

## APPENDIX B

### SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM

#### Instructions for completing this form:

Applicants of developments where social impact comment is required must complete this form. Depending on the type of application, the application may need to provide detail analysis of the relevant parts. i.e. if the DA is intended to acquire liquor & gaming license, question 8 (crime & safety) should be focused. If it is housing related DA, the SIA should provide further details on question 2 (housing) analyzing local needs and impact assessment.

If it has been determined that a CSIA report is required, then it should be submitted with further details in all relevant components.

SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM			
<b>Applicant's details:</b>		<b>Owner's details (if different to applicant):</b>	
Name		Name	
As per DA 855/2022			
Postal address		Postal address	
Email		Email	
Phone	Mobile	Phone	Mobile
<b>Proposal details:</b>			
Lot number& Registered plan number			
Site address			
Brief description of development proposal			
As per DA855/2022. Please refer to SEE.			

1. Population change	
<p><b>Will the development result in significant change/s to the local area's population? (either permanently and/or temporarily)</b></p> <p><b>Explanation:</b> <i>Changes to the size, structure and capacity of the population can have significant implications for the provision and adequacy of community facilities, services, community cohesion and/or social sustainability. Scoping questions: Will the development result in a change to the age structure, household composition or permanence of the resident population? Will the development result in the displacement or current residents, visitors and/or workers?</i></p> <p><i>Refer to: Australian Bureau of Statistics and profile.id.com.au websites</i></p>	
Yes	<p><b>If yes, briefly describe the impacts below</b></p> <p>The DA will deliver 266 new homes. The population will increase slightly, however this is in line with the growth and change expected as per the Edmondson Park South Concept Plan Approval (MP10_0118) which anticipates residential development of 3,550 dwellings.</p>
No	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>The Concept Plan establishes framework to manage growth and change, including provision of appropriate social and community infrastructure within the precinct. Of particular relevant is the agreements in place as set up by the Concept Plan to provide works in kind to stagger the timely delivery of local facilities and services to meet the demand generated by the future built-form development of the site.</p>
2. Housing	
<p><b>Will the proposal increase or reduce the quantity, quality, mix, accessibility and/or affordability of housing?</b></p> <p><b>Explanation:</b> <i>A mix of housing types, sizes and costs is necessary for social diversity (in terms of age, family life cycles, income, cultural background) and social inclusiveness. Retention or expansion of affordable housing is necessary for social equity and to avoid displacement of individuals and families on lower incomes. Scoping questions: Will the development result in a mix of housing types and sizes? Will the development be appropriate to meet local needs and needs of special groups? Will the development result in the displacement of existing residents or alter the availability of affordable housing? Does neighboring design promote inclusion of different social groups and promote social interaction?</i></p> <p><i>Refer to: NSW Housing Strategy 2041 and Council's Homelessness Strategy &amp; Action Plan. Council's Social Justice Policy 2018.</i></p>	
Yes	<p><b>If yes, briefly describe the impacts below</b></p> <p>The DA will increase housing supply including a mix of 1,2, 3, 4 and 5 bedroom apartments, as well as 40 townhouses and as such, will improve housing affordability. The housing will be appropriate for a range of single or family households or variety of ages, and within a range of budgets.</p>
No	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>In accordance with commitment 70 of the Concept Plan, affordable dwellings will be available in the Landcom Town Centre North and Residential Precincts. Landcom is expected to meet this commitment through its delivery of the Landcom Town Centre North core, particularly in the more accessible and higher density residential developments. Landcom did not require the landowners to make provision for affordable housing on the Site.</p>

### 3. Accessibility

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

**Explanation:** 'Access for all' is an essential component of a fair and equitable society. Accessible developments encourage inclusive communities, improve affordability of goods and services, maximize access to public transport, pedestrian and cycle networks and provide convenient and continuous paths of travel (thereby promoting healthy, sustainable lifestyles).

Consideration must also be given to accessibility for people with a disability Scoping questions: Will the proposal result in the group of the community being excluded or having limited in their access? Will someone with reduced mobility have trouble accessing and/or moving around this proposed development?

Refer to: Australia's National Disability Strategy 2021-2031, NSW Disability Inclusion Act 2014& Council's Disability Inclusion Action Plan 2017-2021.

Yes	<p><b>If yes, briefly describe the impacts below</b></p> <p>The DA will improve physical access as the current land is undeveloped and disconnected from the surrounding land. The DA will facilitate appropriate residential uplift at the site in proximity to public transport infrastructure. Existing and planned public transport infrastructure will provide a high level of access to employment opportunities.</p>
No	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>The DA will improve access by delivering landscaped streets and through-site links that will provide permeable connectivity across the site. An integrated network of shared paths will also be delivered across the site, providing a place that is supported by pedestrian focused infrastructure to enable a truly walkable and cycle-able place. This has been provided in accordance with the requirements of the Concept Plan approved under MP10_0118.</p>

### 4. Community and Recreation Services/ Facilities

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

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

Scoping questions: Will the development ensure public access to the public domain? Will the development enhance sense of belongings and cultural association making people feel valued and contributing strong community & good health?

Refer to: Council's Recreation, Open Space and Sports Strategy 2018-2028.

Yes	<p><b>If yes, briefly describe the impacts below</b></p> <p>The DA will introduce residents to the locality, generating a need for access to community and recreational services. As mentioned, consultation has been undertaken with Liverpool City Council regarding appropriate works in kind contributions which can be made to meet the demand generated by the future built-form development of the site. These works in kind will include the delivery of local facilities and services to support the increase in population.</p>
No	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>As previously mentioned, the Concept Plan establishes a framework to manage growth to provide appropriate social and community infrastructure within the wider precinct. Of relevance to this DA is the accessibility to Maxwells Creek, which will be embellished as part of the Site 4 DA (1090/2022). The Concept Plan also delivers retail, employment uses and</p>

community facilities (including plaza, community centre and childrens play) all within walking distance of Site 5.

## 5. Cultural and Community Significance

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

**Explanation:** There may be certain places, items or qualities that are culturally valuable or significant to the community. They provide significant meanings and reference points for individuals and groups. This may include specific sites of Aboriginal significance. The acknowledgement and protection of these places, items or qualities is a key element in building strong and resilient communities.

Scoping questions: Will the development ensure public access to the public domain? Will the development enhance sense of belongings and cultural association making people feel valued and contributing strong community & good health?

Refer to: Council's Recreation, Open Space and Sports Strategy 2018-2028.

Yes	<b>If yes, briefly describe the impacts below</b>
No	<b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b> Heritage, including Aboriginal Heritage was addressed as part of the MP10_0118 Concept Plan approval which confirms there are no Aboriginal Heritage sites likely to be present within the Landcom Town Centre North. This was confirmed through subsequent site visits. Sites that were formerly identified within the Edmondson Park South site have already been removed under previous DA approvals. In any case, the Statement of Commitments establish key protocols for the management and conservation of indigenous heritage in relation to salvage activities, construction activities, incident reporting and requirements for consultation with the Aboriginal community where necessary.

## 6. Community Identity and Sense of Belonging

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

**Explanation:** Social cohesion and integration requires places and spaces for informal and safe social interaction. Developments can increase or decrease these interaction opportunities through their provision (or otherwise) of safe and connected pathways and linkages and attractive gathering places (town centres, parks, squares / plazas, civic spaces and streets)

Consideration should be given to incorporating principles of good urban design into the development proposal. Scoping questions: Will the proposal encourage opportunities for informal interaction?

Refer to the Creating Places for People: An Urban Design Protocol for Australian Cities, Federal government's Urban Design website. Better Placed-Government Architect NSW, Liverpool City Centre Public Domain Master Plan.

Yes	<b>If yes, briefly describe the impacts below</b> The DA will deliver a new community that features new pedestrian links and diverse housing opportunities. The DA will strengthen social cohesion by providing well planned and high quality public domain that will encourage and foster social interaction between communities.
No	<b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b> A CPTED assessment has been included as part of the analysis provided in the SEE, refer to Section 4.24.

## 7. Health and Well-being

**Will the development strengthen or threaten opportunities for healthy lifestyles, healthy pursuits, physical activity and other forms of leisure activity?**

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

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

Consideration should be given to incorporating healthy urban design principles into the development proposal. Urban heat is a growing concern in SW Sydney which can lead to poor health and social outcomes. In addition to heat-related issues, it can lead to an over-reliance on air-conditioning. Scoping questions: Does the development has a potential to promote healthy lifestyle and livability of community? Will the development alter or contribute to the neighborhood's walkability and connectivity? Will the proposal support active transport options? Does the density proposed match the walkability of the neighborhood? Will the proposal have a positive or negative impact on urban heat and peoples' options for coping with urban heat? How can any negative impacts be mitigated?

Refer to: *Healthy Built Environment Checklist in NSW Health website.*

Yes

**If yes, briefly describe the impacts below**

High quality public domain and through-site links will provide embellished landscaped spaces between buildings. Additionally, an abundance of communal open spaces are proposed within each building form. Future residents will be able to benefit from proximity to Maxwells Creek, which will be a publicly accessible open space area that is within walking distance to Site 5.

No

**Describe your proposed mitigations of negative impacts or enhancements of positive impacts below**

The place is envisioned to be a walkable, pedestrian friendly place, close to public transport shops and services. it will encourage a lesser reliance on a car centric lifestyle and promote community social cohesion.

## 8. Crime and Safety

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

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

Safer by Design principles should be considered in the development proposal. Good design aims to reduce the opportunities of crime and its supportive to the safety of the community. Scoping questions: Does the proposal have the potential to change the way people feel about their safety in the community? Have appropriate surveillance technologies been proposed? Is adequate lighting proposed to ensure safe nighttime use?

Refer to: Council's Community Safety and Crime Prevention Strategy. Also, Crime Prevention Through Environmental Design (CPTED) Guidelines, NSW Police website

Yes

**If yes, briefly describe the impacts below**

The DA will presently increase the population on site and result in a safer outcome and built form than what currently exists. It will contribute to a new eco-system of neighbourhoods that will manifest in a built form layout that is able to promote natural surveillance and foster a real sense of community.

No	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>The design of the built form ensures that all external areas are overlooked by habitable spaces. The building configurations are orientated towards the streetscape and facilitate passive activity to generate within the building curtilage, emphasising the presence of formal and informal guardians on site. A CPTED assessment has been submitted with the DA, refer to Section 4.24 of the SEE.</p>
<b>9. Local Economy and Employment Opportunities</b>	
<p><b>Will the development increase or reduce the quantity and/or diversity of local employment opportunities? (Temporary or permanent)</b></p> <p><i><b>Explanation:</b> Unemployment and low income are associated with poor health and reduced social inclusiveness and resilience. Accessible and diverse local jobs (suited to the capacities of local populations) reduce the risk of unemployment (and the associated poorer health and social sustainability outcomes). Affordable travel expenses and local employment can support social equality &amp; diversity. Scoping questions: Will employment and education be readily accessible from the development? Will the development alter the number or diversity of jobs available for the local community?</i></p> <p>Refer to: Council's Economic Development Strategy 2019-2029, Employment Strategy-Local Jobs for Local People.</p>	
Yes	<b>If yes, briefly describe the impacts below</b>
No	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>This DA is predominantly for residential housing. However, the Town Centre will deliver opportunities for employment and will incorporate mixed use land uses (as previously approved) within easy walking distance to the site. The Concept Plan establishes the quantum of residential and non-residential uses to be delivered.</p>
<b>10. Supporting Diverse Communities and Needs of Specific Population Groups</b>	
<p><b>Will the development increase or decrease inclusive opportunities (social, cultural, recreational, employment, governance) for groups in the community with special needs?</b></p> <p><i><b>Explanation:</b> Council has a Social Justice Policy, which promotes access to life opportunities (e.g. jobs, education, full participation in the cultural life of the community) and inclusiveness for all (including those with special needs – young people, aged population, CALD communities, Aboriginal community, people with a disability, children and women). Developments can increase inclusiveness through the provision of culturally appropriate facility design and programs, and the avoidance of communication barriers.</i></p> <p>Refer to: Children and Young Persons (Care and Protection) Act 1998 No 157-NSW Legislation, Council's Community Strategic Plan, Growing Liverpool 2023, Social Justice Policy, Child Safe Policy, LEAPS Multicultural Plan, Youth Strategy and Disability Inclusion Action Plan..</p>	
	<p><b>If yes, briefly describe the impacts below</b></p> <p>The DA will increase inclusive opportunities.</p>

Yes	<b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b>
No	The DA will deliver on a range of housing types suitable for a diversity of persons with differing ages, needs and therefore provides a demand for diverse household types. The proposal includes 27 units (representing 10% of total dwelling yield) that incorporate Universal Design features to provide housing that is appropriate for, but not limited to seniors.

As set out in Commitment 71 of the Concept Plan, Edmondson Park Town Centre North will deliver 20% of all dwellings across the Landcom Town Centre North as Liveable Housing Guideline's silver level universal design features, providing housing which allows versatile designs to meet the changing needs of occupants over time and allow the opportunity to age-in place. The typologies and unit mix provided in the proposal allow for the changing needs of occupants to be catered for.