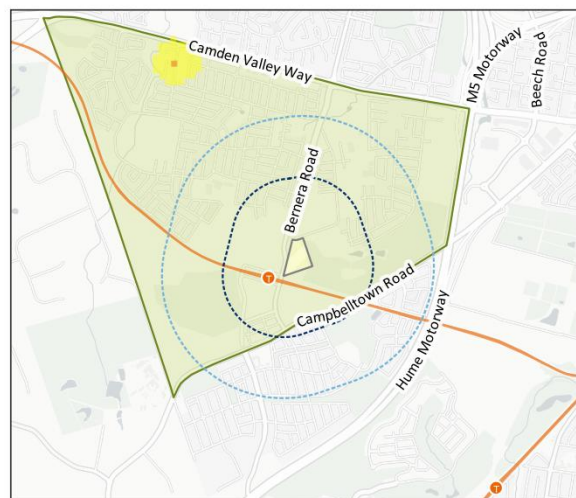
Robbery



Domestic assault



Non-domestic assault



Legend

The site Edmondson Park

Distance from the site

500m 1,000m

Crime density (April 2019 – March 2020)

High Medium Low

SOCIAL INFRASTRUCTURE

6.0 SOCIAL INFRASTRUCTURE

6.1 Community facilities and recreation

The area surrounding the site includes significant amounts of open space, some of which is yet to be developed into usable recreation space. According to contributions schedules and masterplans for the surrounding area, the bulk of open space is to be provided in Edmondson Park South, with multiple district and local level sporting facilities and parks. Adjacent to the site is part of an extensive network of regional parks that surround Edmondson Park, intended to conserve nearby biomes, while also providing recreation space.

It should be added that the open space areas contained within the proposed site layout will add to the total open space available within the area. As previously described in Section 4.3, the future Edmondson Park town centre will also incorporate significant amounts of parkland, as well as plazas and other open spaces for the circulation and passive recreation of residents, workers and visitors.

At present, there are no community facilities near to the site, with the nearest public libraries located in Casula and Carnes Hill. A Social Infrastructure Assessment Report prepared for Landcom by Urbis in August 2018 identified that an additional multi-use community facility will be required to support the projected population within the town centre, but no additional requirement for libraries, cultural centres or purpose-built youth centres (many of these additional purposes can be incorporated into a multi-purpose community facility).

Figure 16: Map of nearby community and public recreation facilities (items numbered to 1.5 kilometres)

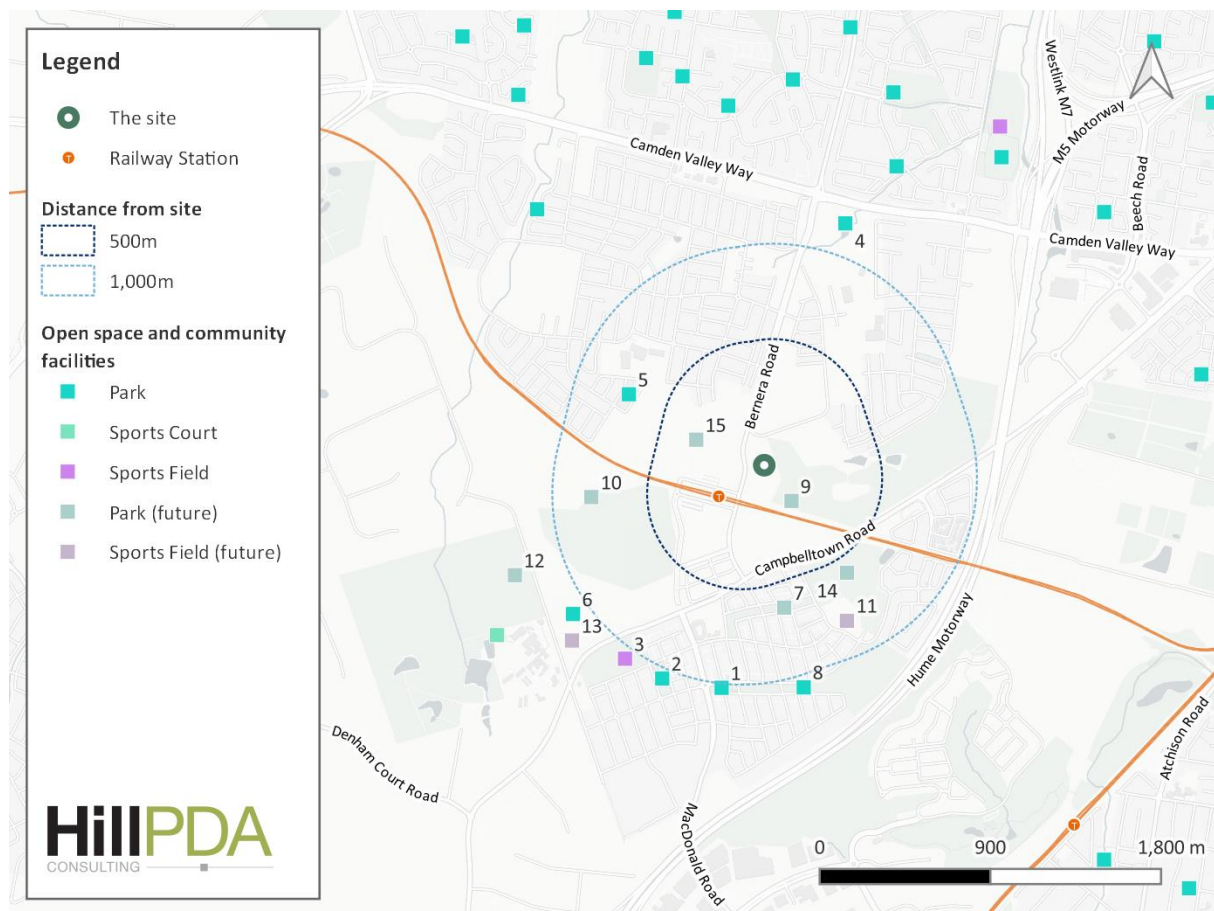


Table 18: Community facilities and open space within 1.5 kilometres of the site

ID	Name	Description
1	Bardia Park	Linear park providing a soothing focus for relaxed enjoyment of nature and a place for family BBQs, includes
2	Brigade Park	An engaging native landscape with high levels of activity, including fitness station, children's playground, BBQ area, shelters and picnic facilities.
3	Mont St Quentin Oval	AFL field and associated amenities, BBQ area and children's playground
4	Major Badcoe Park	Future park, presently reserve space not accessible to public.
5	Clermont Park	Local park with a children's playground, landscaping and BBQ facilities.
6	Vanguard Park	Open space to be associated with
7	Ingleburn Park	Family oriented and informal park that connects with the energy of school programs and provides landscaped for play from young children into their teens. Includes small children's playground, interactive learning structures associated grassed and landscaped areas.
8	Maxwell Creek South Water Quality Facility	Open space to be delivered in association with landscaping of Maxwell Creek South Water Quality Facility
9, 10, 12, 14	Future Regional Parks	Intended to protect and enhance ecosystems and their biodiversity (e.g. remnant native bushland), while providing recreational opportunities and recognise and conserve important archaeological sites within conservation areas.
11	Maxwell Creek South Oval	Future park, with extensive woodland to the north. Likely to include two playing fields and children's playground.
13	Vanguard Park Fields	Future playing fields to be developed as part of Vanguard Park

6.2 Education and child care

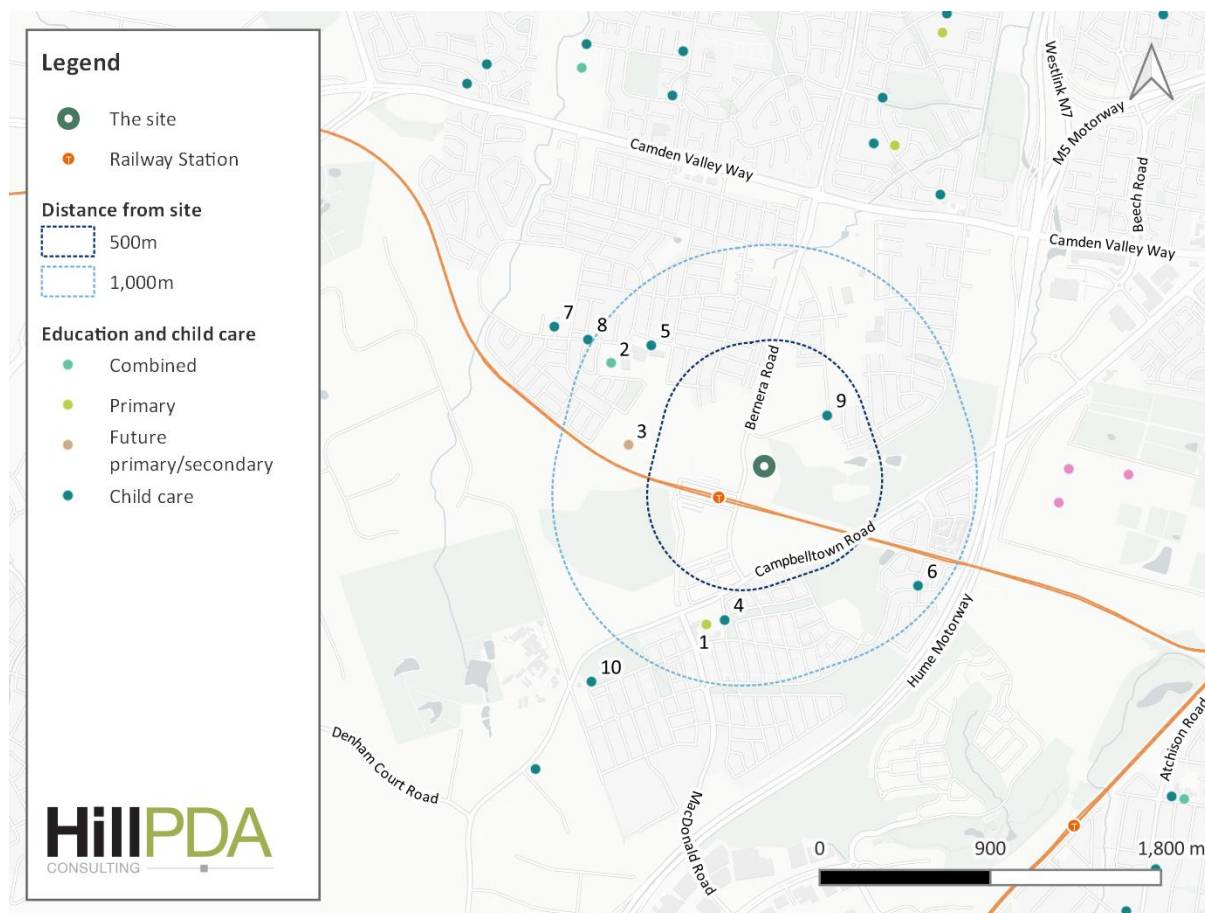
There are two schools located within 1.5 kilometres of the site, Bardia Public School (K-12 public) and St Francis Catholic College (K-9 systemic Catholic). Land is reserved under the Edmondson Park masterplan for an addition primary/secondary school and information available from the NSW Department of Education indicates that planning is underway for both a primary and a high school to be situated within Edmondson Park.

Within 1.5 kilometres of the site, there are 314 approved long day care places, with an additional 211 places dedicated to out of school hours care. Within the suburb of Edmondson Park itself, this number is lower, with 194 approved long day care places and 130 outside school hours care places, to service an estimated local population aged 0 to 4 years of 1,266¹, representing approximately 1 place for every 6.5 children aged 0-4, 133 places above the servicing benchmark set out under the Growth Centres SEPP and the Social Infrastructure Assessment of the Town Centre, described below in Section 6.4. Similarly, the predicted number primary schoolers (aged 5-11) in 2020, 1,416¹, would necessitate a provision of 57 out of school hours care places, with the existing provision of 130 well above than need.

While there is a significant oversupply of places presently, it can be assumed that this may have been put in place in preparation for the future local population to come with the development of the Town Centre and surrounding inner areas of the suburb.

¹ Population and household forecasts, 2020, prepared by .id, the population experts, March 2019.

Figure 17: Map of nearby education and child care (numerated to 1.5 kilometres)



Source: MySchool (2020), ACECQA (2020)

ID	Name	Level	Enrolment (2019)	Note
1	Bardia Public School	Primary	510	
2	St Francis Catholic College	Combined (K-9)	667	
3	Future school	TBC	N/A	Site identified for future primary and/or secondary school

Source: MySchool (2020)

ID	Name	Services	Max places
4	Camp Australia - Bardia Public School OSHC	OSHC	81
5	St Francis College Out of School Hours Edmondson Park	OSHC, vacation	130
6	Ignite Early Learning Centre	LDC, OSHC, vacation	60
7	Edmondson Park Education and Care Pty Ltd	LDC, preschool/kindergarten	60
8	Organic Seedlings Education	LDC, preschool/kindergarten	45
9	The Grove Academy - Edmondson Park	LDC	89
10	Explorers Learning Academy Bardia	LDC	60

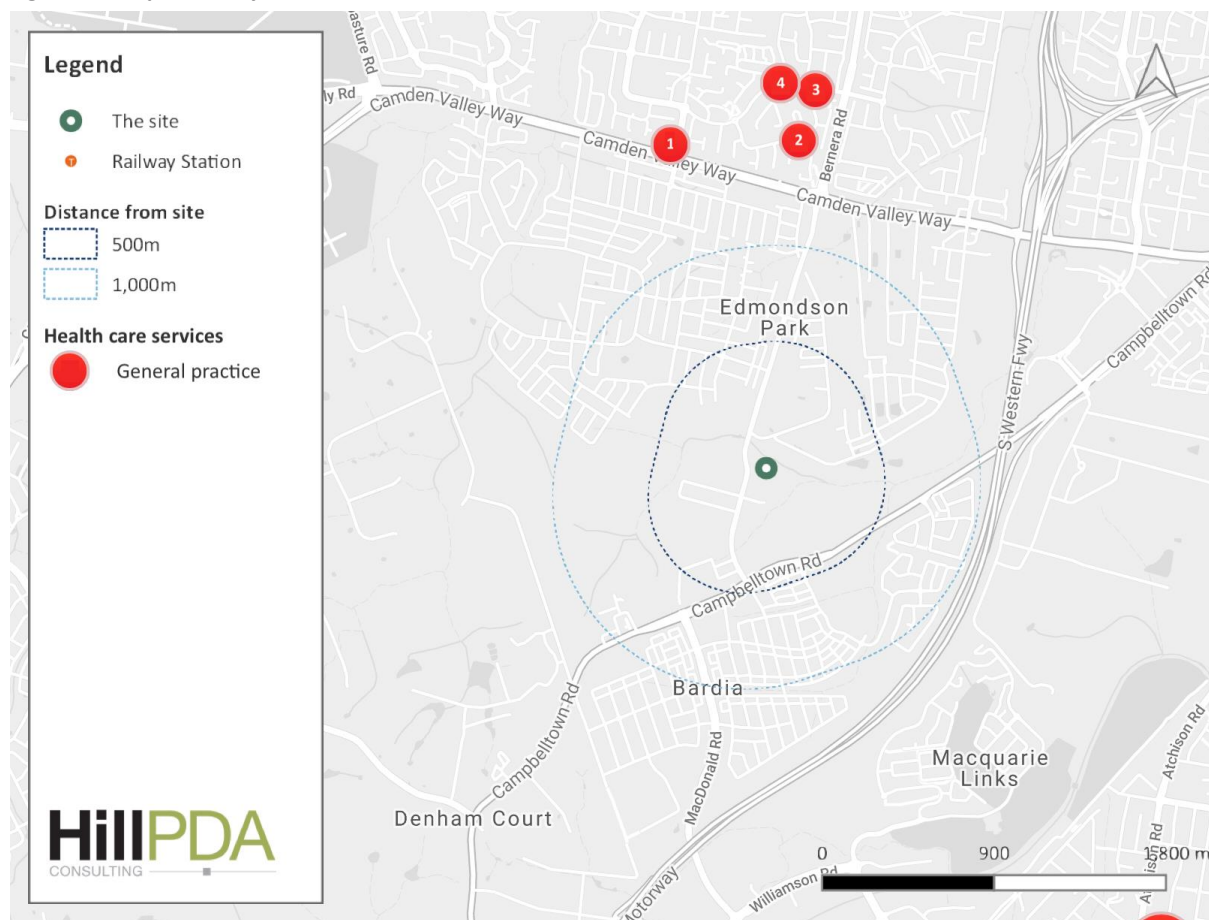
Source: ACECQA (2020). LDC = Long day care; OSHC = Out of school hours care

6.3 Health care

There are few medical services located within the suburb of Edmondson Park, with the nearest services to the site located to the north in Prestons, with four General Practitioners located along close to the junction of

Camden Valley Way and Bernera Road. It can be seen in Figure 18 that there are no medical services located within the Edmondson Park Town Centre or surrounding suburb. It is anticipated that GP services may become available with the completion and subsequent development of businesses within the town centre.

Figure 18: Map of nearby health care services



Source: Healthmap.com.au

Table 19: Details of nearby health care services

ID	Name	Type	Operational hours
1	Doctors at Prestons	General practice	9 AM – 5 PM Mon-Fri
2	Prestons Medical Practice	General practice	9 AM – 6 PM Mon-Thu 9 AM – 1 PM Fri-Sat
3	Prestons Family Doctors	General practice	8:30 AM – 7 PM Mon-Thu 8:30 PM – 6 PM Fri 8 AM – 1 PM Sat-Sun
4	Prestons Medical Centre	General practice	8 AM – 1 PM Mon-Fri 8 AM – 3 PM Sat

The *Edmondson Park Town Centre North Social Infrastructure Assessment Report* determined that there was no need for a dedicated community health facility arising from the projected population within that town centre.² However, development within the broader area and the development of the town centre as a services hub may necessitate the development of new services or relocation of existing services in decentralised locations in the region.

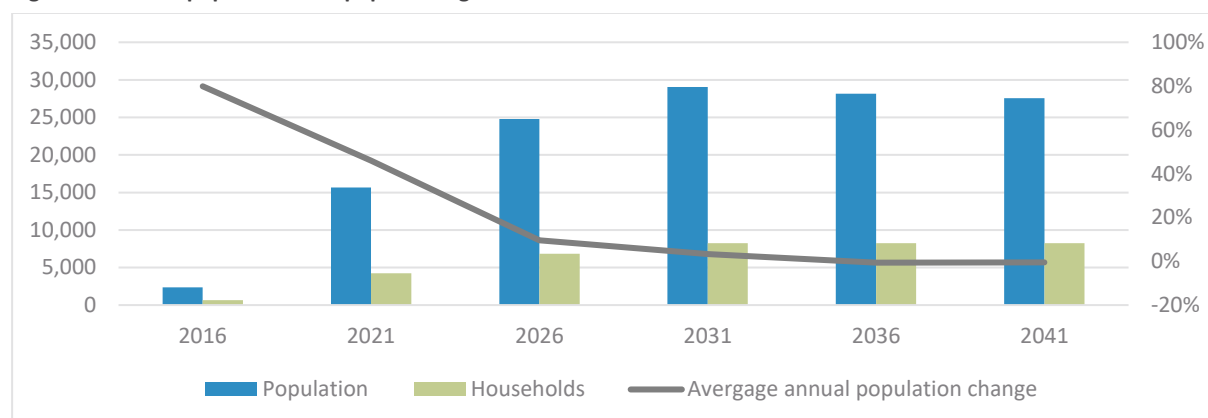
² Urbis (2018), p. 23

The nearest major hospital to the site is Liverpool Hospital, to the north of Liverpool CBD. The hospital is approximately 15 minutes away by road and rail from Edmondson Park.

6.4 Future population and need

The future population of Edmondson Park, as projected for Liverpool Council by Population.id is shown below in Figure 19, with an age breakdown shown below in Figure 20. It can be seen that the population is rapidly growing, with significant expansion continuing with the development of the growth area until 2026, with the rate levelling out and then the population slightly declining from then until 2041.

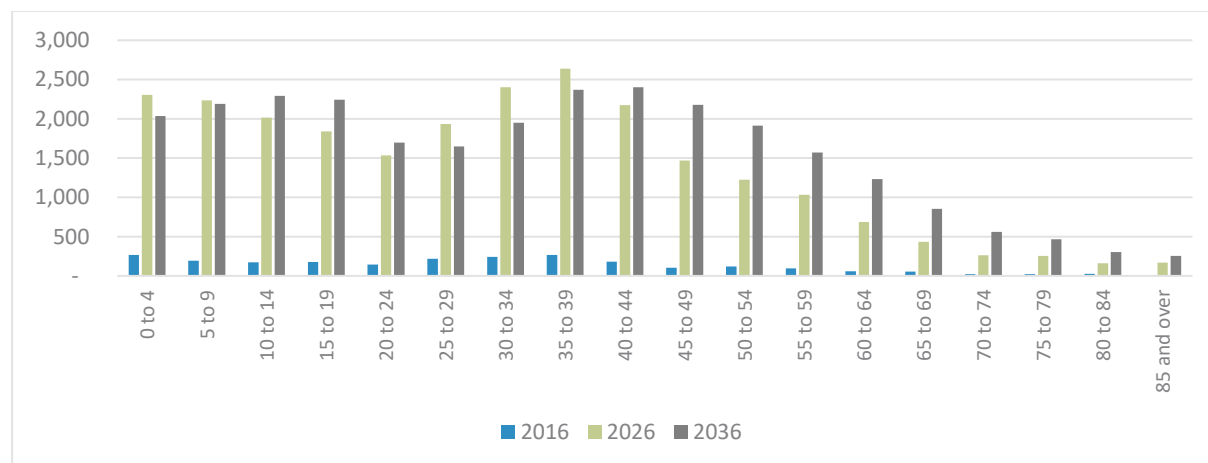
Figure 19: Future population and population growth rate of Edmondson Park



Source: Forecast.id (2020)

The projected age breakdown, below, shows that the population in Edmondson Park will age significantly after 2026, as most of the younger families moving to the area age into their 50s and 60s. Coupled with this, it can be seen that the number of young children and residents aged 20 to 39 years will decline.

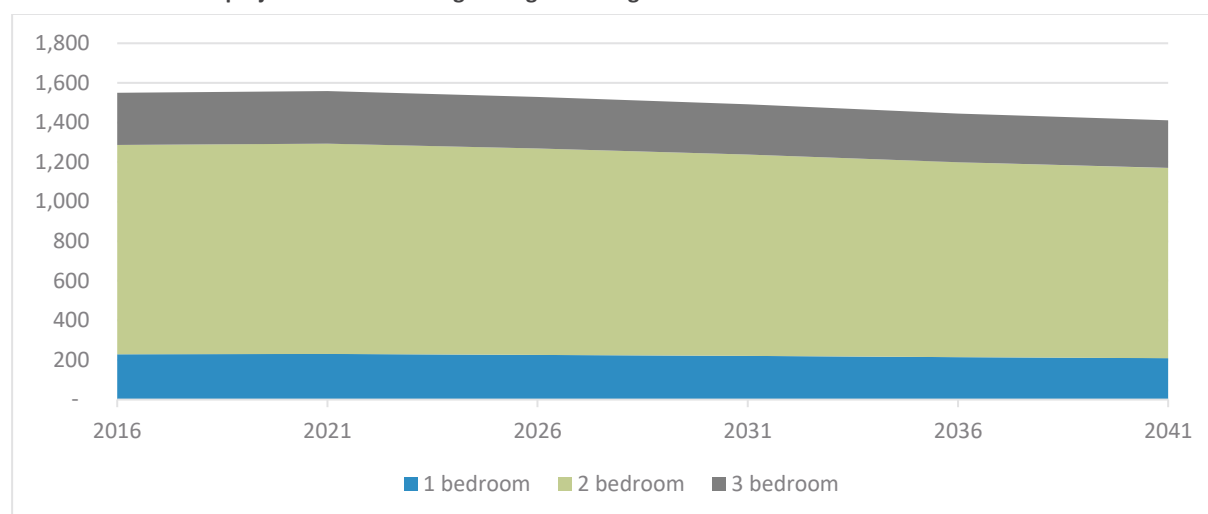
Figure 20: Age breakdown of projected population growth in Edmondson Park 2016, 2026 and 2036



Source: Forecast.id (2020)

The proposed development is to contain 679 units across eight buildings. The population projected to live within the site, based upon the average dwelling size for high density dwellings in Liverpool LGA at the 2016 Census and projected forward using the average dwelling size trend predicted by Forecast.id, is shown below in Figure 21. The chart shows that the average household size in Edmondson Park will decline between 2021 and 2041, with the likely projected population within the proposed development declining from 2,500 around 2021 to 2,270 in 2041.

Figure 21: Projected population in the proposed development, based on 2016 average apartment occupancy in Liverpool LGA and projected forward using average dwelling size trend in Edmondson Park



Source: Forecast.id (2020); ABS (2016), *Australian Census of Population and Housing*

Utilising the implied population at 2021 of approximately 1,560 (as the year with the highest projected population), the likely additional need for community facilities can be projected using the benchmarks employed in the *Edmondson Park Social Infrastructure Assessment 2018*, which utilises benchmarks largely from the *Growth Centres Commission Development Code 2006*, which applies to the wider South West Growth Centre and Edmondson Park.

Table 20: Social infrastructure benchmarking of the proposed development (at highest projected occupancy)

Land use	Benchmark	The proposal	Existing provision	Additional requirement
Open space				
Open spaces (passive and active)	2.4 ha: 1,000 residents	3.7 ha	The Edmondson Park masterplan includes 201 ha of open space (various types)	0 ha
Education				
Child care	1 place: 20 children aged 0-4	7 places ³	314 places	0
Out of school hours care	1 place: 25 children aged 5-12	6 places ³	211 places	0
Public primary school	1: 1,500 new dwellings	0	1 primary school	0
Public secondary school	1: 4,500 new dwellings	0	0 (within area)	0
Health				
Community health centre	1: 20,000 residents	0	0	0
Community services				
Community centre	1: 8-10,000 residents	0	0	0
Branch library	1: 33,000 residents	0	0	0
Cultural centre	1: 30,000 residents	0	0	0
Youth centre	1: 20,000 residents	0	0	0

³ Assumes Forecast.id projected 0-4 age group of 9.3 per cent and 5-12 age group 9 per cent in 2026

SOCIAL IMPACT ASSESSMENT

7.0 SOCIAL IMPACT ASSESSMENT

The potential social impacts of this project are summarised in this section. The assessment is informed by the analysis from the previous chapters and scoping of potential impacts using the DPIE Social Impact Assessment scoping template.

The assessment of social impacts uses the methodology described in Section 2.0. A description of the scoping process then a summary of potential impacts is included in the following sections.

7.1 Scoping

The social impacts to arise from the proposed development will be influenced by the existing situation, the eventual consequences of the proposed development and measures put in place to mitigate against any negative impacts and enhance positive impacts.

Social issues already in existence are relevant only as context, within which, the impacts of the proposed subdivision must be examined.

Issues have been assessed based on their impact during the construction and operational period of the development.

Social impacts can involve changes to:

- community values
- amenity
- employment
- population growth and community need
- access and connectivity
- demand on services.

7.2 Amenity impacts

Amenity has its meaning of pleasantness, but also has a physical (or tangible) component. This includes the character and appearance of buildings, proximity to commercial or recreational facilities, quality of infrastructure and absence of noise, unsightliness or offensive odours. It also has a psychological or social component.

Amenity is what makes one location feel different from another, but it also contributes to a place's identity and can be what makes our physical surroundings worth caring about. Amenity can affect the ability of a resident, a visitor or the community to enjoy or undertake activities within the local area.

7.2.1 Impact of construction

The construction process has the potential to affect the amenity of sensitive receivers within the surrounding area. Sensitive receivers generally relate to residents but may also include child care centres, places of worship, community and recreational facilities or businesses (such as cafes and restaurants) that rely on the amenity of a locality to attract customers.

During construction, the following may affect local amenity:

- The removal of established vegetation
- The introduction of construction facilities to the environment
- Noise and dust arising from construction activities

- Unpleasant odours
- Increased traffic volumes and/or congestion.

Short term reduction in amenity may impact the existing residential properties within the immediate vicinity of the site, however due to the distance of nearby properties disruption is likely to be minimised. Construction impacts on local amenity are generally contained within close proximity to construction sites. It is noted that there are presently no adjacent residential properties and the nearest public structure is the railway station and interchange, however it is assumed that work on the neighbouring areas of the town centre may be completed before the completion of the proposal. As such, it can be assumed that there may be residents moving into nearby properties during the construction period. Best practice for construction in established residential areas is to include consultation with neighbouring residents to outline expectations and standards.

A range of mechanisms can be applied to minimise any potential construction impacts on amenity. Such mechanisms are typically required as a condition of development consent and are employed by most building contractors and implemented through a Construction Management Plan. Such plans tend to focus on issues such as demolition and construction staging, noise, air and water quality, construction traffic management, pedestrian safety and site management. They include simple but effective measures such as screening, noise mitigation at source and varying work hours.

These mechanisms can be as simple as avoiding noisy or disruptive construction activities during the hours when residents are likely to want to enjoy surrounding open space or rest, for example on evenings and weekends. Overall, the social impacts arising from construction are considered to be “minor” in the circumstances.

With these mechanisms in place, it is deemed that the impacts would be minor and “unlikely” to affect those nearby, presenting “low” social risk, with mitigation according to the social risk matrix.

7.2.2 Acoustic

Exposure to environmental noise can affect the sleep of residents and day to day living. Noise impacts may also affect the way people use space, their ability to communicate and the way individuals undertake daily activities. This includes heightened annoyance, stress and sleep disturbance.

An acoustic impact assessment prepared for the proposed development by Acouras Consultancy makes recommendations about construction materials suitable to attenuate potential noise impacts (façade glazing, façade construction). It concludes that, with these measures implemented, the noise from the proposed development is predicted to comply with acoustic requirements of the Liverpool City Council DCP, Department of Planning guidelines and SEPP (Clause 87 and 102) requirements.

7.2.3 Visual

Visual impacts from development can affect the amenity of the surrounding area in the way that workers, residents and visitors perceive and experience their surroundings, changing the amenity of these areas. The project will introduce a significant new built form into an area that, according to available masterplans, is to be developed to a similar level. The architectural qualities of the proposal, coupled with the surrounding landscaped open spaces and regional park will positively contribute to the overall visual quality of the area.

As a man made structure development has the potential to introduce additional light to the surrounding area, which would be disruptive to residents within and surrounding the development. Care should be taken

7.2.4 Utilities

The proposal is unlikely to negatively impact access to utilities. Plan for the provision of utilities have been prepared as part of the Edmondson Park with sufficient capacity. Overall, the potential impact is negligible. The proposal presents “low” social risk.

7.2.5 Road, Rail and Public Transport

As highlighted in the site analysis, the proposal will benefit from excellent access to public transport through Edmondson Park Railway Station and interchange. As such, it is likely that residents, workers and visitors will be more likely to travel via public transport networks, reducing the potential for additional road congestion.

A Traffic Impact Assessment prepared by TRAFFIX for this proposal acknowledges that the proposed development is well connected to the public transport network and, as such, is situated well for a higher density development and encouraging residents onto a diversity of transport modes. It is understood that parking is to be provided in line with Council requirements.

7.3 Built environment

7.3.1 Public domain

The audit of existing social infrastructure found that there are no existing parks or public spaces with proximity to the subject site that would be materially affected by the activities proposed. Any potential impacts to the public domain will be confined to roadways and the amenity of the domain immediately surrounding them (e.g. footpaths). These impacts would most likely arise during construction, which is considered in Section 7.2.1.

As identified in Section 4.0 and 6.0, there is ample open space of multiple types either already under constructed or planned for the finished Town Centre and surrounds. Benchmarking identified that the planned area of open space to be delivered would be more than sufficient for the likely population of the proposed development.

Furthermore, the open space and facilities within the proposed development are likely to positively impact the public domain in the Town Centre by enhancing and expanding available open space and pedestrian thoroughfares.

As such, the impact on the public domain is represents a positive for the area and is assessed as being “minor positive” with an “unlikely” likelihood and is deemed to present “low positive” social risk.

7.3.2 Public infrastructure

No other forms of public infrastructure have been identified that will be affected by the proposed development.

7.4 Heritage

There are no known heritage items or artefacts on site and therefore the Proposed Development is unlikely to negatively impact upon heritage.

An Aboriginal Due Diligence Assessment of the site has been prepared by Eco Logical Australia, which has recommended the preparation of an Aboriginal Cultural Heritage Assessment (ACHA) should be prepared, which would include an impact assessment of the proposed development. Following this assessment it makes contingent recommendations, including application for an Aboriginal Heritage Impact Permit (where the ACHA identifies sties that cannot be avoided by development), the implementation of conservation areas and other measures, including an unexpected finds procedure.

The conclusion of this segment is contingent upon the findings of those reports.

7.5 Community

7.5.1 Health

The potential for increased risk to health has been considered including risk arising from disposal of waste, increased traffic emissions and dust during construction. There are no waste activities associated with the proposal that will impact on surrounding properties. Traffic movements could potentially generate additional emissions, which could impact on the health of surrounding communities. However, the lower number of vehicles projected in the Traffic Impact Assessment, the subject site's proximity to a major public transport node and the future layout of the Edmondson Park Town Centre indicates that traffic arising from the proposed development is unlikely to negatively impact on the health of surrounding residents.

A greenfields town centre development involves the introduction of a large new population to an area without an existing community support structure. This may put residents at risk of social dislocation or isolation arising, particularly where there is also language or cultural barrier. This can be effectively mitigated by making local open space available for different active/passive uses (like that included in the proposal and the wider Town Centre Masterplan). Furthermore, Council offer a variety of support services and information for new residents, including those from culturally and linguistically diverse backgrounds. Risks associated with isolation can be mitigated by ensuring that residents are aware they have access to these services, for example, through a new residents' kit.

Overall, the potential health impacts to arise from the Proposed Development are considered to present an "unlikely" risk to the community of "minimal" level impacts. Overall, the Proposal presents a "low" social risk to the health and wellbeing of the wider community.

7.5.2 Safety

Developments can increase or decrease perceived and actual safety. The earlier investigation of the community identified minimal crime in the immediate area, which was a likely outcome of lower existing population of the area still under development. The proposal will form part of the wider town centre, which has been designed with community safety as an objective. Within the site, CPTED principles should be considered in the design and layout, particularly around entrances and exits, lighting, lines of sight and passive surveillance.

On the basis of the above, the potential risks to safety of the proposed development are considered to be "unlikely" with "minimal" level of impact. The Proposed Development presents a "low" social risk in terms of safety on the social risk matrix.

7.5.3 Services and Facilities

The proposed development will see both residents and workers accessing additional services and facilities as part of the operation of the proposed development. The completed Town Centre is to include a significant amount of services and facilities to service the incoming population. The audit of services identified that there are already extensive child care facilities present in the area, with as additional service recommended under the *Edmondson Park Town Centre North Social Infrastructure Assessment*. Plans are also underway to ensure the additional education requirements of the total future population are being met through an additional public primary school and high school. These future services will service the population with the proposal and ensure that cumulative impacts from the proposal in conjunction with the surrounding developments is mitigated.

Overall, the proposed development is likely to result in a modest increase to the demand for social infrastructure in the local community. A slight mismatch between demand and supply could occur in the short term, however, plans to provide social infrastructure on-site would remedy this. The existing social infrastructure in the surrounds has capacity to accommodate short term needs. On this basis, the proposed development is considered to have an "unlikely" and "minor" level of impact. On the social risk matrix, the proposed development presents a "low" risk in terms of social infrastructure.

7.5.4 Cohesion, capital and resilience

Community cohesion refers to the connections and relationships between individuals and their neighbourhoods. A socially cohesive society is one which works towards the wellbeing of all its members, fights exclusion and marginalisation, creates a sense of belonging, promotes trust and offers its members the opportunity of upward mobility.

The provision of communal space within the site, as well as potential facilities to be included within the retail and commercial spaces could provide additional areas for informal interaction (e.g. cafés), thereby promoting cohesion. The character of the proposed development is in keeping with that proposed for the wider town centre.

In creating additional employment opportunities, the proposal will positively impact on cohesion by adding to opportunities for meaningful engagement in the workforce. The proposed development also creates more opportunities for residents in the area to work closer to home, thereby adding to time that they can spend in their families and communities.

Overall, the proposal is considered to be of low negative social risk, while likely to benefit the surrounding community. The proposal is therefore deemed to have “possible” likelihood and “moderate positive” consequence, equating to “high positive” risk rating.

7.5.5 Housing

The proposed development will add a significant amount of housing available to the area, further adding amenity by incorporating it with commercial facilities and community services.

The proposal will both create employment opportunities in the region closer to the homes of residents and workers, while also placing residents closer to direct public transport links to employment centres across Greater Sydney, reducing commute times. Moreover, Western Sydney has an expanding population and the site is strategically located in a region intended to supply employment for that housing expansion.

The proposal is not anticipated to negatively impact on housing and therefore presents a “rare” and “minimal” level of impact for housing. The Proposed Development presents a “low” social risk on the social risk matrix.

7.6 Economic

The proposal would affect the local and regional economy both during construction and operation. The extent of economic effects are discussed in the following sections.

7.6.1 Livelihood

Livelihood is defined as a person's ability to make a living. In the context of the proposed development it is useful to consider these impacts as generated during the construction phase and then during operation.

The construction of the development is expected to have short benefits with respect to construction employment and the purchase of materials. During construction, the proposed development would generate additional construction jobs. Local centres are also likely to benefit from increased construction related trade.

The construction industry is a significant component of the economy, accounting for 6.7 per cent of Gross Domestic Product (GDP), employing almost one million workers across Australia and employing almost 10 per cent of residents in Liverpool LGA. The industry has strong linkages with other sectors, so its impact on the economy goes further than the direct contribution of construction.

The proposal stands to make a positive contribution to the livelihood of residents across the wider region, creating new employment opportunities during the construction period closer to residents' homes. The impact

of the proposal has consequently been assessed as being “likely” and “moderate positive” consequence and therefore a “high positive” social risk.

7.6.2 Opportunity cost

Opportunity cost is defined as the real marginal cost of a resource or action, or the value forgone by using the resource or by acting in one way rather than another. The subject site is very well located within the Edmondson Park Town Centre and the proposal offers to significantly expand the diversity of housing types in the area, as well as enhancing services available to residents through added retail, associated services and open space on site. The risk of not acting is therefore forgoing these benefits in favour of an alternative use of the site.

From this evaluation of alternatives, the risks associated with opportunity cost of the proposed development are consequently assessed as presenting an “unlikely” and “minor” consequence and therefore a “low” social risk.

SIGNIFICANCE OF IMPACTS

8.0 SIGNIFICANCE OF IMPACTS

The impact assessment presented in this report identifies and evaluates changes to existing social conditions due to the proposed project. This includes the assessment of direct and indirect benefits and effects/impacts, as well as consideration of any cumulative impacts.

The assessment process that was undertaken to determine the overall significance of impacts is described in Section 2.0. This section outlines each of the assessment components that contribute to the framework. Professional judgement and experience are applied on a case-by-case basis to identify the significance of the impact on the social environment.

As noted in Section 2.0, the social risk matrix is the primary tool for assessing the social impact of a development.

Table 21: Significance of potential impacts with mitigation

	Impact theme	Impact detail	Stakeholders impacted	Mitigation	Likelihood	Consequence	Significance
AMENITY	Construction impacts	Potential amenity impacts arising during construction from disruptive activities (noise, dust, congestion from construction vehicle movement)	<ul style="list-style-type: none"> Future adjacent residents and businesses (within the town centre) 	Develop and implement construction management plan to limit any potential disruption impacts	Unlikely	Minor	Low
	Acoustic impacts	Potential for noise arising from the operation of the proposal	<ul style="list-style-type: none"> Residents and businesses surrounding and within the proposal 	Noise attenuation measures and construction materials in line with recommendations contained the acoustics report	Unlikely	Minor	Low
	Surroundings	Visual impact of significant built form	<ul style="list-style-type: none"> Surrounding residents Residents on site Local workers Visitors 	None required – the existing site has been cleared and the proposal has been architecturally designed to a high standard, potentially improving the surrounding aspect.	Unlikely	Minor positive	Low positive

	Impact theme	Impact detail	Stakeholders impacted	Mitigation	Likelihood	Consequence	Significance
	Public domain	Additional public domain being afforded as part of the proposal and recreation land to the north of the site (per the LEP)	<ul style="list-style-type: none"> Local residents, visitors and workers 	None (positive)	Likely	Moderate positive	High positive
		Improved access to services for residents (within town centre and via nearby transport)	<ul style="list-style-type: none"> Local residents Workers 	None required	Unlikely	Minor positive	Low positive
	Access to and use of infrastructure, services and facilities	Increased demand for local services (open space, health care, education, child care, community facilities). There are few services presently located within the centre	<ul style="list-style-type: none"> Surrounding residents Residents on site Local workers 	Provisioning for future services would allow for capacity to be expanded with population growth. The introduction of facilities with the planned Town Centre, particularly nearby additional schools, will assist with increased demand for community facilities.	Possible	Moderate	High
COMMUNITY	Health and wellbeing	Potential for loneliness and associated health problems amongst new residents	<ul style="list-style-type: none"> Residents within the development 	Providing opportunities for residents to meet and interact, either as within the proposed development, this could be within the development itself, the wider town centre or local and state government agencies	Possible	Minor	Low
	Safety	Potential for crime around built up areas	<ul style="list-style-type: none"> Residents, visitors and workers 	Incorporation of CPTED principles in development.	Unlikely	Minor	Low
	Cohesion and resilience	Potential dislocation and/or isolation for residents from the introduction of	<ul style="list-style-type: none"> Residents within the development 	Events to foster community interaction within the development, new residents' kits.	Unlikely	Minor	Low

	Impact theme	Impact detail	Stakeholders impacted	Mitigation	Likelihood	Consequence	Significance
		a new community with no existing links					
	Culture	The introduction of a new population into an area can cause cultural disconnection, particularly where the area has an existing cultural identity	<ul style="list-style-type: none"> Residents within the development and wider community 	Ensuring that residents have access to appropriate cultural services, providing access to some of council's materials can assist with this	Unlikely	Minor	Low
	Livelihood	Direct and indirect investment from construction and operation with expenditure from workers and residents assisting with the economic viability of the wider town centre, additional opportunities for residents and workers to work in the Town Centre through extra commercial and retail activity on site.	<ul style="list-style-type: none"> Local residents, businesses and workers 	None required	Likely	Moderate positive	High positive

CONCLUSION

9.0 CONCLUSION

Approval is being sought for the construction of a mixed use development at 164-170 Croatia Avenue, Edmondson Park. The development will include 2,983 square metres of unspecified commercial floor space and 679 residential apartments.

The proposal has been assessed having regard for the requirements of the Liverpool City Council's Social Impact Assessment Policy, the requirements for social impact assessment under the relevant NSW DPIE guideline, as well as local demography and the existing and future attributes of surrounding area. The potential for negative impacts to arise from construction and additional pressure on local community services and infrastructure. However, these impacts are able to be appropriately managed and mitigated. Mitigation measures have been proposed and it is assumed that planned local community infrastructure will be delivered in line with the approach proposed under the relevant local contributions plans and master plans.

Potential benefits arising from the development include:

- Substantial provision of housing in a growing urban area
- Additional economic activity on site, which will assist with the economic viability of the wider Town Centre
- Improved work-life balance for residents in the region where commutes are typically longer through the creation of local employment opportunities
- Improvements to the public domain through the creation of additional aesthetically appealing pedestrian thoroughfares through the site and passive outdoor spaces throughout, adding to the amenity for residents and workers within the development and to the overall amenity of the wider Edmondson Park Town Centre.

Overall, the proposal is supported.

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