

## APPENDIX A – SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM

SOCIAL IMPACT COMMENT INITIAL ASSESSMENT FORM			
Applicant's details:		Owner's details (if different to applicant):	
Name		Name	
SummitCare		SummitCare	
Postal address		Postal address	
17 Frenchmans Road Randwick NSW 2031		17 Frenchmans Road Randwick NSW 2031	
Email		Email	
cfo@summitcare.com.au		cfo@summitcare.com.au	
Phone	Mobile	Phone	Mobile
02 9398 4000		02 9398 4000	
Proposal details:			
Lot number & Registered plan number			
Lots 104 DP863214			
Site address			
Kurrajong Road, Casula			
Brief description of development proposal			
<p>The proposal is for the construction of a 142 bed multi storey residential aged care facility with basement parking, hairdresser, café, consulting rooms, dining area, reception and administration area and 93 one, two and three bedroom multi storey seniors living apartments including four ground floor retail shops.</p>			

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><i><b>Explanation:</b> 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></p>	
<input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No	<p><b>Impacts</b></p> <p>The development will result in the addition of a 142 bed residential aged care facility, 39 one bedroom apartments, 47 two bedroom apartments and 7 three bedroom apartments to Casula suburb. At the 2016 census, there were 1.4 people per one bedroom apartment, 2.3 people per two bedroom apartment and 3.2 people per three bedroom apartment in Liverpool LGA, with 5.2% of dwellings unoccupied.</p> <p>Using this data, the population of the development is estimated at 318 people.</p> <p>In 2016 the population of Casula suburb was 15,661 (place of usual residence), so the additional population is a 2.0% increase.</p>
	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>The additional population will require a pro-rata increase in services although this is relatively minor. Services and facilities will be provided on site including residential aged care, café and hair dresser, activity room, physiotherapy services, consulting rooms, meals and room servicing and four retail shops. Outdoor space will be provided as part of the development. The provision of services within the new facility will be a public benefit to the extent that residents in the locality, who are currently users of community based services, enter the facility.</p>
2. Housing	
<p><b>Will the proposal increase or reduce the quantity, quality, mix, accessibility and/or affordability of housing?</b></p> <p><i><b>Explanation:</b> 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>	

<input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No	<p><b>If yes, briefly describe the impacts below</b></p> <p><b>Quantity</b></p> <p>The proposal will increase the number of apartments in Casula Suburb by 93 dwellings and provide an additional 142 residential accommodation beds for seniors.</p> <p><b>Quality</b></p> <p>The quality of housing will be improved to the extent that the facility will be newly constructed and will be purpose built to cater to the needs of seniors.</p> <p><b>Mix</b></p> <p>The mix of housing will be improved, particularly in the context of wider trends including ageing of the population, and the commensurate demand for smaller more manageable dwellings and residential aged care accommodation.</p> <p>At the 2016 census, 1.6% of dwellings in Casula were flats and apartments, compared to 13.2% for Liverpool LGA and 28.1% for Greater Sydney, showing an undersupply of apartments in the locality.</p> <p>Successive governments have been working towards achieving a national provision level of 125 places for every 1,000 people aged 70 years or over, by 2021-22. This is known as the aged care provision ratio and comprises 78 residential care places, 45 home care places and 2 restorative care places (including transition care and short-term restorative care places).<sup>i</sup></p> <p>The Department of Health publishes aged care data sheets for all SA3s in Australia.<sup>ii</sup> At 30 June 2017, Liverpool SA3 was reported to contain 921 allocated and 831 operational residential care places. At 30 June 2017, the estimated residential population of the SA3 was 125,395.<sup>iii</sup> In 2016, 7.4% of the population of Liverpool SA3 was aged over 70.</p> <p>Using this data, the rate of provision of residential aged care places in Liverpool SA3 is calculated at 90 places per 1,000 people aged 70 or over,<sup>iv</sup> exceeding the aged care target. By comparison, and using the same methodology, the rate of provision of residential aged care places in NSW was 79 places per 1,000 people aged 70 or over. The oversupply in the SA3 is estimated at 107 operational and 198 allocated places.</p> <p>The population of Liverpool LGA (of which Liverpool SA3 represents the eastern half) aged 70 and over is expected to increase by 10,150 between 2016 and 2026,<sup>v</sup> creating a demand for an additional 792 places by 2026, 79 places per year. The current level of allocation is estimated to meet demand up to 2019 and the additional places from the proposed development will meet demand up to 2020.</p> <p>Accordingly, it can be concluded that the provision of the aged care places will assist in meeting the ongoing demand for such accommodation in the locality.</p> <p><b>Accessibility</b></p> <p>The proposed building will be designed to comply with the relevant access provisions of the Building Code of Australia 2019 and provide easy access and useable areas in accordance with the Disability Discrimination Act.</p> <p>Two accessible car spaces will be provided.</p>
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### *Affordability*

Payment for residential aged care services consists of three charges:

- a basic daily fee set at 85% of the single aged care pension and payable by all residents;<sup>vi</sup>
- an accommodation payment payable either by lump sum, daily payments or a combination of both. This payment is supported by the Federal Government,<sup>vii</sup> based on a means test. People with income of less than \$27,460 per week and assets of less than \$49,500 receive a full subsidy, while those with assets of greater than \$169,079.20 or income of \$69,430, (or combination) receive no subsidy.<sup>viii</sup> When the payment is by lump sum it is refundable subject to agreed deductions. Where it is a daily payment, it is similar to a rental payment;
- a means tested care fee, which is an additional fee payable by those above the asset or income thresholds.

All aged care services, whether or not they are certified, are required to meet the supported resident ratio - formerly known as the concessional resident ratio - which applies to their region. Sanctions may be applied to those services that do not meet the required ratio. Exceptions to the requirement are homes that provide only extra service or the distinct part of a home that provides extra service. Supported, concessional and assisted residents count towards the supported resident ratio.<sup>ix</sup>

The minimum supported ratio for South West Sydney is 26.7%,<sup>x</sup> meaning that as a minimum 38 beds (assuming no extra service beds are provided) will be available as supported accommodation. We are advised by the operator that 40% of beds (56 beds) will be concessional.

Hence the development will provide affordable accommodation (based on the means test) to a minimum of 56 low income and/or asset poor people.

For those people above the asset or income threshold, we are advised that the Refundable Accommodation Deposit is about \$500,000. This is equivalent to a Daily Accommodation Payment of \$41, or \$287 per week, and so is affordable to a low income household.

Due to the government subsidy to those with limited incomes and assets and the availability of supported beds, the development is generally expected to provide affordable accommodation to some very low, low and moderate income single person households.

We have not been advised as to the costs of Independent Living Units. We are advised that the developer is entering into an agreement with an affordable housing provider to manage a minimum of 9 apartments as affordable housing, most likely at 80% of market rent. Based on a median weekly one bedroom rent for Liverpool of \$330,<sup>xi</sup> a discount rent of \$264 will be affordable to a very low income household. Based on a median weekly two bedroom rent for Liverpool of \$400,<sup>xii</sup> a discount rent of \$320 will be affordable to a low income household.

	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>Overall, the development will make a positive contribution in the areas of housing supply, quality, mix, accessibility and affordability. Importantly, the development enables older people with higher support needs to age in place within their community to the extent that residents of the facility come from those living in the locality. The availability of subsidised places means that lower income people seeking residential care will not be displaced from the locality. We are advised that 40% of beds (56 beds) will be concessional. Ten apartments will be offered at 80% of market rent. No further mitigations are proposed.</p>
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3. Accessibility	
<p><b>Will the development improve or reduce physical access to and from places, spaces and transport?</b>  <b>Explanation:</b> '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</p>	
<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p>(but constrained for less mobile or frail people)</p>	<p><b>If yes, briefly describe the impacts below</b></p> <p>The proposed development is adjacent to a high frequency bus service operating along Kurrajong Road providing access to extensive services to Liverpool CBD and railway station on routes 851, 852, 865 and 866. A bus service is typically available six times an hour on weekdays four times an hour on Saturdays, and three times an hour on Sundays. Services operate between 5.00 am and 10.00 pm. Access to the westbound bus stop (buses coming from Liverpool) is good, with the bus stop located 250 metres along a concrete footpath from the proposed pedestrian entry to the complex, noting that the footpath does not currently extend to the development and is damaged in parts. Access to the eastbound bus stop (buses to Liverpool) is also good, with the nearest bus stop 350 metres away along a paved footpath, and with a pedestrian crossing available at Kurrajong Road. By comparison, SEPP (Housing for Seniors and People with a Disability) 2004 adopts an access criteria of 400 metres to the nearest bus stop along a suitable access path.</p> <p>Access to the regional road network is available on the adjacent Kurrajong Road to the Hume Highway.</p> <p>Extensive shops and facilities are available at Casula Mall, with the entrance about 350 metres from the proposed development along a paved footpath. Shops and facilities include a food court, optometrist, pharmacy, supermarkets, liquor store, butcher, delicatessen, bakery, clothes stores, variety shops, news agent, post office, bank, medical centre, TAB and green grocer.</p> <p>There is adjacent parkland at Daruk Park. Much of the area is devoted to baseball fields and the park generally has a low level of enhancement. There is no footpath through the Park.</p> <p>The Park also contains Casula Library and Community Centre. These are about 160 metres from the rear entrance of the development walking through the park, or 560 metres using paved walkways through Casula Mall.</p> <p>The development will provide a range of onsite services as listed previously. Outdoor space will be provided as part of the development.</p>
	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>Consider repairing existing footpath on the south side of Kurrajong Road and extending it to the proposed development.</p> <p>Consider opportunities for providing enhancements to Daruk Park, including gardens, seating areas and walkways.</p>

4. Community and Recreation Services / Facilities	
<p><b>Will the development increase, decrease or change the demand or need for community, cultural and recreation services and facilities?</b></p> <p><b>Explanation:</b> 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</p>	
<input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No	<p><b>If yes, briefly describe the impacts below</b></p> <p>The proposal is estimated to increase the population of Casula by 318 people, thereby increasing the demand on community and recreation services and facilities. Residents in the residential aged care facility are likely to have limited mobility and so will generally rely on services provided on site.</p> <p>The additional population will require a small pro-rata increase in services and facilities in the locality. An increase in demand for community facilities and recreation including sporting fields and passive open space is expected from residents in apartments.</p> <p>There will be an increase in services and facilities in the locality as the development will provide a range of services including residential aged care, café, hair dresser, activity room, physiotherapy services, consulting rooms, meals and room servicing and four retail shops. Outdoor space will be provided as part of the development.</p> <p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>Additional services will be provided within the facility. The provision of services within the new facility will be a public benefit to the extent that residents in the locality, who are currently users of community based services, enter the facility.</p> <p>The development will make a local infrastructure contribution to Liverpool City Council for under the <i>Liverpool Contributions Scheme 2018 – Established areas</i>. The contribution will be used to provide local infrastructure and address increased demand for services and facilities in the locality.</p>
5. Cultural and Community Significance	
<p><b>Will the development impact on any items or places of cultural or community significance?</b></p> <p><b>Explanation:</b> 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.</p> <p>For information about Liverpool's cultural and linguistically diverse communities, refer to Council's LEAPS Multicultural Plan available for download from Council's website</p>	
<input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No	<p>No items or places of cultural significance have been identified on the site.</p> <p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>None proposed.</p>

## 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. Refer to the *Creating Places for People: An Urban Design Protocol for Australian Cities*, available for download from the Federal government's [Urban Design website](#)

☐ Yes

☒ No

The development does not impact on places and spaces for informal and safe social interaction and does not impact on pathways and linkages. The surrounding area currently consists of low density separate housing and open space however the R3 and R4 zoning suggests that the character of the area is in transition and so the development is expected to be integrated with the future character of the area. Opportunities for social interaction are available through common rooms and outdoor space within the development. Opportunities are also available for residents to walk to local shops, services and facilities.

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

Consider repairing existing footpath on the south side of Kurrajong Road and extending it to the proposed development.

Consider opportunities for providing enhancements to Daruk Park, including gardens, seating areas and walkways.

## 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 liveability of places (due to things such as safety, noise, dust, aesthetics) or increasing or decreasing opportunities for:

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

Consideration should be given to incorporating healthy urban design principles into the development proposal. Refer to the *Healthy Urban Development Checklist*, available for download from the [NSW Health website](#)

☒ Yes

☐ No

The development provides the opportunity to walk to local services and facilities as listed previously. Pathways within the development will be accessible and open space will be available providing opportunities for physical activity.

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

Consider repairing existing footpath on the south side of Kurrajong Road and extending it to the proposed development.

Consider opportunities for providing enhancements to Daruk Park, including gardens, seating areas and walkways.



## 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 behaviour. 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. 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](#)

☐ Yes

☒ No

The design has been reviewed with regard to CPTED principles.

### **Surveillance**

A reception desk is provided overlooking the main entrance to the residential aged care facility. Security Cameras will be provided to the front entrance and access points to the building with 24 hour security surveillance. The facility will be staffed at all times, providing additional surveillance. Outdoor open space is overlooked by residential units and by apartments, and the complex itself is sited on a major road, with high volumes of passing traffic.

### **Access Control**

Secure fencing will be provided to outdoor space, and access from dwellings to the outdoor space will be available. Parking areas will be boom gate operated during the day with roller shutters at night.

### **Territorial Reinforcement**

A boundary fence will be provided to the perimeter of the site, with the exception of the access road and the area in front of Building B.

### **Space Management/Maintenance**

The operator will have a program in place to manage and maintain space.

A review of **BOCSAR crime maps** shows medium intensity hotspots for the following crimes in the area:

- Steal from Motor Vehicle

A review of BOCSAR crime maps shows low intensity hotspots for the following crimes in the area:

- Break and Enter Dwelling

Typically the area is on the edge of larger hotspots for these crimes, and crime is not expected to be problematic with regard to the type of facility and proposed target group.

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

Consider opportunities to provide security access to the complex, such as secure perimeter fencing to the outdoor open space and security access to the development and to the underground parking areas.

9. Local Economy and Employment Opportunities	
<p><b>Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary or permanent)?</b></p> <p><b>Explanation:</b> <i>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)</i></p>	
<input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No	<p><b>If yes, briefly describe the impacts below</b></p> <p>There will be employment associated with the construction of the dwellings. The quantum of employment has not been estimated.</p> <p>The operation of the aged care facility is expected to employ up to 143 Full Time Equivalent workers including administrative, care staff, cleaning services and landscape maintenance. Many of these jobs will provide employment opportunities for lower skilled people. This is a significant benefit of the proposal.</p>
	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>No mitigation is proposed.</p>

10. Needs of Specific Population Groups	
<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><b>Explanation:</b> <i>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. 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.</i></p>	
<input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No	<p><b>If yes, briefly describe the impacts below</b></p> <p>The development will provide supported accommodation to seniors. Due to the availability of means tested government subsidies, it is unlikely that anybody will be excluded from the development, subject to available capacity. The proposal is a significant benefit in this regard.</p>
	<p><b>Describe your proposed mitigations of negative impacts or enhancements of positive impacts below</b></p> <p>None proposed.</p>

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- <sup>i</sup> Australian Government Department of Health *2018-19 Aged Care Approval Round*, page 10.
- <sup>ii</sup> <https://agedcare.health.gov.au/funding/aged-care-approvals-round-acar/2018-19-aged-care-approvals-round/distribution-and-targeting-resources-snapshot> accessed 6 November 2019.
- <sup>iii</sup> ABS 3218.0 Regional Population Growth, Australia
- <sup>iv</sup>  $831/(7.4\%*125,395/1000)=89.6$ .
- <sup>v</sup> NSW Planning and Environment 2016 *New South Wales State and Local Government Area Population and Household Projections, and Implied Dwelling Requirements* and JSA calculation.
- <sup>vi</sup> <https://www.myagedcare.gov.au/aged-care-home-costs-and-fees> accessed 6 November 2019.
- <sup>vii</sup> *Ibid*
- <sup>viii</sup> *ibid*
- <sup>ix</sup> <https://agedcare.health.gov.au/tools-and-resources/ageing-and-aged-care-research-and-statistics/residential-care/supported-resident-ratios> accessed 7 November 2019.
- <sup>x</sup> *Ibid*.
- <sup>xi</sup> Rent and Sales Report accessed 12 November 2019.
- <sup>xii</sup> Rent and Sales Report accessed 12 November 2019.