

APPENDIX A – SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM

Instructions for completing this form

Applicants of developments where social impact assessment is required must complete this form.

This form has been completed by Michael Hanisch, Principal Planner of GLN Planning on behalf of Croatia 88 Pty Ltd, the applicant for the proposed development.

SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM			
Applicant's details:		Owner's details (if different to applicant):	
Name		Name	
Croatia 88 Pty Ltd		N/A	
Postal address		Postal address	
8 – 10 Gould Street Strathfield South NSW 2136		Same	
Email		Email	
info@GLNPlanning.com.au			
Phone	Mobile	Phone	Mobile
9249 4100			
Proposal details:			
Lot number & Registered plan number			
Lot 101 DP1267563			
Site address			
Land off Somme Ave, Edmondson Park			
Brief description of development proposal			
Proposed 3 residential flat buildings including affordable housing, new roads, and subdivision			
1. Population change			
Will the development result in significant change/s to the local area's population (either permanently and/or temporarily)?			
<i>Explanation: Changes to the size, structure and capacity of the population can have significant implications for the provision and adequacy of community facilities, services, community cohesion and/or social sustainability</i>			
Yes ✓	If yes, briefly describe the impacts below		
No	The proposal will deliver 178 dwellings within 3 residential flat buildings, and 27 units being used for affordable rental housing. The housing has been anticipated and planned for by provision of new public services and infrastructure through the imposition of Section 7.11 Contributions and Voluntary Planning Agreements outlining works in the area.		

	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>The monetary contributions payable under Section 7.11 will go to new infrastructure including bridge connections across and access into Maxwells Creek corridor and new community facilities as outlined later sections. Affordable housing tenancies will be managed by a registered community housing provider for at least 15 years.</p>
2. Housing	
<p>Will the proposal increase or reduce the quantity, quality, mix, accessibility and/or affordability of housing?</p> <p><i>Explanation: A mix of housing types, sizes and costs is necessary for social diversity (in terms of age, family life cycles, income, cultural background) and social inclusiveness. Retention or expansion of affordable housing is necessary for social equity and to avoid displacement of individuals and families on lower incomes</i></p>	
<p>Yes ✓</p> <p>No</p>	<p>If yes, briefly describe the impacts below</p> <p>The proposed development does not result in the removal of any existing dwellings. It does propose the construction of 178 new dwellings at planned densities within convenient walking distance to the Edmondson Park Town Centre and station. The proposed 27 affordable rental dwellings will be rented at below-market rates to households on very low, low and/or moderate incomes helping to foster social inclusion in the area.</p>
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>The proposed development incorporates a mix of 1, 2 and 3 bedroom dwellings. The units also incorporate 18 adaptable (10.1%) and 42 liveable (23.6%) apartments. The mix and range of apartment typologies give an expanded choice for future household configurations.</p>
3. Accessibility	
<p>Will the development improve or reduce physical access to and from places, spaces and transport?</p> <p><i>Explanation: 'Access for all' is an essential component of a fair and equitable society. Accessible developments encourage inclusive communities, improve affordability of goods and services, maximise access to public transport, pedestrian and cycle networks and provide convenient and continuous paths of travel (thereby promoting healthy, sustainable lifestyles). Consideration must also be given to accessibility for people with a disability. Refer to Council's Disability Strategy 2012-2017 available for download from Council's website</i></p>	
<p>Yes ✓</p> <p>No</p>	<p>If yes, briefly describe the impacts below</p> <p>The proposed development will improve access to key places and public transport and incorporates adaptable and liveable apartments.</p>
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>A designated bus stop is incorporated into the Bernera Street frontage and ultimately a boardwalk bridge will span the Maxwells Creek Corridor to link directly into the town centre and station precinct.</p> <p>The proposed development includes subdivision including road dedication which will facilitate access to the Maxwells Creek Corridor and contributions will be allocated to pedestrian linkages, paths that will improve access.</p>

4. Community and Recreation Services / Facilities	
<p>Will the development increase, decrease or change the demand or need for community, cultural and recreation services and facilities?</p> <p><i>Explanation: Access to diverse and adequate community and recreation services and facilities is necessary for physical and mental health, well-being, personal productivity, social cohesion and social sustainability. Examples of facilities include community centres, leisure centres, recreation centres, sports fields and playgrounds</i></p>	
<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>	<p>If yes, briefly describe the impacts below</p> <p>The proposed development will include 178 new apartments and as a result there will be increased need for the provision of community services. The density of housing proposed is commensurate with that expected in the relevant planning framework for the area. The Precinct Planning for Edmondson Park has incorporated the required facilities that will be funded through various mechanisms including developer contributions and levies.</p>
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>The proposed development incorporates community open space on each site where residents can interact and create social bonds.</p> <p>The proposed development will also pay contributions toward the provision of and embellishment of land for open space, community facilities (including multi purpose community centre, child care, community centre branch library and youth centre) as outlined in the Edmondson Park Contributions Plan.</p>
5. Cultural and Community Significance	
<p>Will the development impact on any items or places of cultural or community significance?</p> <p><i>Explanation: There may be certain places, items or qualities that are culturally valuable or significant to the community. They provide significant meanings and reference points for individuals and groups. This may include specific sites of Aboriginal significance. The acknowledgement and protection of these places, items or qualities is a key element in building strong and resilient communities. For information about Liverpool's cultural and linguistically diverse communities, refer to Council's LEAPS Multicultural Plan available for download from Council's website</i></p>	
<p>Yes</p> <p>No <input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>If yes, briefly describe the impacts below</p> <p>A Statement of Heritage Significance confirms low archaeological sensitivity and low research potential for both European and Aboriginal history.</p>
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>It is anticipated that a condition will be imposed, as is typical of any consent granted that, in the unlikely event that a remnant of relic is found during excavations, that work will stop and appropriate approvals sought.</p>

6. Community Identity and Sense of Belonging	
<p>Will the development strengthen or threaten opportunities social cohesion and integration within and between communities?</p> <p>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)</p> <p>Consideration should be given to incorporating principles of good urban design into the development proposal. Refer to the <i>Creating Places for People: An Urban Design Protocol for Australian Cities</i>, available for download from the Federal government's Urban Design website</p>	
<p>Yes ✓</p> <p>No</p>	<p>If yes, briefly describe the impacts below</p> <p>The planning for the site seeks to encourage integration within each development site and facilitate the completion of other parts of the planned pedestrian ways, spaces and places that will be part of the Edmondson Park Town Centre Precinct.</p>
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>The architectural, landscape plans and CPTED assessment combine to create spaces which encourage safe and attractive interactions in communal open spaces.</p> <p>Contributions and works will help facilitate the delivery of other connections and community infrastructure within the planning development of Edmondson Park including connections and linkages and open space and community facilities.</p> <p>Sense of place is inbuilt in planned outcomes for Edmondson Park which in this area including density distribution (evidenced by built form) and open space bordering the Town Centre.</p>
7. Health and Well-being	
<p>Will the development strengthen or threaten opportunities for healthy lifestyles, healthy pursuits, physical activity and other forms of leisure activity</p> <p>Explanation: Developments can increase or decrease opportunities for healthy lifestyles through improving or reducing the liveability of places (due to things such as safety, noise, dust, aesthetics) or increasing or decreasing opportunities for:</p> <ul style="list-style-type: none"> • Walking, cycling, play and other physical activity • Healthy food choices • Drinking, gambling and smoking <p>Consideration should be given to incorporating healthy urban design principles into the development proposal. Refer to the <i>Healthy Urban Development Checklist</i>, available for download from the NSW Health website</p>	
<p>Yes ✓</p> <p>No</p>	<p>If yes, briefly describe the impacts below</p> <p>The proposed development will assist in promoting active transport through bike storage facilities and connections to Maxwell Creek. Access to affordable housing is also a key determinant of health outcomes.</p>
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>Proximity to the Town Centre and station will encourage walking to this part of the Precinct via a new crossing over Maxwell Creek. The roads constructed will help complete this access and the dedication of this remaining part of Maxwell's Creek will enable construction of paths as identified in the Edmondson Park Town Centre North Public Domain and Landscape Plan by Taylor Brammer Landscape Architects dated 16 November 2020. Other open spaces provided in the area for healthy living funded through the Contributions Plan. The proposal addresses bushfire hazard, flooding and acoustics protection to ensure opportunities for healthy living.</p>

8. Crime and Safety	
<p>Will the development increase or reduce public safety and opportunities for crime (perceived or actual crime)?</p> <p>Explanation: Developments can increase or decrease perceived and actual safety. For example, through generating increased traffic, providing venues that may attract unruly behaviour. This can diminish social cohesion and integration however impacts can be mitigated by appropriate design, traffic controls and management.</p> <p>Safer by Design principles should be considered in the development proposal. Refer to Council's Community Safety and Crime Prevention Strategy available for download on Council's website. The Crime Prevention Through Environmental Design (CPTED) Guidelines are available for download on the NSW Police website</p>	
Yes ✓ No	<p>If yes, briefly describe the impacts below</p> <p>The potential impacts are outlined in the CPTED report submitted with the application.</p>
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>The proposal will reduce potential crime through a number of measures as identified within the CPTED report as well as enabling passive surveillance of units over site frontages and open space to Maxwells Creek.</p>
9. Local Economy and Employment Opportunities	
<p>Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary or permanent)?</p> <p>Explanation: Unemployment and low income are associated with poor health and reduced social inclusiveness and resilience. Accessible and diverse local jobs (suited to the capacities of local populations) reduce the risk of unemployment (and the associated poorer health and social sustainability outcomes)</p>	
Yes ✓ No	<p>If yes, briefly describe the impacts below</p> <p>The proposal will result in employment for the construction of the 178 additional dwellings and road and drainage infrastructure and management of the site including by the CHP.</p> <p>Access to the adjoining Town Centre and Public Transport options to other employment destinations is currently hindered by incomplete roads and other infrastructure.</p>
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>The future residents will benefit from, support and may even obtain employment in the town centre or use the train station to access other employment areas. The proposed development will complete sections of roads and footpaths to make access more permeable and convenient. The development will also generate payment of contributions for other large scale connecting infrastructure and/or infrastructure improvements.</p>

10. Needs of Specific Population Groups	
<p>Will the development increase or decrease inclusive opportunities (social, cultural, recreational, employment, governance) for groups in the community with special needs?</p> <p>Explanation: Council has a Social Justice Policy, which promotes access to life opportunities (e.g. jobs, education, full participation in the cultural life of the community) and inclusiveness for all (including those with special needs – young people, aged population, CALD communities, Aboriginal community, people with a disability, children and women). Developments can increase inclusiveness through the provision of culturally appropriate facility design and programs, and the avoidance of communication barriers.</p> <p>Refer to Council's Community Strategic Plan, Growing Liverpool 2023, Social Justice Policy, LEAPS Multicultural Plan, Youth Strategy and Disability Strategy available for download on Council's website.</p>	
Yes ✓ No	<p>If yes, briefly describe the impacts below</p> <p>The Proposal will provide appropriate adaptable dwellings and accessible access to the development from the street, basement and all floors via a lift.</p>
	<p>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</p> <p>Ensure compliance with the ADG and DCP for adaptable and liveable unit numbers and ensure recommendations of the CPTED report are implemented.</p>